MARKET RATE HOUSING WITH NEW ST. LUKE'S

SDCI #3038794-EG

DESIGN RECOMMENDATION MEETING DRAFT











03/10/2023

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Olson Kundig

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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.

This faith-based organization is redeveloping the two-parcel site that holds its current church and facilities in two separate, but aligned developments: an affordable and a market-rate building. This package describes the market rate portion.

The 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 in the past 40 years.



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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.

This package describes the market-rate building, that 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. Approximately 172 parking stalls will be provided and accessed from a single driveway off 57th Street. No commercial or retail spaces are planned.

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.

PROJECT STATISTICS

MARKET RATE

SITE AREA (SF)	39,991 SF
TOTAL APARTMENT UNITS MFTE UNITS	206 42
CHURCH AREA (SF)	13,640
GROSS FLOOR AREA ABOVE GRADE (SF)	201,900
PARKING STALLS	172
NO. FLOORS ABOVE GRADE	8
FAR	5.05
NO. OF ON-SITE TREES SAVED	9

MARKET RATE HOUSING WITH MFTE UNITS

BALLARD COMMONS PARK

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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.bridgehousing.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











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DEVELOPEMENT STANDARD		NOTES
ZONES		
NC3-75 (M1), NC3P-75 (M	M1), MR RC (M)	
OVERLAYS		
Ballard Hub Urban Villa Pedestrian Area (P) Mandatory Housing Affo Frequent Transit Service	ordability (M, M1)	(P) Designation only on southern half of property along 22nd Ave NW. The Church is an allowed institutional use in this location.
SITE AREA		
MARKET RATE - 39,991 S	SF	
STREET CLASSES		
NW 58th St: Urban Villag	llage Neighborhood Access ge Neighborhood Access, Neighborhood Greenway ge Neighborhood Access HIBITED USES	
NC3 - SMC 23.47A.004 ;		
	urch (Institution) uses are permitted	
HEIGHT		
If combined total cov	 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: open railings, planters, clerestories, parapets, firewalls 15 feet above the height limit: solar collectors, mechanical equipment, stair penthouses** 16 feet above the height limit: solar collectors, mechanical equipment, stair penthouses** 16 feet above the height limit: elevator penthouses 5' for Low Income Housing on Religious Organization Property beta features does not exceed 20 percent of the roof area, of area if the total includes screened mechanical equipment 	*Departure requested for additional height per SMC 25.11.080.A.2
FAR		
NC3 - SMC 23.47A.013: MR - SMC 23.45.510: 4.5 MR - SMC 23.45.550: 5.0		Blended FAR for Market Rate Site = 5.25. Proposed design has FAR of 5.05



.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,	Church (Institutional) use is pro	oposed.	
at NC3P designated portion of si	ite (SW quadrant).				
STREET-LEVEL DEVELOPMENT STA	ANDARDS				
NC3 - SMC 23.47A.008.B.4					
Non-residential uses at street lev	vel shall have a floor-to-floor h	eight of at least 13 feet.	Design proposes a floor-to-floo	r height of 23 feet at str	eet level at
FACADE MODULATION			residential.		
NC3 - SMC 23.47A.009.F.2			*Departures requested per SM	AC 25.11.080.A.2.	
	acade up to height of 45 feet lo	cated within 10 feet of a street lot line,			
		ack the facade from the street lot line			
for a minimum depth of 10 feet a	and a minimum width of 15 fee	t.			
SETBACKS					
NC3 - SMC 23.47A.009.F.4.b			*Departures requested per SN	AC 25.11.080.A.2.	
Above 45 feet: 10 foot average se					
Above 65 feet: 15 foot average se	etback from street lot lines				
MR - SMC 23.45.518.B.1					
Front and side setbacks from str	reet lot lines: 7 average, 5 r	ninimum;			
Side setback from interior lot lin	he: belo	w 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 percen	nt of total gross floor area in res	idential use. Amenity areas shall not be enclosed	Design proposal meets this sta	Design proposal meets this standard.	
MR - SMC 23.45.522					
	nt of total gross floor area in res	idential use. No more than 50% of amenity area may be enclosed	Design proposal meets this sta	ndard.	
5 1 1	0				
PARKING					
SMC 23.54.015, Table A and Table B					
No parking required - located wi	ithin an urban village, within a	requent transit service area			
BIKE PARKING					
SMC 23.54.015, Table D	Long Term	Short Term		Long Term	Sh
B.8 Religious facilities:	1 per 4,000sf	1 per 2,000sf	Total provided	210	19
D.2 Multi-family structure:	1 per dwelling unit	1 per 20 dwelling units			
EXCEPTIONAL TREES					
SMC 25.11.080.A					
		ne applicant demonstrates that protecting the tree by	Design proposes preservation of		rees, and re
		achieved through development standard departures,	upper level setbacks, and facad	de modulation.	
including departures for up to a	n additional 0.5 FAR, and 10 fee	t of additional height (SMC 23.41.012B.10.b & 11.f).	I		









l at the church use. All other street level uses are

Short Term

d requests departures for structure height,

ZONING MAP

ALL AREAS IN MAP ARE WITHIN THE BALLARD HUB URBAN VILLAGE















ZONING ENVELOPE DIAGRAMS

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EXISTING LAND USE DIAGRAM

















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BALLARD CHARACTER AREAS MAP

Civic Core

Residential In-Town

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STREET CONTEXT MAP

03/10/2023

SDCI #3038794-EG

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NEIGHBORHOOD CONTEXT MAP





	B	Ballard Market
	D	Ballard Farmers Market (weekly/seasonal)
roduce	PERSON	IAL CARE ITEMS
	G	Bartell's Drug Store
	Θ	Walgreens Drug Store
S	BEHAVI	ORAL HEALTH CLINICS
		Neighbor care Health at Ballard
	SOCIAL	SERVICE PROVIDERS
d	P	Ballard Boys and Girls Club
	\bigcirc	Salmon Bay Boys and Girls Club
	R	Ballard Community Center
School	\bigcirc	United States Postal Service
ool		Seattle Public Library
	PARKS	
		Ballard Commons Park
-12min)	\bigotimes	Marvin's Garden
	\bigcirc	Ballard Playground
s Only	\bigcirc	Ballard Corners Park
	**	Ballard High School Sports Field
nway		



















SITE SURVEY

TREE PRESERVATION PLAN







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

THER T	REE 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











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



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





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



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









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



EXISTING SITE

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



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



CRITICAL ADJACENCIES



() 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



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

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1 AMLI MARK 24 APARTMENTS | 2318 NW MARKET ST



DALLARD YARDS APARTMENTS | 2417 NW MARKET ST





4 VALDOK APARTMENTS | 1701 NW 56TH ST



5 VIK CONDOMINIUMS | 1760 NW 56TH ST



6 THE COMMONS AT BALLARD - 5621 22ND AVE NW



CHERYL CHOW COURT | 2014 NW 57TH ST



8 NYER URNESS HOUSE | 1753 NW 56TH ST





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DEVELOPMENT CONTEXT

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

DESIGN CONCEPTS

The design team has employed several subtle but important design gestures to rationalize the building form, creating cohesive yet dynamic pedestrian and neighborhood scale experiences.





SEQUENCE OF OUTDOOR SPACES

MODULATION OF WEST FACADE

APPROPRIATE BOOKEND TO THE PARK

EXPANSION OF PUBLIC REALM

SOUTH-FACING COURTYARD

TWO-STORY EXPRESSION

NEIGHBORHOOD SCALE

LANGUAGE ARTICULATION



EDG RESPONSE

MASSING OPTIONS

"The Board supported Option C more than the other options due to its massing strengths related to context, including its use of tree preservation along NW 58thStreet, intent for facade depth through balconies along 22nd Avenue NW, and placement of a courtyard along NW 57th Street."

As recommended, the project is proceeding with the preferred massing presented at EDG.

RELEVANT PRIORITY DESIGN GUIDELINES: CS2–A-2, CS2-B-3, CS2-1-b, CS2-3-a, CS2-5-a, CS3-1, PL1-1-a, PL1-1-b, PL2-b-1, DC2-A-2, DC3-2-a









Overall massing - EDG





NORTH SETBACK AND TREE PRESERVATION



North Elevation

•

KEY BENEFITS

residential units

of the property

SEQUENCE OF OUTDOOR SPACES





NE Corner

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 storm water detention

Relevant design guidelines: CS1.1a, DC3.3.a, CS2.1.b.3, CS2.1.b.5, DC3.2.a



Creates a sequence of open spaces of reducing scales, appropriate to their

• Provides a significant buffer to the sidewalk and street for ground-related

• Provides an improved transition to the lower scale development to the north

specific functions, springing from Ballard Commons

Relevant design guidelines: CS2.1.b.1, CS2.1.b.3, CS2.1.b.5, DC3.2.a



NW Axon View

KEY BENEFITS

- - increased visual interests
 - •

Relevant design guidelines: CS2.1.b.2, CS3.1.c, CS3.1.d











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Area set back

BAY MODULATION

• The provision of recessed balconies, bays, and clerestories establish a finergrain of articulation on longer, pubic-facing facades

• Creates more shadow, depth, and texture on these facades, providing

Incorporates residential unit outdoor spaces, resulting in activation of the facade, and the adjacent exterior open spaces.



APPROPRIATE BOOKEND TO THE PARK



EXPANSION OF PUBLIC REALM



Section through Ballard Commons Park

KEY BENEFITS

• The west-facing facade reflects articulation and expression of the project directly to the west of Ballard Commons

NW 58th ST

- 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

Relevant design guidelines: CS2.1.b.2, CS3.1.c, CS3.1.d, PL1.1.a.2



SW Axon View

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 colonnade
- Active, public-facing uses along 22nd serve to activate both the streetscape • and the adjacent park

Relevant design guidelines: CS2.1.b.3, PL1.1.a.2, PL1.1.b.2, PL1.2.a, PL1.3.a, DC3.2.a



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SW Axon View

KEY BENEFITS

- residential uses above



TWO-STORY EXPRESSION

• Two-story expression of church responds to the scale of the library to the south • Two-story expression differentiates more active, public-facing uses from

• Two-story expression responds to existing datum of the neighborhood, such as that of the Ballard Library across the street

• 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

Relevant design guidelines: CS2.1.b.2, CS2.3.d, CS3.1.d, DC2.2.b, DC2.4.a







SOUTH-FACING COURTYARD





SW Axon View

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

Relevant design guidelines: CS2.5.a, CS3.1.b, PL1.1.b.1



NEIGHBORHOOD SCALE

SW Axon View

KEY BENEFITS

- Mass is broken up facing the lower-scale development to the south
- Establishes a scale along the neighborhood streets that responds to and ٠ reflects existing patterns of development

Relevant design guidelines: CS2.5.a, CS3.1.b, CS3.1.d, PL1.1.b.1





KEY BENEFITS

DC2.b.a





INSET LANGUAGE









LANGUAGE ARTICULATION

• A dramatic difference between the building's primary facade (stucco) and secondary facade (smooth panels) adds visual interest, and responds to the relationship to adjacent sites and lot lines.

Relevant design guidelines: CS3.a.2, PL1.a.2, PL2.b.3, DC1.a.1, DC1.a.2, DC2.a.1,







Facade language description to be added





MATERIAL CAPTION

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22nd Ave facade



BAY AND INSET LANGUAGE ARTICULATION



Captions to be added



Captions to be added









PRINCIPLES AND PRIORITY DESIGN GUIDELINES

SW Axon View



PATTERN LANGUAGE ARTICULATION



SW Axon View

Facade language description to be added





MATERIAL CAPTION











PATTERN LANGUAGE ARTICULATION



Caption to be added











PRINCIPLES AND PRIORITY DESIGN GUIDELINES

East facade













NORTH SETBACK AND PRESERVATION OF 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 storm water detention

Relevant design guidelines: CS1.1a, DC3.3.a, CS2.1.b.3, CS2.1.b.5, DC3.2.a



NORTH TOWNHOUSES AND PATIOS



KEY BENEFITS

- Two-story townhome units extend two-story expression around balance of building, relating to the two-story datum in the adjacent affordable project.
- Character Area.

Relevant design guidelines: CS1.1.a, CS2.1.b.2, CS2.1.f.1, CS3.1.d, PL3.1.a, DC2.2.b, DC2.4.a, DC3.3.a











• The residential units with patios and entries provide eyes and activation on the north setback and outdoor space. • The location of street-related residential units directly responds to the guidelines for the "Residential In-Town" Ballard



NORTHWEST CORNER















SECTION A



SECTION B









EDG RESPONSE

CORNER OF 22ND AND 58TH

"The Board expressed concern that the placement of residential units and amenity spaces at the northwest corner of the site at the intersection of 22nd Avenue NW and NW 58th Street could suppress activation of both street frontages. The board encouraged further development of the ground-level interior amenity space in that corner to promote interaction with the street frontage through transparency and setbacks."

A co-working amenity for building residents at this corner provides consistent and much-needed activation throughout the day at this important corner in the neighborhood. Large amounts of glazing are paired with planted setbacks, provided both a sense of visibility and protection. This space puts eyes not only on the street, but also on the north tree setback, improving the safety of the area.

RELEVANT PRIORITY DESIGN GUIDELINES: CS2–A-2, CS2-1-b, CS2-3-a, CS2-5-a, PL1-1-b, PL2-B-3, DC2-4-a



















EDG RESPONSE

RESIDENTIAL ENTRY

"The Board encouraged additional development of the 22nd Avenue NW residential entry to become a more gracious, welcoming, and highly visible entry, stating that the entry currently appears understated."

The extension of the rhythm of bays and recesses down to the ground plane creates an integrated yet differentiated street level facade. The incorporation of high quality, durable materials, such as brick, creates a warm, inviting, and tactile pedestrian touch zone. In setting back the entry, the proposed design enlarges the public realm, and establishes a more gracious and identifiable entry. The legibility and functionality of the entry is further enhanced through the incorporation of a canopy, while the setback provides the opportunity for corner glass looking out from the lobby, improving sight lines and putting more eyes on the entrance.

RELEVANT PRIORITY DESIGN GUIDELINES: PL1-1-a, PL2-D-1, PL3-2, PL3-A, DC2-2-a





KEY BENEFITS

- The primary church entrance includes a generous forecourt transitional space that will be used for spill-out space during church functions.
- A lattice screen provides both a sense of protection and enclosure, while also remaining highly transparent. This semi-public Church open space at the corner of 22nd and 57th expands the public realm, and responds to the •
- library's colonnade across the street.
- Frequent gatherings in the courtyard with serve to meaningfully activate the streetscape, and the adjacent park.

Relevant design guidelines: CS2-1-b-3, PL1-1-a-2, PL1-1-b-2, PL1-3-a




















CHURCH EXTERIOR



EDG RESPONSE

CHURCH EXPRESSION

"The Board supported the applicant's stated intent to have a unique exterior facade articulation of the church space along the 22nd Avenue NW and NW 57th Street frontages, with the potential use of stained glass, and encouraged the applicant to develop this frontage and to include this information at the MUP phase of review."

The church has been designed as a distinct, two-story volume that reflects the civic scale of its use, and its central location within Ballard's Civic Core. The exterior is comprised of durable, high-quality materials such as brick, metal panel, metal screening, cast-in-place concrete, and wood. These materials are intentionally distinct, clearly differentiating the church use from the rest of the building. The incorporation of colored glass at the chapel and sanctuary communicates the special nature of the interior spaces, and the use of this building a place of worship.

RELEVANT PRIORITY DESIGN GUIDELINES: CS2-3-d, CS3-1-d, DC2-3-a, DC4-1-a, DC2-2-b, DC2-4-a

GARAGE AND BICYCLE ACCESS



EDG RESPONSE

BICYCLE PARKING

"The Board requested more information at the MUP phase of review to show how bicycle parking is incorporated into the design of the project and street frontages."

A gently sloping path along the east edge of the building provides convenient and direct access to the resident bike room. The bike room is also accessible from Level 1 by the residents.

RELEVANT PRIORITY DESIGN GUIDELINES: PL4-1, PL4-B











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communita atelier

LEVEL 1 PLAN - OVERVIEW

ST LUKES AFFORDABLE SITE

COMPOST BIN STAGING



Scale: 1"=30'-0"









NW 58TH ST FRONTAGE

























































NW 58TH ST FRONTAGE



HARDSCAPE MATERIALS



NW 58TH ST STREETSCAPE IMPROVEMENTS

An existing rain garden in the planter strip, built by the St. Luke's community in concert with SPU, is the inspiration for the naturalistic streetscape design along 58th. The generous width of the planter accommodates a range of street tree sizes, from the large Tulip Trees to the smaller Sweet Bay Magnolias and Tupelos. Underplantings consist of drought-tolerant native and adaptive plant material that provides forage and habitat for important bird and bee species. Multiple pass-through points are planned adjacent the pedestrian and bike-friendly Greenway. Some are defined by concrete paving - others are a combination of walkable groundcover and flexible porous surfacing, to better blend with the planting. Proposed cobbles and landscape stones maintain the character of the seasonal streambed previously installed by St. Lukes.

NUMBERED NOTES

1 Property Line 2 Walkable groundcover (4) Concrete at primary pass-through 5 2-foot courtesy walk-off (6) Landscape stones (7) Large Street Tree (Tulip) (8) Medium Street Tree (Tupelo) (9) Small Street Tree (Sweetbay Magnolia)

EXISTING STREETSCAPE CHARACTER



PROPOSED POLLINATOR PATHWAY CHARACTER



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communita atelier



Scale: 1/16"=1'-0"

- (3) Flexible porous surfacing at secondary pass-through









GROVE COURT PLAN



- 10 Limbing up of Sawara Cypress
- Removal of non-significant Arborvitae
 - adjacent exceptional Hollywood Juniper







atelier





GROVE PATH, WALL AND STEP MATERIALS







WALL ACCENT FORMS/SEATING ELEMENTS - FORMED AS ABSTRACT STONE OR CAST AROUND NATURAL STONE





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GROVE COURT MATERIALS





GROVE COURT PLANTING





























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22nd Ave NW Frontage



22ND AVE NW STREETSCAPE IMPROVEMENTS

This sunny, west-facing frontage will be the main interface between this Project and Ballard Commons Park. The existing Trident Maple street trees will be maintained, and the planters around them significantly enlarged. Hedge material will frame the looser, ornamental planting, and lend a sense of formality to the streetscape. Bike parking is distributed at both ends of the block, with a cluster of racks close to the Greenway.

NUMBERED NOTES

- 1 Property line
- 2 Utility line below
- 3 Curb Ramp, see Civil
- 4 Existing Trident Maple tree to remain (5)
- 5 2-foot courtesy walk-off
- 6 Residential Entry
- 7 Bioretention planter
- 8 Bike Rack (8)

HARDSCAPE MATERIALS























Scale: 1/16"=1'-0"







NW 57TH ST STREETSCAPE IMPROVEMENTS

The elegance of the new church space will be matched by a restrained palette of planting. A low, dark hedging material (Yew) forms the foundation, and contrasted with Lavender and a lighter, fine-textured hedge (Lonicera). All but the eastern-most street trees (Lindens) are proposed to remain.

NUMBERED NOTES

- 1 Property line
- 2 Curb Ramp, see Civil
- 3 Driveway, see Civil
- 4 Existing Littleleaf Linden tree to remain, typ of (4)
- 5 Church Entry Plaza
- 6 Bike Rack, typ of (7)

HARDSCAPE MATERIALS

















LEVEL 3 RESIDENTIAL COURTYARD





NUMBERED NOTES

- 1 Trellis structure
- (2) 30"-36"H concrete planter with
 - small accent trees
- 3 30"H steel planter with ornamental grasses
- 4 24"H steel planter with shrubs + groundcover
- 5 Precast pavers over pedestals
- 6 Gated unit terrace
- 7 Decking platform for seating
- 8 Dining area
- 9 Lounge area with flexible seating
- (10) Wood Bench Seating
- (1) Double Grill station
- (12) Gathering space with fire bowl
- (13) Sculptural 'Pebble' Seat

HARDSCAPE MATERIALS





COURTYARD PLANTINGS













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LEVEL 3 RESIDENTIAL COURTYARD















ROOFTOP TERRACE













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ROOFTOP TERRACE ENLARGED PLAN









ROOFTOP TERRACE MATERIALS

HARDSCAPE MATERIALS







ROOFTOP PLANTINGS

































MATERIAL BOARD

IMAGE PENDING FINAL MATERIAL SELECTIONS









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NORTH ELEVATION



DRAFT





 $V|\Lambda$



EAST ELEVATION













SOUTH ELEVATION



DRAFT







WEST ELEVATION

















WALL SCONCE





6" RECESSED DOWN-LIGHT



GROUND FLOOR PLAN

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2" RECESSED DOWNLIGHT

WALL SCONCE

B



STANCHION MOUNTED FLOOR WASHER LIGHT



LINEAR LED TAPE LIGHT



6" RECESSED DOWN-LIGHT



LEVEL 3 FLOOR PLAN













WALL SCONCE



STANCHION MOUNTED FLOOR WASHER LIGHT



LINEAR LED TAPE LIGHT



6" RECESSED DOWN-LIGHT



ROOF PLAN













WALL MOUNTED BUILDING SIGNAGE INSPIRATION

WALL MOUNTED BUILDING SIGN PANEL INSPIRATION



CANOPY MOUNTED RETAIL SIGNAGE INSPIRATION



CANOPY MOUNTED BUILDING NUMBER SIGNAGE INSPIRATION



WALL MOUNTED PARKING SIGNAGE INSPIRATION









GROUND FLOOR PLAN

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DEPARTURE #1 - FACADE MODULATION AT 22ND AVE NW (NC ZONES)

STANDARD:

SMC 23.47A.009.F.2.b: The maximum width of any unmodulated street-facing facade is 100 feet. Facades longer than 100 feet shall be modulated at no greater than 100-foot intervals by stepping back the facade from the street lot line for a minimum width of 15 feet.



PROPOSED DESIGN DEPARTURE:

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



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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:

- gathering spaces.
- spaces
- human scale

33' VOLUNTARY SETBACK



NW AXON VIEW

• 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

• **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

• **CS3.1.d Fitting Old and New:** Strong architectural elements that define and create

• 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.





DEPARTURE #2 - STRUCTURE HEIGHT (NC ZONES)

STANDARD:

SMC 23.47A.012: The height limit structures in NC zones or C zones is as designated on the official land use map = 75 feet.



NW AXON VIEW







PROPOSED DESIGN DEPARTURE:

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 the NC zones.





RATIONALE:

The proposed project 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 proposed project 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:

- •
- spaces.
- •
- designing the massing.
- .

SECTION B

SECTION A

DRAFT

• **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

• 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

DEPARTURE #3A - UPPER LEVEL SETBACKS ABOVE 45' (NC ZONES), AND DEPARTURE #3B - UPPER LEVEL SETBACKS ABOVE 65' (NC ZONES)

STANDARD:

A: SMC 23.47A.009.F.4.b.1: A setback with an average depth of 10 feet from all abutting street lot lines is required for portions of a structure above a height of 45 feet. The maximum depth of a setback that can be used for calculating the average setback is 20 feet.

B: SMC 23.47A.009.F.4.b.2: A setback with an average depth of 15 feet from all street lot lines is required for portions of a structure above a height of 65 feet. The maximum depth of setback that can be used for calculating the average setback is 25 feet.



PROPOSED DESIGN DEPARTURE:

A: The project proposes a 2.5 foot average setback above 45 feet at the west facade.

B1: The project proposes a 2.6 foot average setback above 65 feet at the west facade.

B2: The project proposes a 4.9 foot average setback at the portion of the south facade in the NC3-P zone.



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RATIONALE:

The proposed project 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 proposed project 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:

- •
- spaces.

- designing the massing.

• 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

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







DEPARTURE #4A - UPPER LEVEL SETBACKS 13' TO 65' (NC3 ZONE), AND DEPARTURE #4B - UPPER LEVEL SETBACKS ABOVE 65' (NC3 ZONE)

STANDARD:

A: SMC 23.47A.014.B.2.a: An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, MR or HR zone, as follows:

A) Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet.

B: SMC 23.47A.014.B.2.b: An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, MR or HR zone, as follows:

B) For each portion of a structure above 65 feet in height, additional setback at the rate of 1 foot of setback for every 10 feet by which the height of such portion exceeds 65 feet, up to a maximum setback of 20 feet.









PROPOSED DESIGN DEPARTURE:

A: The project proposes a setback of 11'-1/4" for a distance of 40'-0" where the building abuts the NE lot line, between the project's NC zone and the adjacent MR zone.

B1: The project proposes a setback of 11'-1/4" for a distane of 40'-0" where the building abuts the NE lot line, between the project's NC zone and the adjacent MR zone.

B2: The project proposes a setback of 10'-0 ¹/₄" for a distance of 27.34' where the building abuts the NE lot line, between the project's NC zone and the adjacent MR zone.



Though this project and the adjacent affordable housing project (SDCI#3038421-LU) are technically separate projects, they are conceived as one integrated design. The two buildings shape the north setback that allows for the preservation of the trees, which abutting both buildings helps to reinforce. Both projects are seeking a departure from this standard, and are designed to eliminate any detrimental effects on the residential units.

Relevant Design Guidelines:

- spaces.

- designing the massing.

SECTION A

SECTION F

DRAFT

• **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

 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

GROUND FLOOR PLAN

DEPARTURE #5 - FLOOR AREA RATIO (MR ZONE)

STANDARD:

DEPARTURE

VOLUNTARY SETBACK

SMC 23.45.510.B Table A:

FAR limits in MR zones Zone = MR, Zones with an MHA suffix = 4.5

PROPOSED DESIGN DEPARTURE:

The project proposes an additional 0.5 FAR, for a total allowable FAR of 5.0 in the MR zoned portion of the site.

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NW 57th ST

NW 58th ST

RATIONALE:

The proposed project 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 proposed project better meets a number of Design Guidelines, in particular those that support the inclusion of ground level open space.

development capacity.

Relevant Design Guidelines:

- spaces.

- designing the massing.
- •

Because the trees being preserved are in the NC portion of the site, this naturally pushes much of the area we seek to recapture into the MR portion of the site, necessitating the increase in FAR to retain at least a portion of the lost

• **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

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







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SECURITY PROPERTIES



ON THE PARK APARTMENTS, SEATTLE



ATRIUM VILLAGE, CHICAGO



BRIDGES AT 11TH APARTMENTS, SEATTLE

10 1 ×





ALTA TORRE - PALO ALTO, CA



CORNELIUS PLACE - CORNELIUS, OR



SONGBIRD, PORTLAND, OR

DRAFT



VICTORIA COMM22 - SAN DIEGO, CA

THE ABIGAIL - PORTLAND, OR

TRESSA - SEATTLE, WA







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3880 STONE WAY - SEATTLE, WA



BRECHIN UNITED CHURCH - NANAIMO, BRITISH COLUMBIA



BALLARD YARDS - SEATTLE, WA









20'

0

1"= 40'-0'

40'

80'

FLOOR PLANS

LEVEL P2

LEVEL P1







- AMENITY CIRCULATION SANCTUARY
- PARKING
- MECHANICAL







LEVEL 1

LEVEL 2















FLOOR PLANS

20'

0

1"= 40'-0'

40'

80'

FLOOR PLANS

LEVELS 3 - 8







ROOF

- UNITS
- AMENITY
- CIRCULATION
- SANCTUARY
- PARKING
- MECHANICAL







SECTIONS









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BUILDING SECTIONS

SECTION A: AT CHURCH LOOKING NORTH

SECTION B: AT COWORKING SPACE LOOKING EAST

















SECTION C: AT GARAGE RAMP LOOKING WEST

SECTION D: AT TOWN HOMES LOOKING NORTH















BUILDING SECTIONS

