

# MARKET RATE HOUSING WITH NEW ST. LUKE'S

SDCI #3038794-EG

DESIGN RECOMMENDATION MEETING DRAFT

03/31/2023



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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.



**DEVELOPMENT OBJECTIVES**

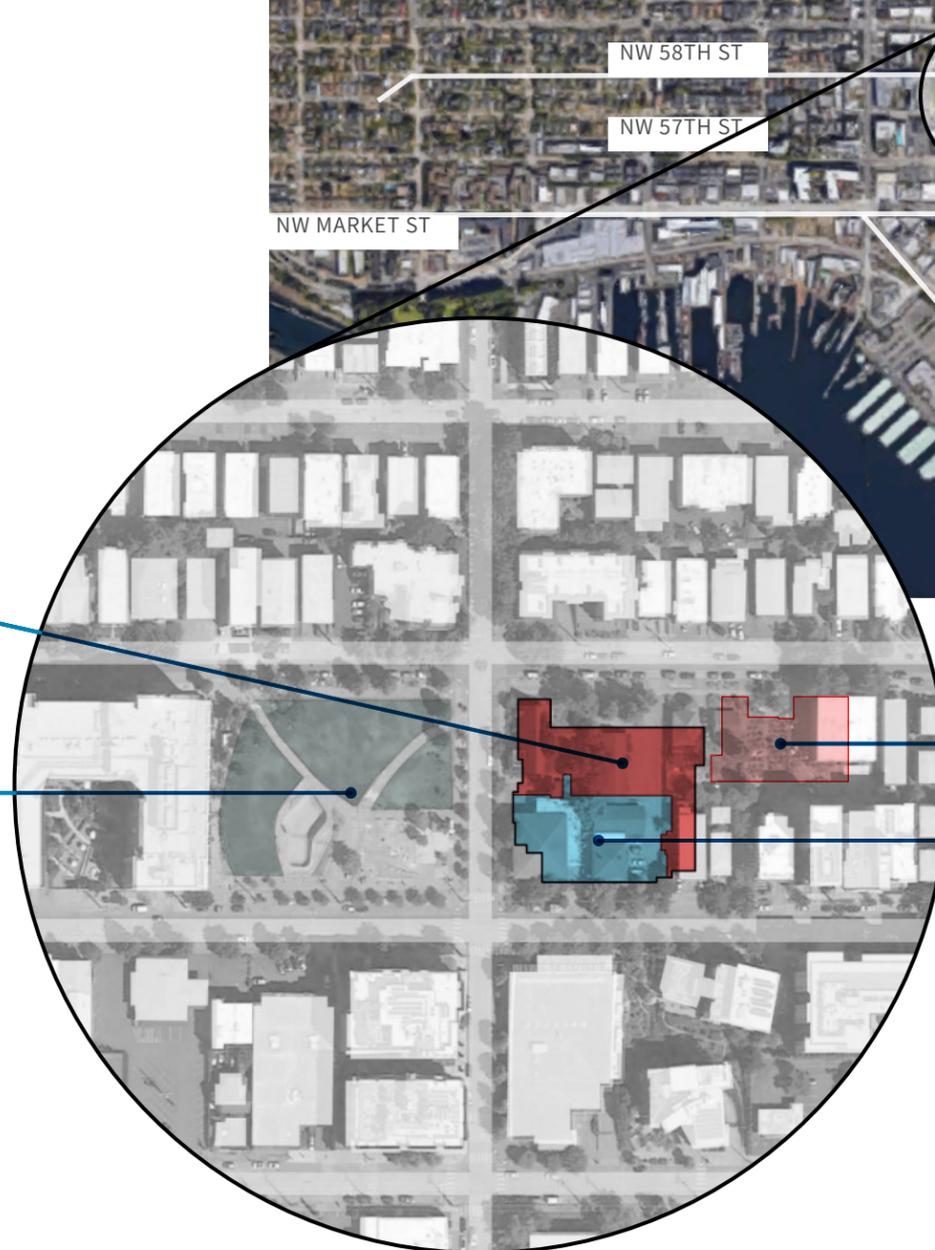
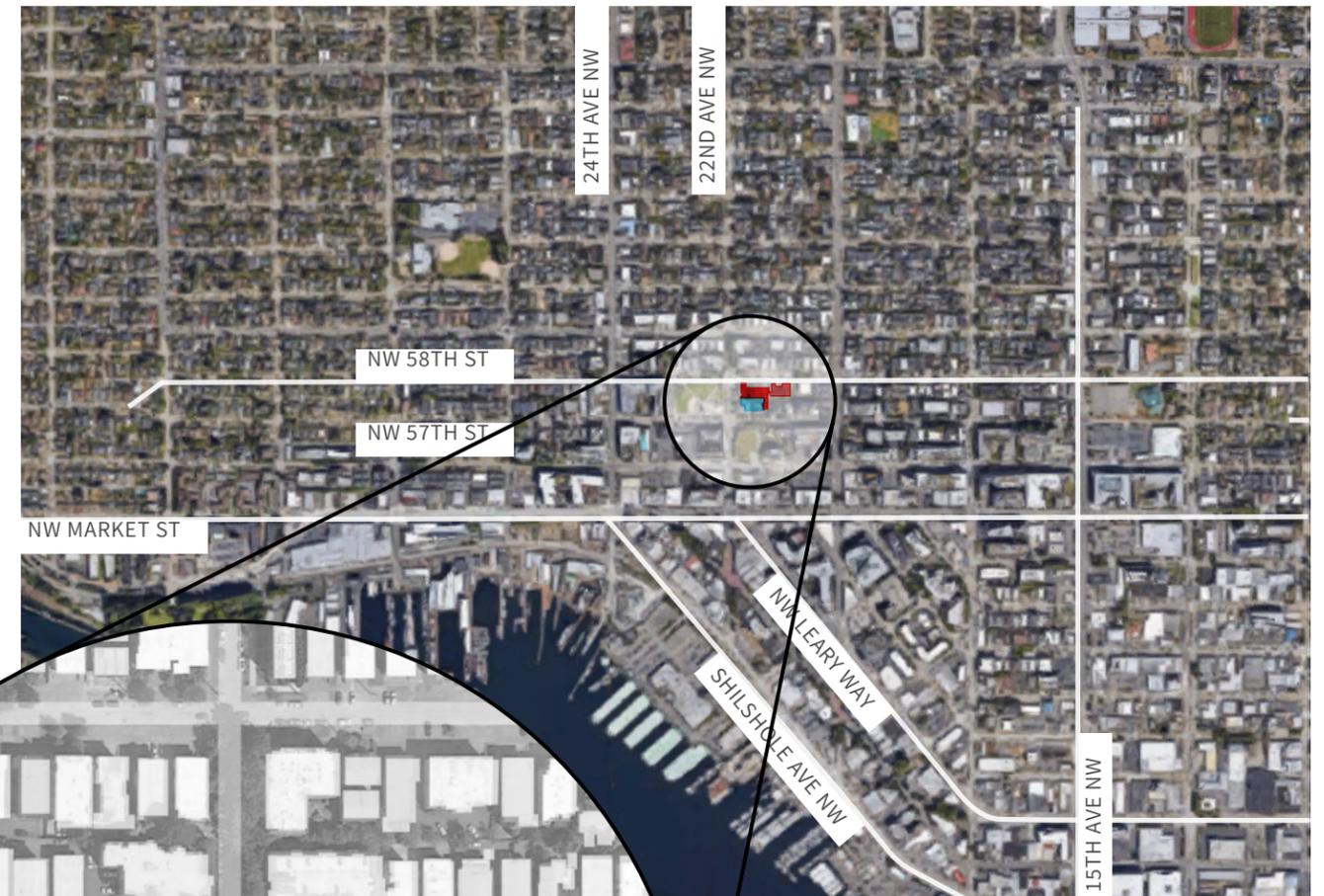
St. Luke’s Episcopal Church has partnered with Security Properties and BRIDGE Housing for a mission based development of approximately 86 affordable and 200 market rate apartment homes. Both the affordable and market rate buildings are focused on providing quality housing for long-term residents and 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             | 206       |
| MFTE UNITS                        | 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

AFFORDABLE HOUSING

ST. LUKE'S CHURCH

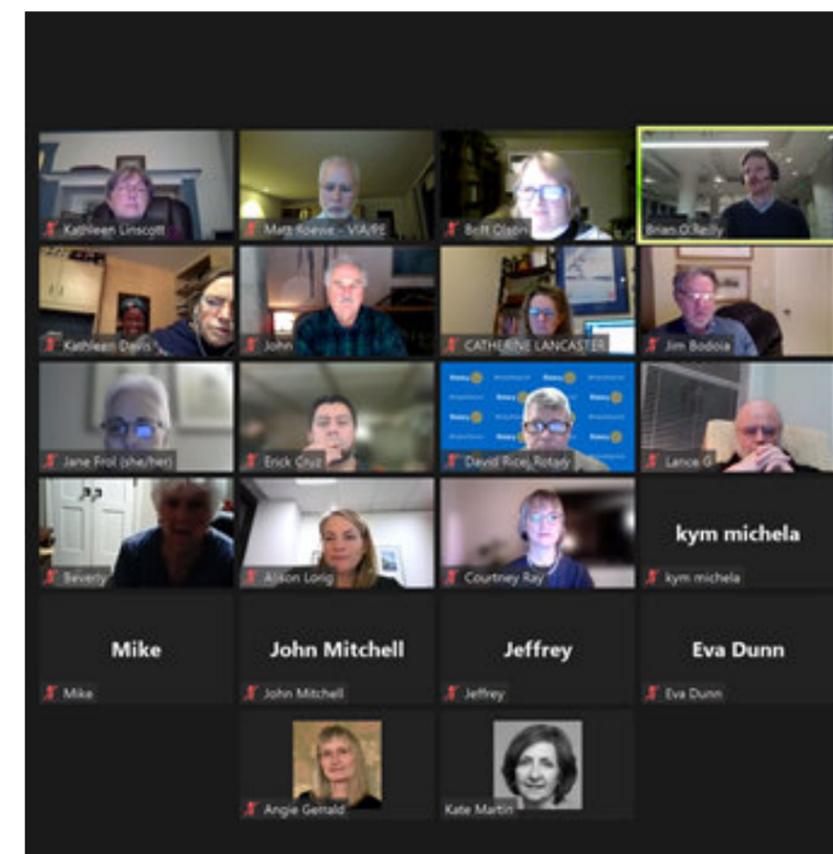
**Community Outreach Schedule:**

- 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](http://www.spstlukeshousing.com)  
  
[www.bridgehousing.com/StLukes-Affordable](http://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

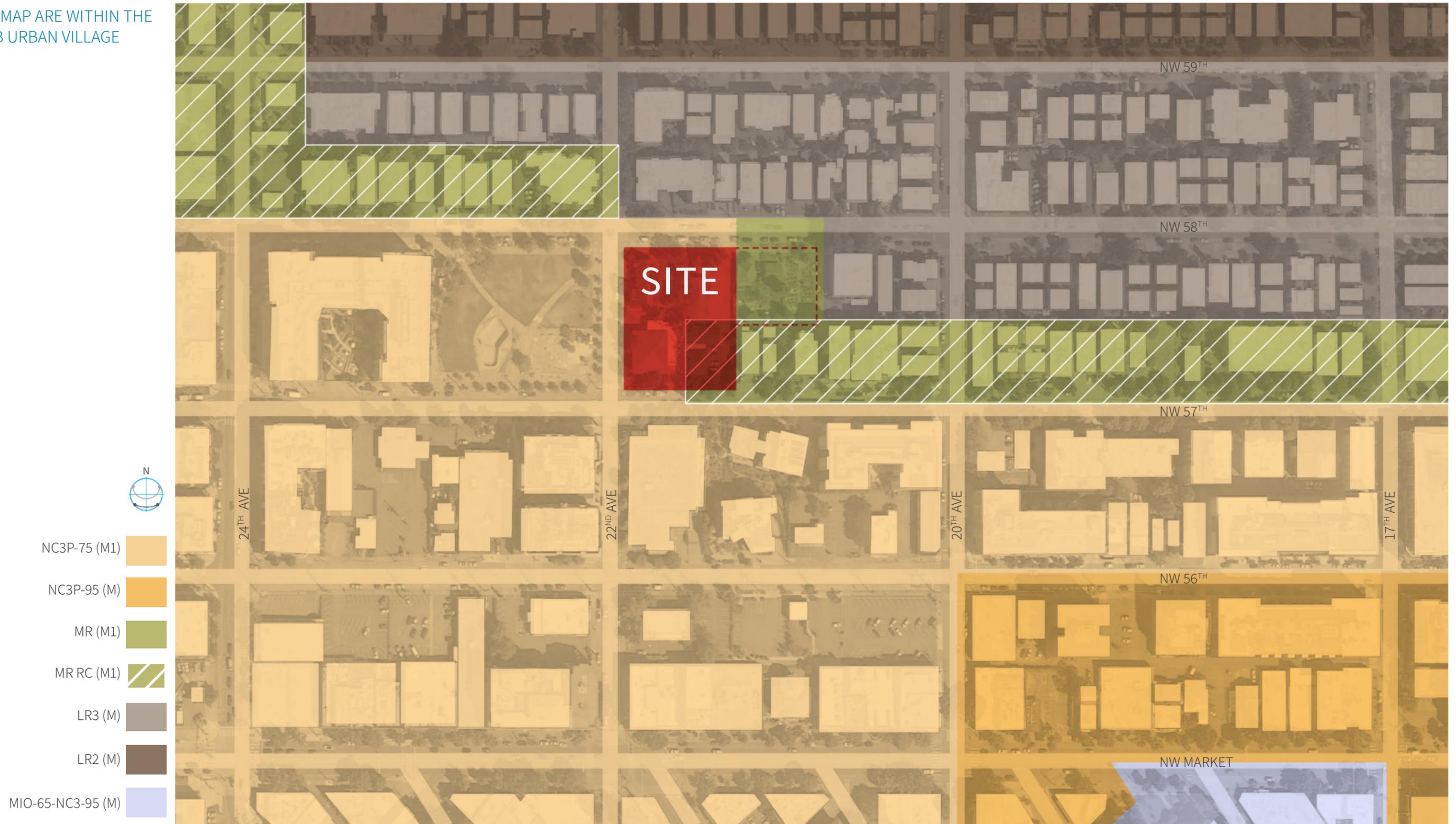


| DEVELOPEMENT STANDARD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | NOTES                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>ZONES</b></p> <p>NC3-75 (M1), NC3P-75 (M1), MR RC (M)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                   |
| <p><b>OVERLAYS</b></p> <p>Ballard Hub Urban Village<br/>                     Pedestrian Area (P)<br/>                     Mandatory Housing Affordability (M, M1)<br/>                     Frequent Transit Service Area</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>(P) Designation only on southern half of property along 22nd Ave NW.<br/>                     The Church is an allowed institutional use in this location.</p> |
| <p><b>SITE AREA</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                   |
| <p>MARKET RATE - 39,991 SF</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                   |
| <p><b>STREET CLASSES</b></p> <p>22nd Ave NW: Urban Village Neighborhood Access<br/>                     NW 58th St: Urban Village Neighborhood Access, Neighborhood Greenway<br/>                     NW 57th St: Urban Village Neighborhood Access</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                   |
| <p><b>PERMITTED AND PROHIBITED USES</b></p> <p>NC3 - <b>SMC 23.47A.004</b>; MR - <b>SMC 23.45.504</b><br/>                     Residential and Church (Institution) uses are permitted</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                   |
| <p><b>HEIGHT</b></p> <p><b>NC3 - SMC 23.47A.012</b><br/>                     Height limit: 75'<br/>                     Rooftop features: 4 feet above the height limit: open railings, planters, clerestories, parapets, firewalls<br/>                     15 feet above the height limit: solar collectors, mechanical equipment**<br/>                     16 feet above the height limit: stair and elevator penthouses**</p> <p><b>MR - SMC 23.45.514</b><br/>                     Height limit: 80'<br/>                     Rooftop features: 4 feet above the height limit: open railings, planters, clerestories, parapets, firewalls<br/>                     15 feet above the height limit: solar collectors, mechanical equipment, stair penthouses**<br/>                     16 feet above the height limit: elevator penthouses</p> <p><b>MR - SMC 23.45.550:</b> 95' for Low Income Housing on Religious Organization Property</p> | <p><i>*Departure requested for additional height per SMC 25.11.080.A.2</i></p>                                                                                    |
| <p><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></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                   |
| <p><b>FAR</b></p> <p><b>NC3 - SMC 23.47A.013:</b> 5.5 (75% of site)<br/> <b>MR - SMC 23.45.510:</b> 4.5 (25% of site)<br/> <b>MR - SMC 23.45.550:</b> 5.0 base with 0.5 max additional exempt for Low Income Housing on Religious Org Property</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Blended FAR for Market Rate Site = 5.25. Proposed design has FAR of 5.05.</p>                                                                                  |

| DEVELOPEMENT STANDARD                                                                                                                                                                                                                                                                                                                                                                                               | NOTES                                                                                                                                                        |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------|---------------------------|---------------|---------------|-----------------------------|---------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------|-------------------|----------------|-----|----|
| <b>STREET LEVEL USES</b>                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                              |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <p><b>NC3 - SMC 23.47A.005.D</b><br/>                     Required uses along 80 percent of the street-level, street-facing facade on 22nd Ave NW &amp; NW 57th St, at NC3P designated portion of site (SW quadrant).</p>                                                                                                                                                                                           | <p>Church (Institutional) use is proposed.</p>                                                                                                               |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <b>STREET-LEVEL DEVELOPMENT STANDARDS</b>                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                              |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <p><b>NC3 - SMC 23.47A.008.B.4</b><br/>                     Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.</p>                                                                                                                                                                                                                                                        | <p>Design proposes a floor-to-floor height of 23 feet at street level at the church use. All other street level uses are residential.</p>                    |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <b>FACADE MODULATION</b>                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                              |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <p><b>NC3 - SMC 23.47A.009.F.2</b><br/>                     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.</p>                                                                   | <p><i>*Departures requested per SMC 25.11.080.A.2.</i></p>                                                                                                   |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <b>SETBACKS</b>                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                              |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <p><b>NC3 - SMC 23.47A.009.F.4.b</b><br/>                     Above 45 feet: 10 foot average setback from street lot lines;<br/>                     Above 65 feet: 15 foot average setback from street lot lines</p>                                                                                                                                                                                               | <p><i>*Departures requested per SMC 25.11.080.A.2.</i></p>                                                                                                   |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <p><b>MR - SMC 23.45.518.B.1</b><br/>                     Front and side setbacks from street lot lines: 7 average, 5 minimum;<br/>                     Side setback from interior lot line: below 42 feet, 7 avg, 5 min; above 42 feet, 10 avg, 7 min</p>                                                                                                                                                          |                                                                                                                                                              |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <b>AMENITY AREA</b>                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                              |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <p><b>NC3 - SMC 23.47A.024</b><br/>                     Amenity areas equal to 5 percent of total gross floor area in residential use. Amenity areas shall not be enclosed</p>                                                                                                                                                                                                                                      | <p>Design proposal meets this standard.</p>                                                                                                                  |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <p><b>MR - SMC 23.45.522</b><br/>                     Amenity areas equal to 5 percent of total gross floor area in residential use. No more than 50% of amenity area may be enclosed</p>                                                                                                                                                                                                                           | <p>Design proposal meets this standard.</p>                                                                                                                  |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <b>PARKING</b>                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                              |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <p><b>SMC 23.54.015, Table A and Table B</b><br/>                     No parking required - located within an urban village, within a frequent transit service area</p>                                                                                                                                                                                                                                             |                                                                                                                                                              |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <b>BIKE PARKING</b>                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                              |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <table border="0"> <tr> <td><b>SMC 23.54.015, Table D</b></td> <td><b>Long Term</b></td> <td><b>Short Term</b></td> </tr> <tr> <td>B.8 Religious facilities:</td> <td>1 per 4,000sf</td> <td>1 per 2,000sf</td> </tr> <tr> <td>D.2 Multi-family structure:</td> <td>1 per dwelling unit</td> <td>1 per 20 dwelling units</td> </tr> </table>                                                                        | <b>SMC 23.54.015, Table D</b>                                                                                                                                | <b>Long Term</b>        | <b>Short Term</b> | B.8 Religious facilities: | 1 per 4,000sf | 1 per 2,000sf | D.2 Multi-family structure: | 1 per dwelling unit | 1 per 20 dwelling units | <table border="0"> <tr> <td></td> <td><b>Long Term</b></td> <td><b>Short Term</b></td> </tr> <tr> <td>Total provided</td> <td>210</td> <td>19</td> </tr> </table> |  | <b>Long Term</b> | <b>Short Term</b> | Total provided | 210 | 19 |
| <b>SMC 23.54.015, Table D</b>                                                                                                                                                                                                                                                                                                                                                                                       | <b>Long Term</b>                                                                                                                                             | <b>Short Term</b>       |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| B.8 Religious facilities:                                                                                                                                                                                                                                                                                                                                                                                           | 1 per 4,000sf                                                                                                                                                | 1 per 2,000sf           |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| D.2 Multi-family structure:                                                                                                                                                                                                                                                                                                                                                                                         | 1 per dwelling unit                                                                                                                                          | 1 per 20 dwelling units |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
|                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Long Term</b>                                                                                                                                             | <b>Short Term</b>       |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| Total provided                                                                                                                                                                                                                                                                                                                                                                                                      | 210                                                                                                                                                          | 19                      |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <b>EXCEPTIONAL TREES</b>                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                              |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |
| <p><b>SMC 25.11.080.A</b><br/>                     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 &amp; 11.f).</p> | <p>Design proposes preservation of several exceptional trees, and requests departures for structure height, upper level setbacks, and facade modulation.</p> |                         |                   |                           |               |               |                             |                     |                         |                                                                                                                                                                   |  |                  |                   |                |     |    |

**ZONING MAP**

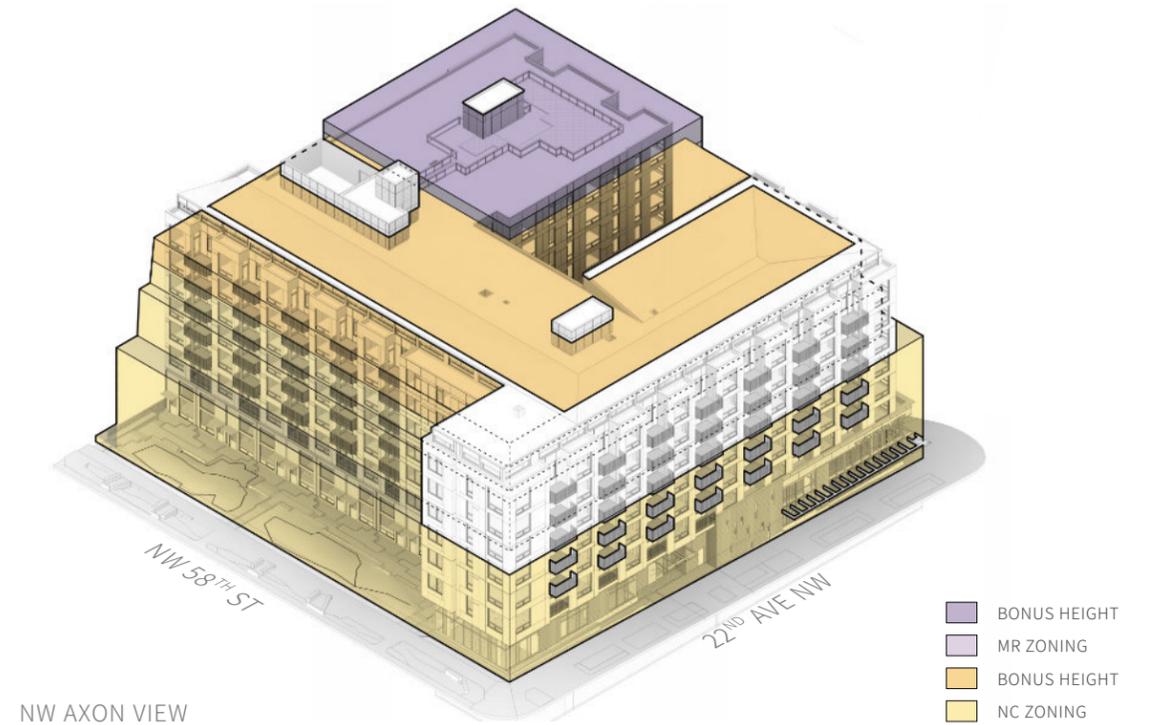
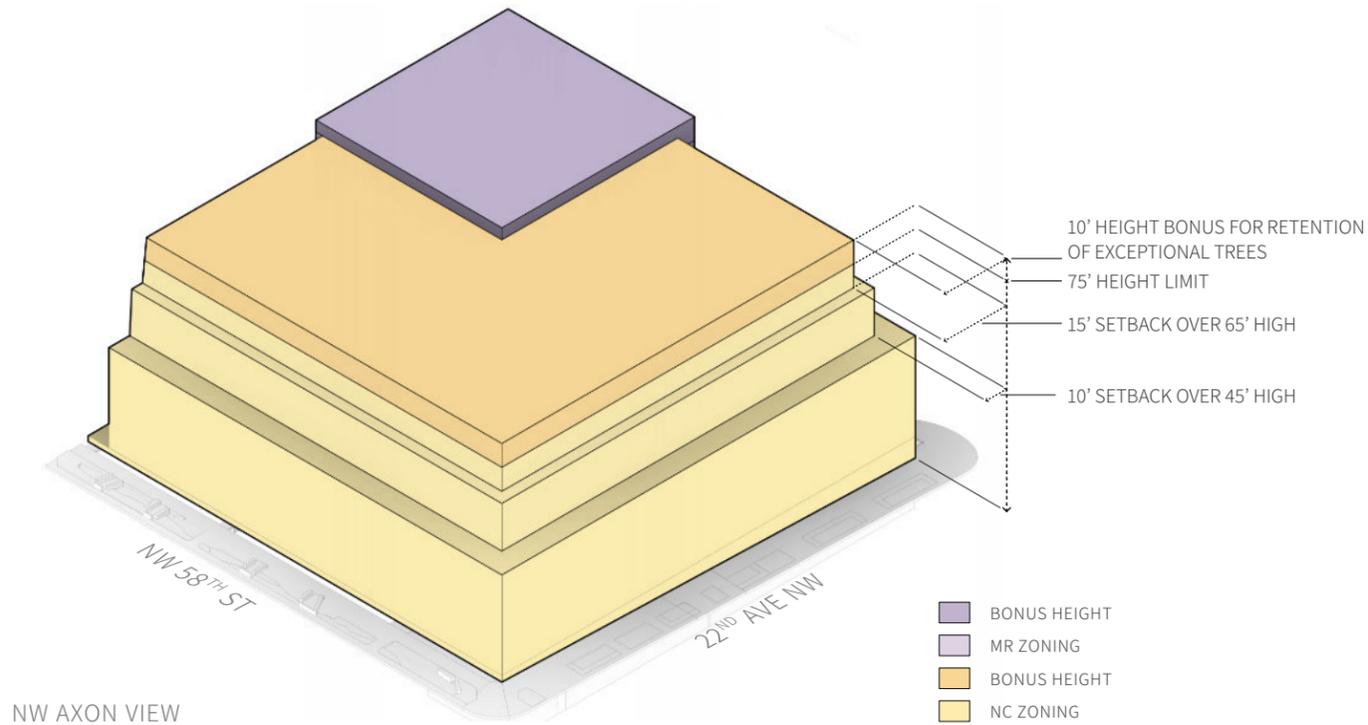
ALL AREAS IN MAP ARE WITHIN THE BALLARD HUB URBAN VILLAGE



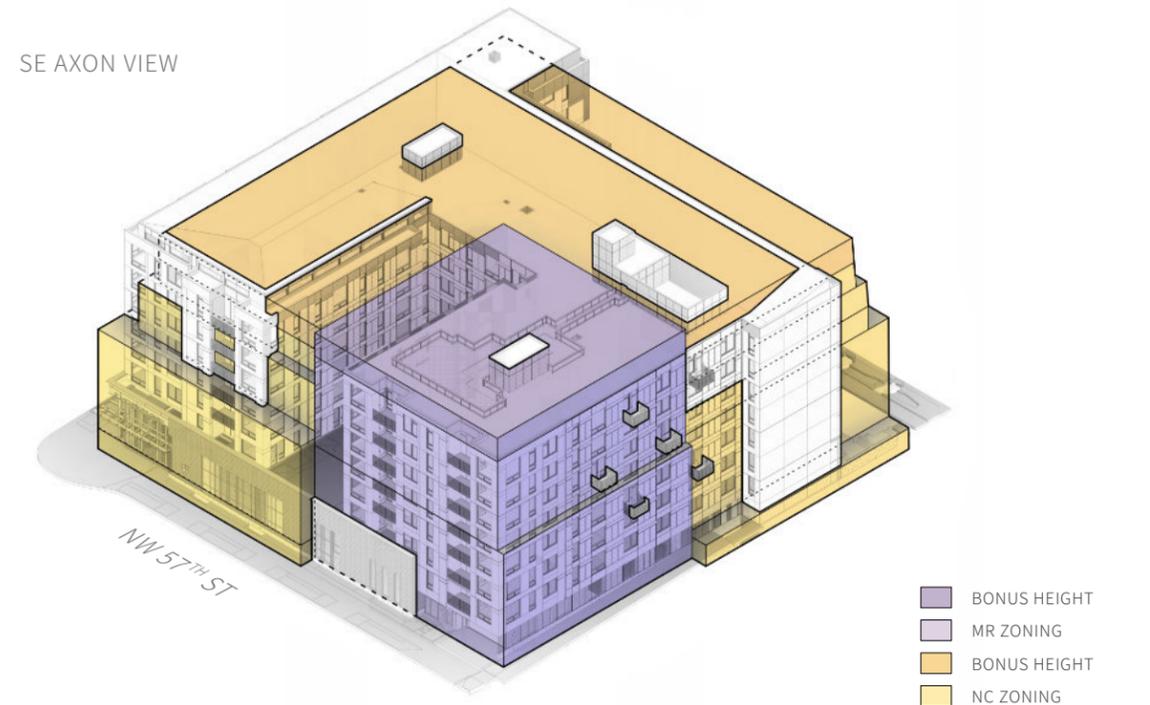
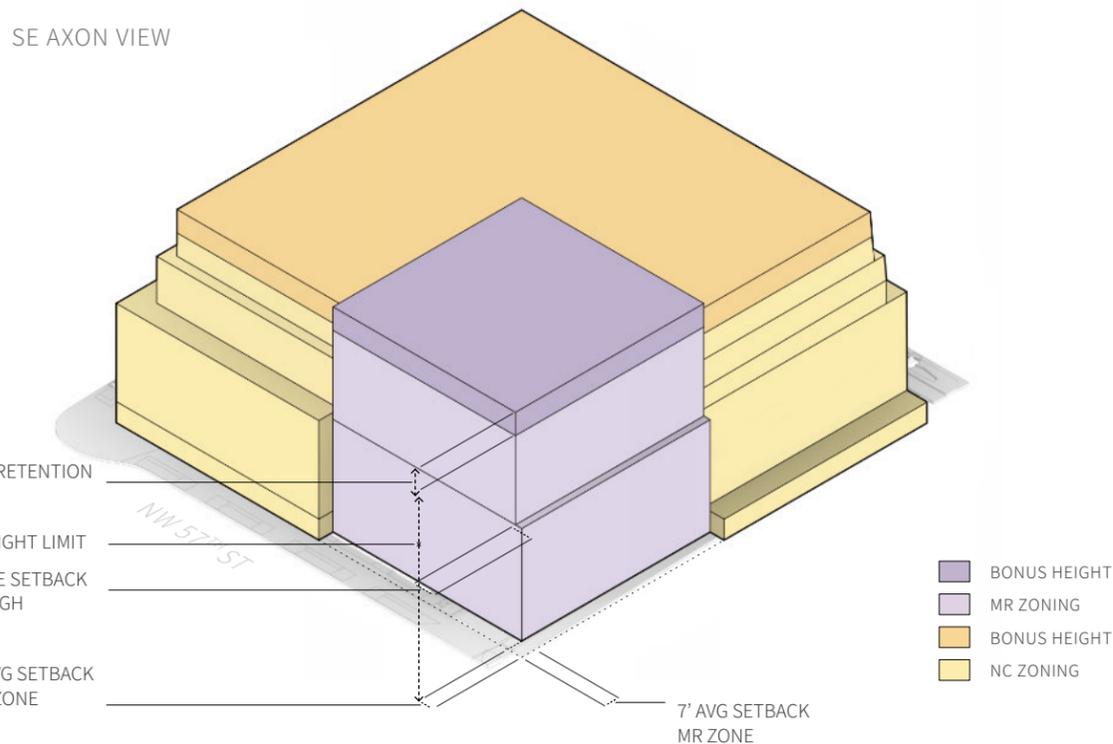
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ZONING ENVELOPE DIAGRAMS



MASSING COMPARED TO MAX ZONING ENVELOPE



MASSING COMPARED TO MAX ZONING ENVELOPE

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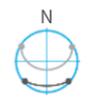
EXISTING LAND USE DIAGRAM



- PARK SPACE
- INSTITUTIONAL
- MIXED-USE
- PARKING
- RESIDENTIAL
- RETAIL/SERVICE



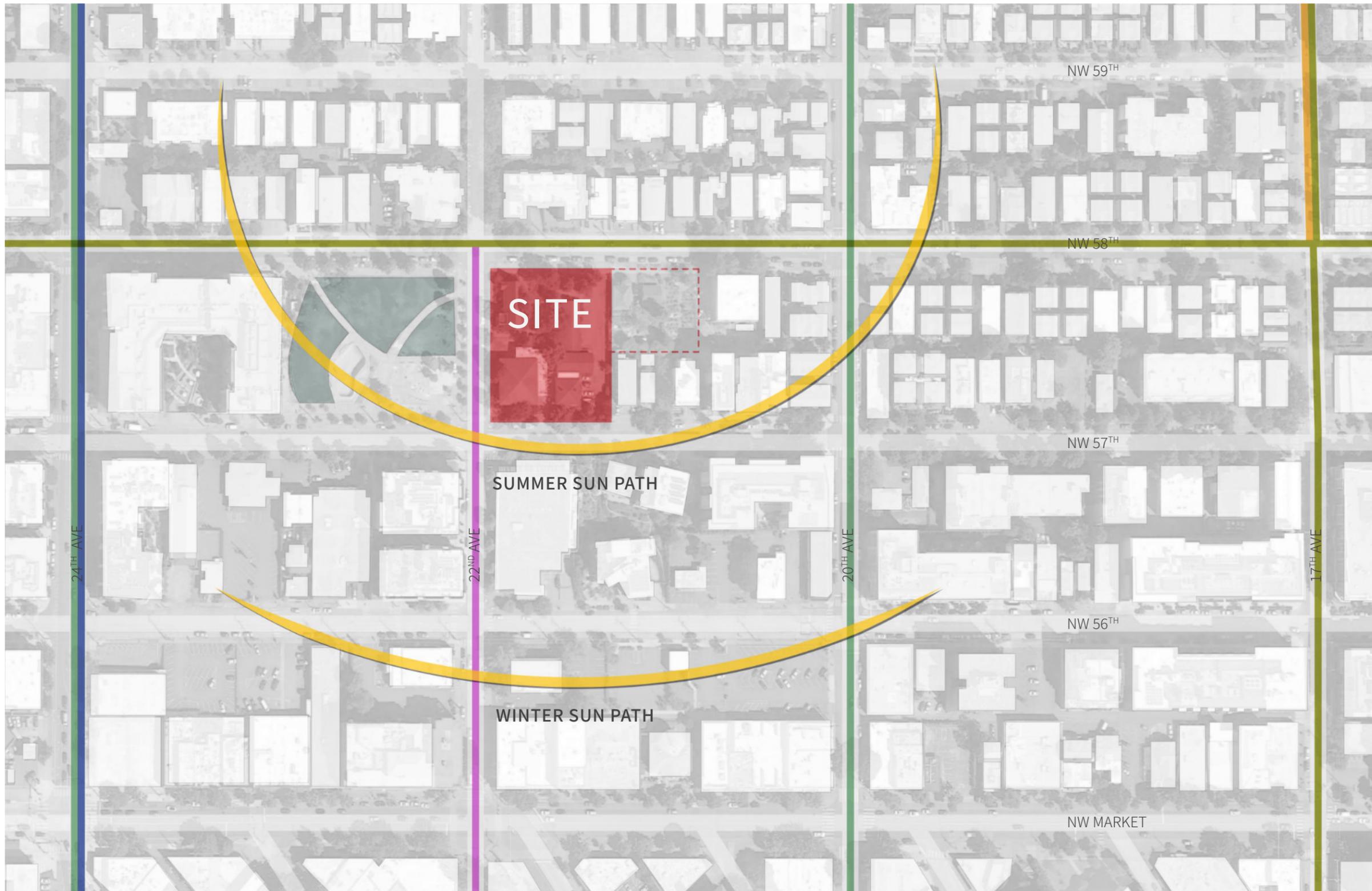
**BALLARD CHARACTER AREAS MAP**

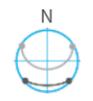


- Civic Core
- Residential In-Town
- Character Core

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STREET CONTEXT MAP



-  EQUINOX SUN PATHS
  -  FESTIVAL STREET
  -  STAY HEALTHY STREET
  -  NEIGHBORHOOD GREEN WAY
  -  BIKE LANE
  -  BUS ROUTE
- 

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)** Zoom Clinic
- (L)** The Polyclinic Ballard

FOOD BANKS

- (N)** Ballard Food Bank

SCHOOLS

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

TRANSIT

- Frequent Transit (10-12min)
- Transit (15-30min)
- Commuter Transit Weekday Peak Hours Only
- Rapid Ride Transit (15min M-F till 7pm)
- Neighborhood Greenway
- Bike Path

- (B)** Ballard Market
- (D)** Ballard Farmers Market (weekly/seasonal)

PERSONAL CARE ITEMS

- (G)** Bartell's Drug Store
- (H)** Walgreens Drug Store

BEHAVIORAL HEALTH CLINICS

- (M)** Neighbor care Health at Ballard

SOCIAL SERVICE PROVIDERS

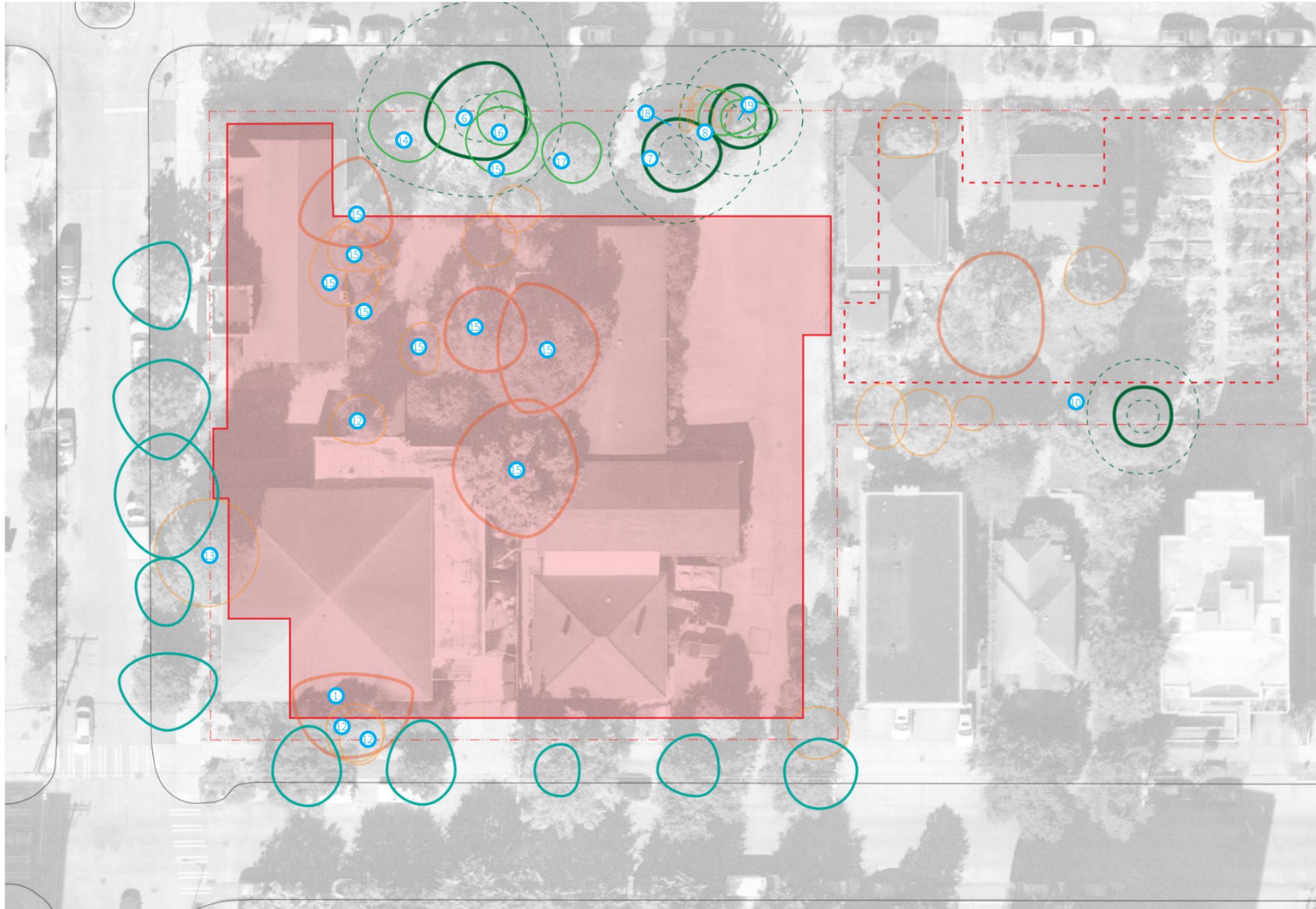
- (P)** Ballard Boys and Girls Club
- (Q)** Salmon Bay Boys and Girls Club
- (R)** Ballard Community Center
- (S)** United States Postal Service
- (T)** Seattle Public Library

PARKS

- (W)** Ballard Commons Park
- (X)** Marvin's Garden
- (Y)** Ballard Playground
- (Z)** Ballard Corners Park
- (\*\*)** Ballard High School Sports Field



**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  | <b>SHORE PINE</b>        | GOOD      |
| 7  | <b>SAWARA CYPRESS</b>    | GOOD      |
| 8  | <b>HOLLYWOOD JUNIPER</b> | GOOD      |
| 9  | FLOWERING CHERRY         | FAIR      |
| 10 | <b>ENGLISH HOLLY</b>     | GOOD      |

**OTHER TREE SPECIES ON SITE**

| #  | SPECIES                  |
|----|--------------------------|
| 11 | CHERRY PLUM              |
| 12 | EUROPEAN WHITE BIRCH     |
| 13 | EUROPEAN BEECH           |
| 14 | <b>EUROPEAN LARCH</b>    |
| 15 | <b>SHORE PINE</b>        |
| 16 | <b>ENGLISH HOLLY</b>     |
| 17 | <b>SAWARA CYPRESS</b>    |
| 18 | <b>ARBORVITAE</b>        |
| 19 | <b>HOLLYWOOD JUNIPER</b> |
| 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



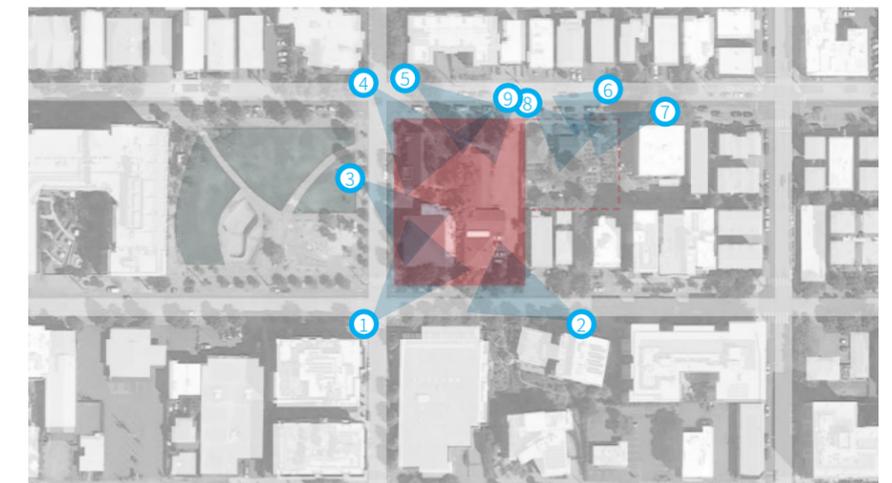
7 NE OF SITE LOOKING E TOWARDS SITE ON NW 58TH ST



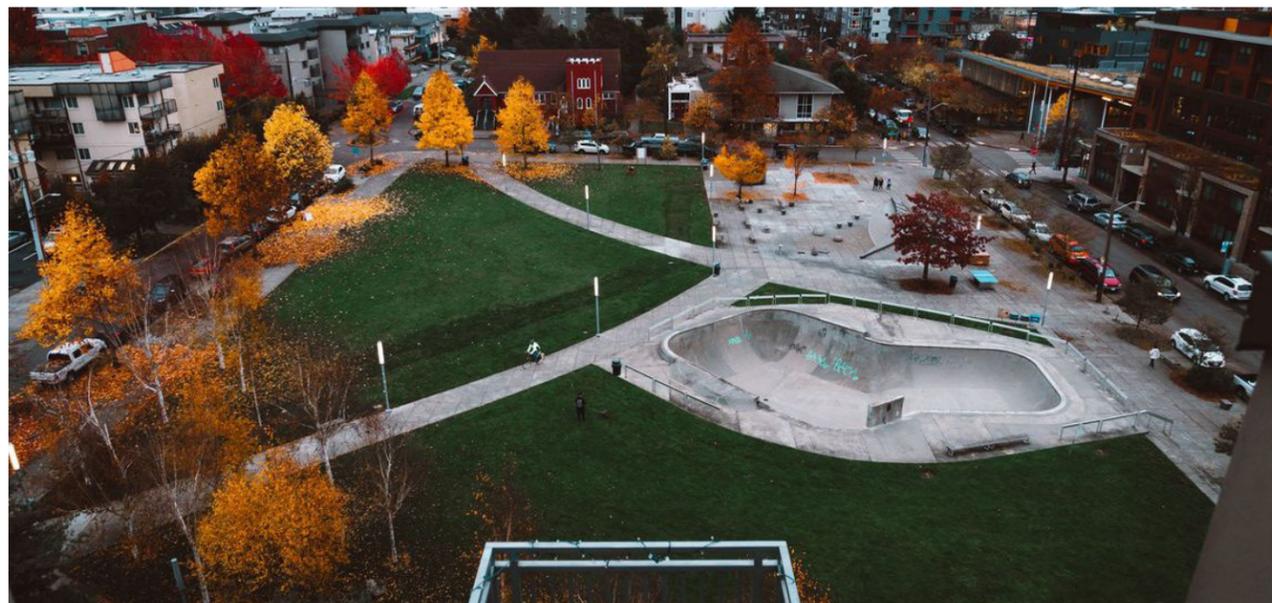
8 N OF SITE LOOKING SE TOWARDS SITE ON NW 58TH ST



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



CRITICAL ADJACENCIES



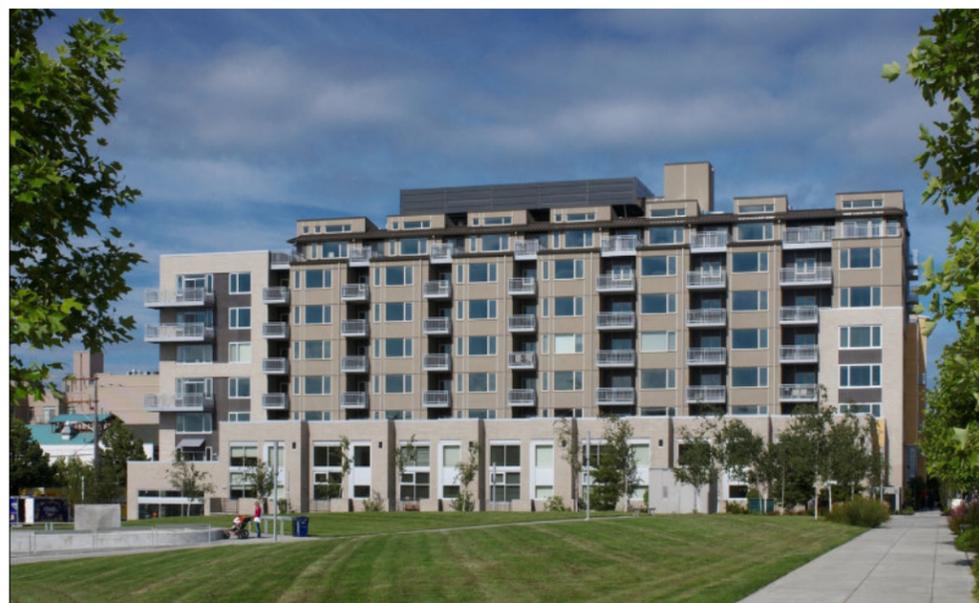
1 AERIAL IMAGE OF BALLARD COMMONS PARK LOOKING EAST



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

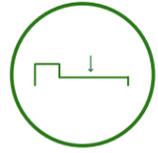


9 THE WILCOX | 2003 NW 57TH ST



**DESIGN CONCEPTS**

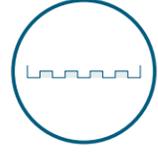
The design team has employed several subtle but important design gestures to rationalize the building form, creating cohesive yet dynamic pedestrian and neighborhood scale experiences.



**NORTH SETBACK AND TREE PRESERVATION**



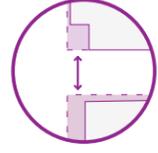
**SEQUENCE OF OUTDOOR SPACES**



**MODULATION OF WEST FACADE**



**APPROPRIATE BOOKEND TO THE PARK**



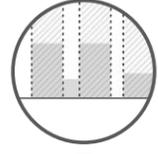
**EXPANSION OF PUBLIC REALM**



**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 58<sup>th</sup> Street, intent for facade depth through balconies along 22<sup>nd</sup> Avenue NW, and placement of a courtyard along NW 57<sup>th</sup> Street.”*

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

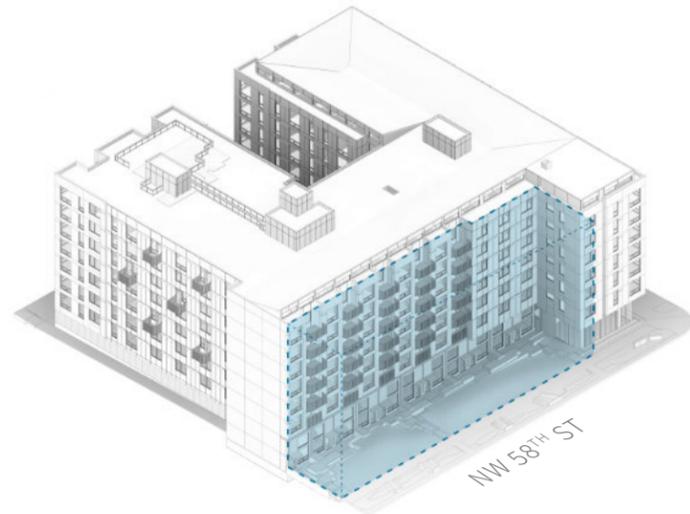
RELEVANT PRIORITY DESIGN GUIDELINES: CS2-A-2, CS2-B-3, CS2-1-b, CS2-3-a, CS2-5-a, CS3-1, PL1-1-a, PL1-1-b, PL2-b-1, DC2-A-2, DC3-2-a



Overall massing - EDG



**NORTH SETBACK AND TREE PRESERVATION**



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



**SEQUENCE OF OUTDOOR SPACES**

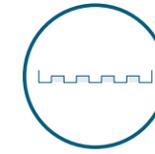


North Elevation

**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

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



**BAY MODULATION**



NW Avon View

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

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

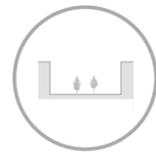


Area set back



Area set back





**APPROPRIATE BOOKEND TO THE PARK**

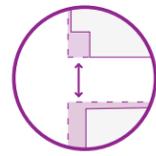


Section through Ballard Commons Park

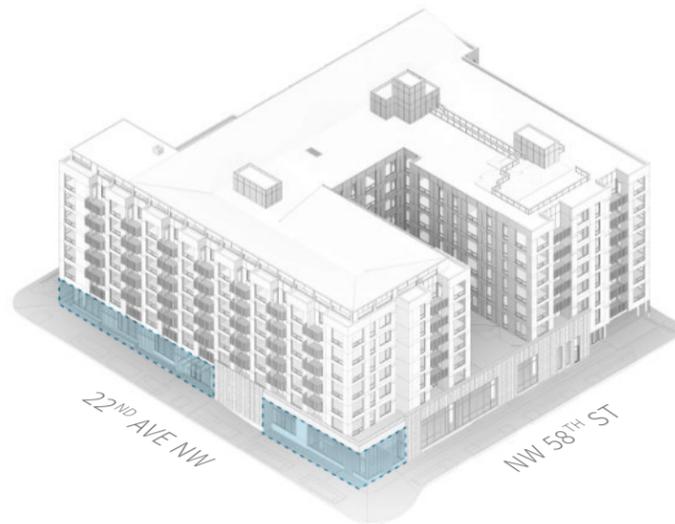
**KEY BENEFITS**

- The west-facing facade reflects **articulation and expression** of the project directly to the west of Ballard Commons
- 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 22<sup>nd</sup> 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



**EXPANSION OF PUBLIC REALM**

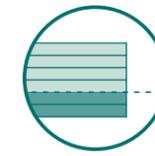


SW Avon View

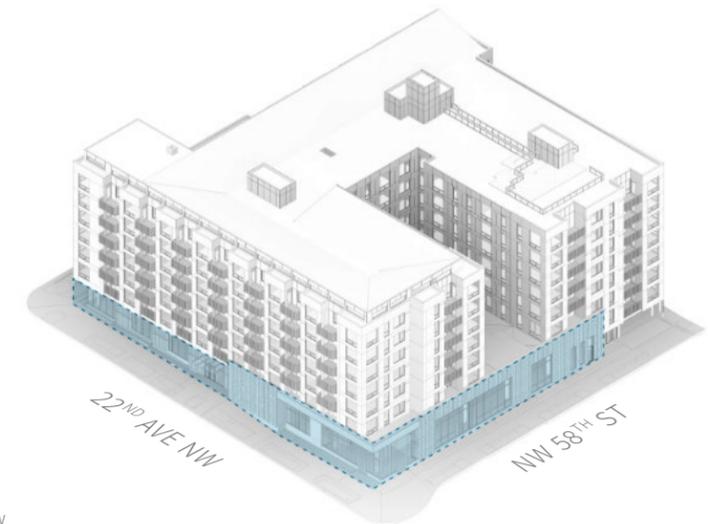
**KEY BENEFITS**

- Setbacks at the ground level provide a more **generous and expansive public realm** along 22<sup>nd</sup> Ave NW
- Provision of semi-public Church **open space** at the corner of 22<sup>nd</sup> and 57<sup>th</sup> further expands the public realm, and responds to the library colonnade
- Active, public-facing uses along 22<sup>nd</sup> 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



**TWO-STORY EXPRESSION**



SW Avon View

**KEY BENEFITS**

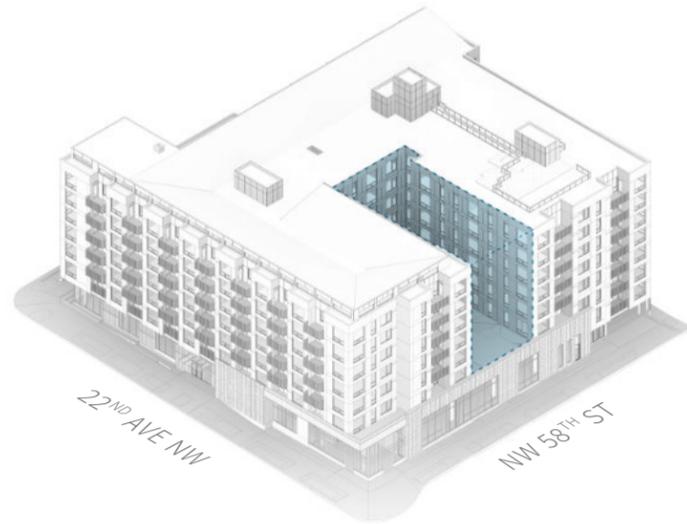
- Two-story expression of church **responds to the scale of the library** to the south
- Two-story expression **differentiates more active, public-facing uses** from residential uses above
- Two-story expression **responds to existing datum** of the neighborhood, such as that of the Ballard Library across 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**

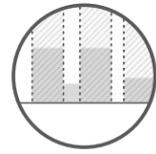


SW Axon View

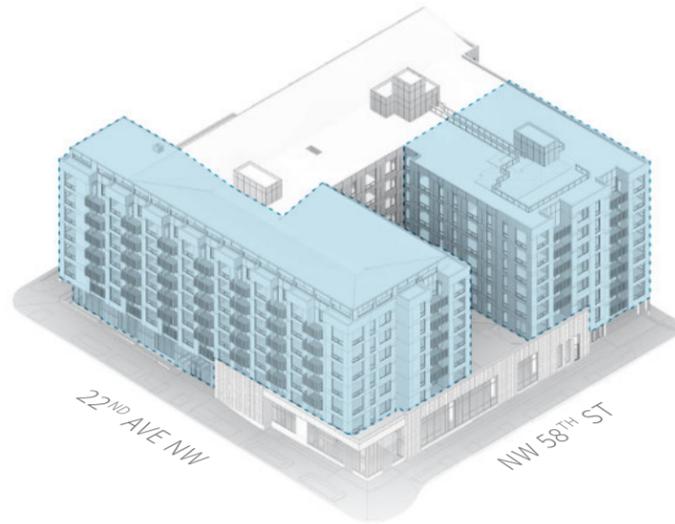
**KEY BENEFITS**

- 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**

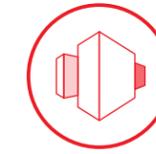


SW Axon View

**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 **reflects existing patterns of development**

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



**LANGUAGE ARTICULATION**



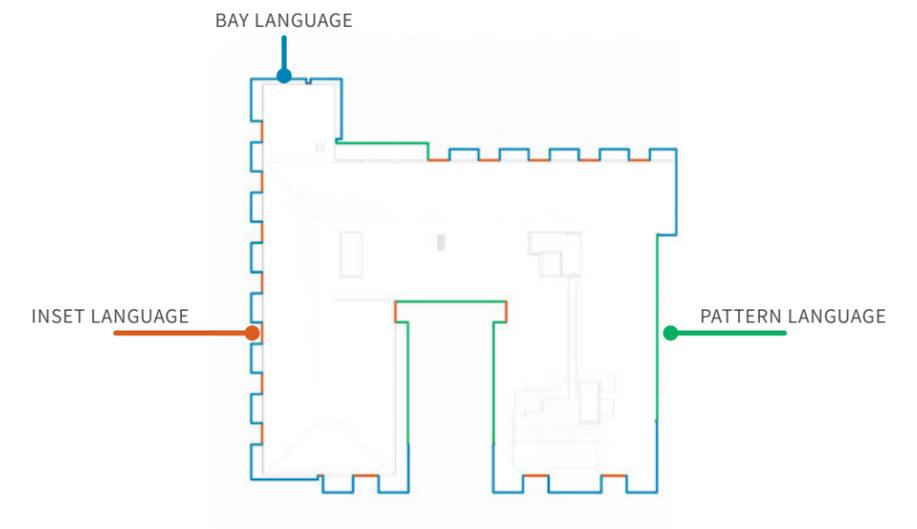
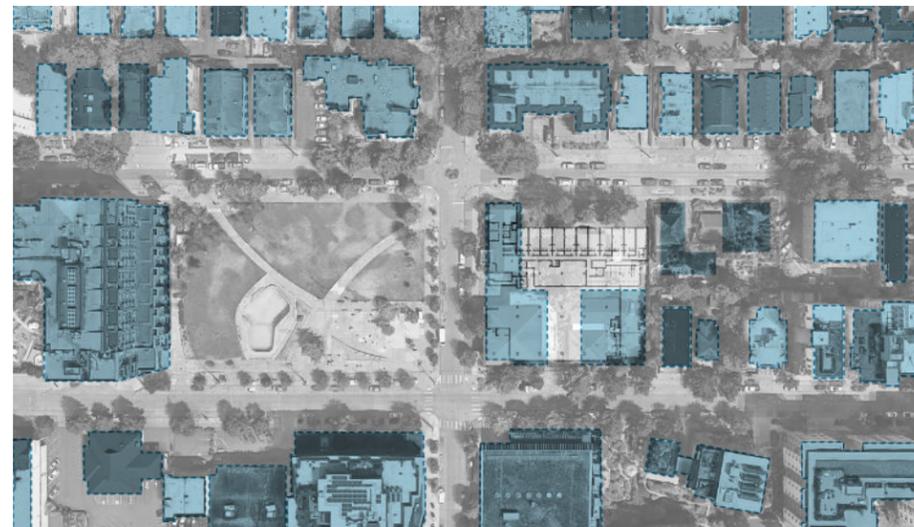
SW Axon View

**KEY BENEFITS**

- 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, DC2.b.a

■ BAY LANGUAGE  
■ INSET LANGUAGE  
■ PATTERN LANGUAGE





### BAY LANGUAGE ARTICULATION



SW Axon View

Facade language description to be added

MATERIAL SAMPLE PLACE HOLDER

MATERIAL CAPTION



22<sup>nd</sup> Ave facade



**BAY AND INSET LANGUAGE ARTICULATION**



Captions to be added



Captions to be added



SWAxonView



**PATTERN LANGUAGE ARTICULATION**



SW Axon View

Facade language description to be added

MATERIAL SAMPLE PLACE HOLDER

MATERIAL CAPTION



East facade



**PATTERN LANGUAGE ARTICULATION**



Caption to be added



East facade

 **NORTH 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.
- 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 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



**NORTHWEST CORNER**



**DRAFT**



 **CO-WORKING SPACE**



SECTION A



SECTION B

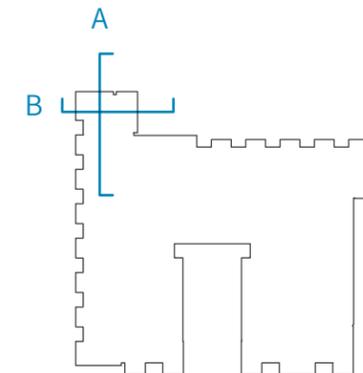
**EDG RESPONSE**

**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 22<sup>nd</sup> Avenue NW and NW 58<sup>th</sup> 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





WEST FACADE



DRAFT



  RESIDENTIAL ENTRY



**EDG RESPONSE**

RESIDENTIAL ENTRY

*“The Board encouraged additional development of the 22<sup>nd</sup> 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

  CHURCH CORNER



**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 22<sup>nd</sup> and 57<sup>th</sup> 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

 **SOUTH FACADE**



**DRAFT**



 **CHURCH EXTERIOR**



**EDG RESPONSE**

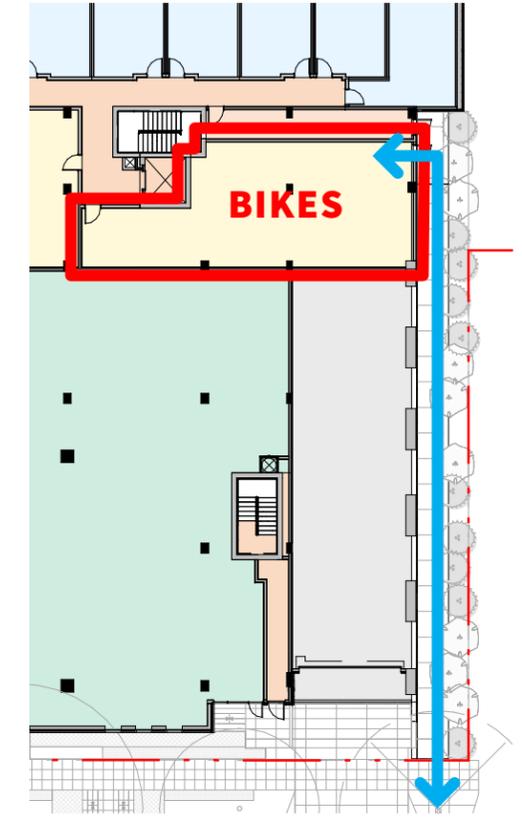
**CHURCH EXPRESSION**

*“The Board supported the applicant’s stated intent to have a unique exterior facade articulation of the church space along the 22<sup>nd</sup> Avenue NW and NW 57<sup>th</sup> 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**

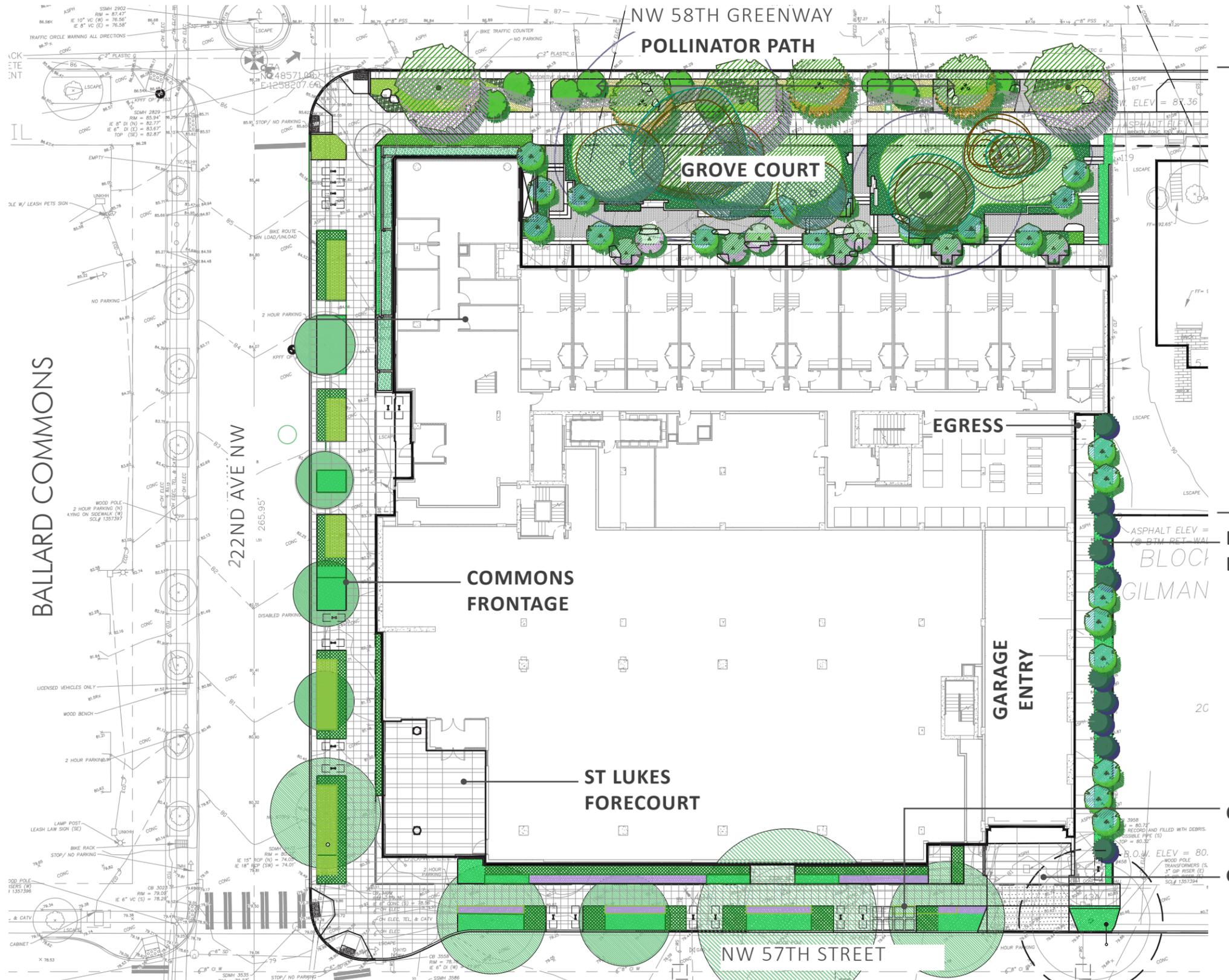
**BICYCLE PARKING**

*“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

LEVEL 1 PLAN - OVERVIEW



ST LUKES AFFORDABLE SITE

PLANTED BUFFER

COMPOST BIN STAGING

GARAGE ENTRY



Scale: 1"=30'-0"

BALLARD COMMONS

222ND AVE NW

NW 58TH GREENWAY  
POLLINATOR PATH

GROVE COURT

EGRESS

COMMONS FRONTAGE

ST LUKES FORECOURT

GARAGE ENTRY

NW 57TH STREET

NW 58TH ST FRONTAGE

Street Trees



Liriodendron Tulipifera  
Tulip Tree



Magnolia virginiana  
Sweetbay Magnolia



Nyssa sylvatica  
Tupelo Tree

Curbside Rain Garden Plants



Spiraea betulifolia 'Lucida'  
Birchleaf Spiraea



Cornus sericea 'Cato'  
Arctic Sun Dogwood



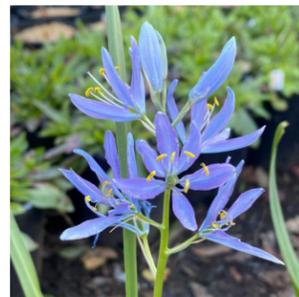
Anamanthele lessoniana  
New Zealand Wind Grass



Carex testacea  
Orange Sedge



Iris tenax  
Oregon Iris



Camassia quamash  
Camas



Fragaria chiloensis  
Sand Strawberry



Color Max Pre-grown  
Sedum Mats

Curbside Raingarden Perimeter / Pollinator Plants



Sesleria autumnalis  
Autumn Moor Grass



Sysrinchium striatum  
Pale Yellow-eyed Grass



Agastache rupestris  
Hummingbird Mint



Achillea millefolium  
'Moonshine' / Yarrow



Mahonia repens  
Creeping Mahonia



Echinacea 'Fragrant Angel'  
/ White Coneflower



Aquilegia formosa  
Western Columbine



Crocsmia 'George Davison'  
/ Montbretia



Sysrinchium striatum  
Pale Yellow-eyed Grass



Allium sphaerocephalum  
Drumstick Allium



Scabiosa ochroleuca  
Pincushion Flower



Gilia capitata  
Blue globe Gilia



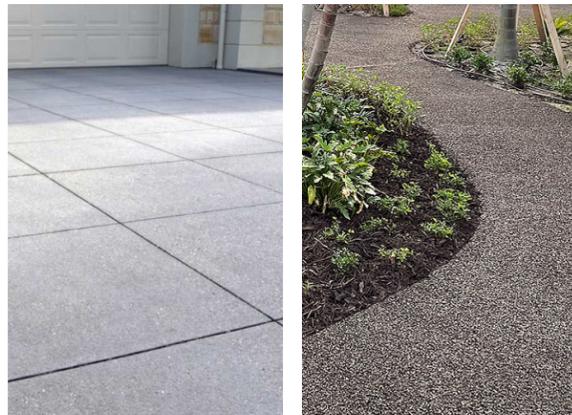
Thymus coccineus  
Scarlet Thyme

NW 58TH ST FRONTAGE



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

HARDSCAPE MATERIALS



Conc. Paving w/ Sawcut Scoring Flexible Porous Pavement

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

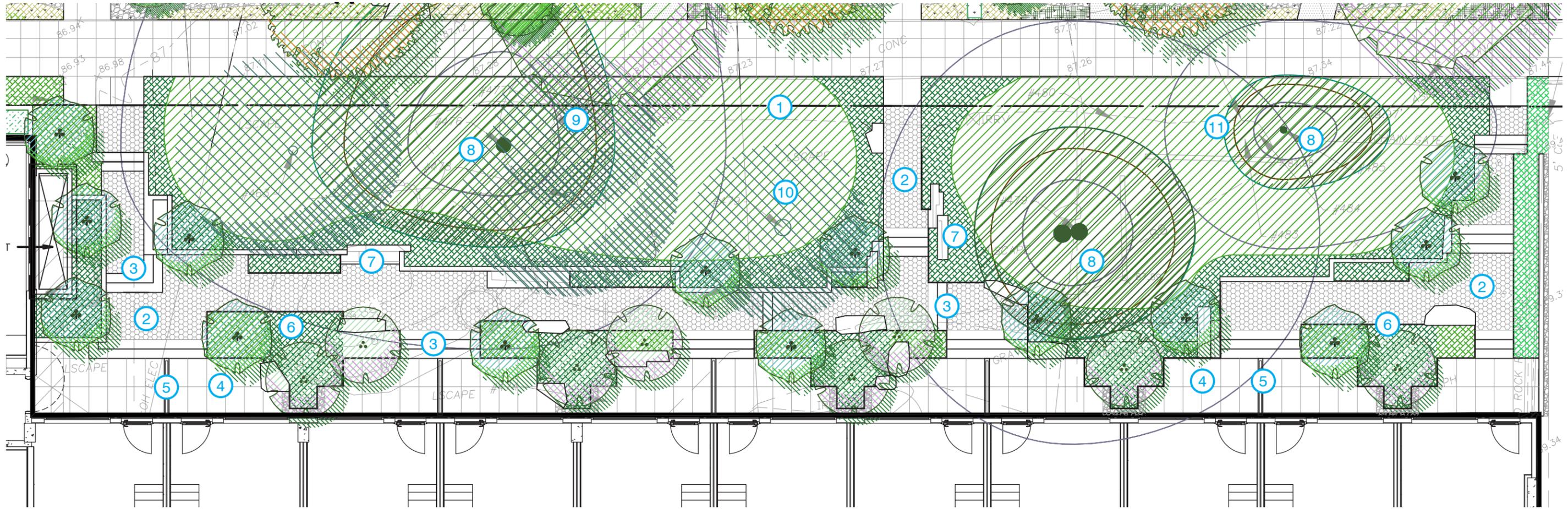
EXISTING STREETSCAPE CHARACTER



PROPOSED POLLINATOR PATHWAY CHARACTER



GROVE COURT PLAN



NUMBERED NOTES

- ① Property Line
- ② Decomposed granite path (stabilized) with lighting
- ③ Concrete slab steps with steel edging
- ④ Slab on grade at entry patios, typ.
- ⑤ Screenwall with lighting and unit number
- ⑥ 12”H steel planter with small trees for screening
- ⑦ Formed concrete or embedded stone accents
- ⑧ Exceptional Trees to be saved
- ⑨ Pruning / thinning of Holly Tree
- ⑩ Limbing up of Sawara Cypress
- ⑪ Removal of non-significant Arborvitae adjacent exceptional Hollywood Juniper

GROVE COURT AND TOWNHOME ENTRIES

The collection of mature conifers here creates a special atmosphere for residents and pedestrians alike. One can imagine passing through an arboretum or the shade of a northwest forest as one walks along the crushed rock pathway toward the units. Board form concrete garden walls appear to be built into existing bedrock or petrified logs. Ferns, Dogwood, Mahonia and Rhododendron dominate the understory.

Care will be taken to minimize impact to the feeder root zones and the dripline of all trees proposed to be saved. Where necessary, construction will limit impacts to the dripline to less than one-third of that zone. Select pruning and limbing up of some of the trees will be performed by an arborist to achieve safe lines of sight between the ROW and the units.



Scale: 3/32"=1'-0"



DRAFT

GROVE COURT MATERIALS

GROVE PATH, WALL AND STEP MATERIALS



Decomposed Granite Path (Stabilized)



Board Form Concrete and Steel Planters



Steps: Conc. Slabs with Steel Edging

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



DRAFT



GROVE COURT PLANTING

Courtyard Trees



*Acer circinatum*  
Vine Maple



*Cornus* x 'Eddie's White Wonder'  
Eddie's White Wonder Dogwood

Ferns and Groundcover Beneath Conifers



*Polystichum munitum*  
Sword Fern



*Athyrium Felix-femina*  
Lady Fern



*Mahonia repens*  
Creeping Mahonia



*Polystichum setiferum*  
Soft Shield Fern



*Tellima grandiflora*  
Fringe Cups



*Oxalis oregana*  
Redwood Sorrel



*Dryopteris erythrosora*  
Autumn Fern



*Polystichum setiferum*  
Soft Shield Fern



*Gymnocarpium dryopteris*  
Oak Fern



*Lonicera ciliosa*  
Native Honeysuckle



*Hypnum imponens*  
Sheet Moss

Ornamentals at Unit Terraces



*Lonicera pileata*  
Japanese Box



*Sarcococca h. var. humilis*  
Creeping Sweetbox



*Helleborus orientalis*  
Lenten Rose



*Rhodo. macrophyllum*  
Pacific Rhododendron

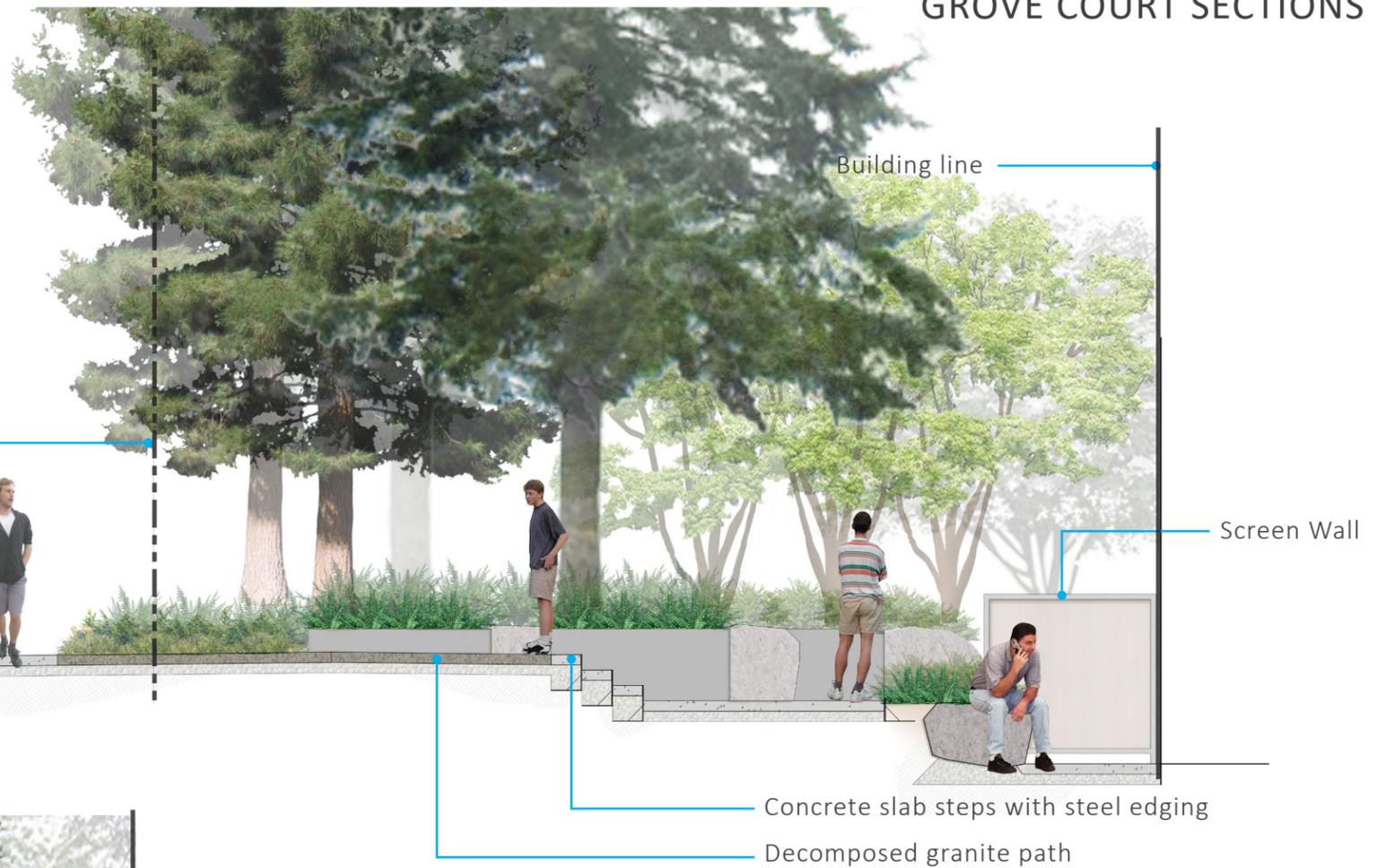
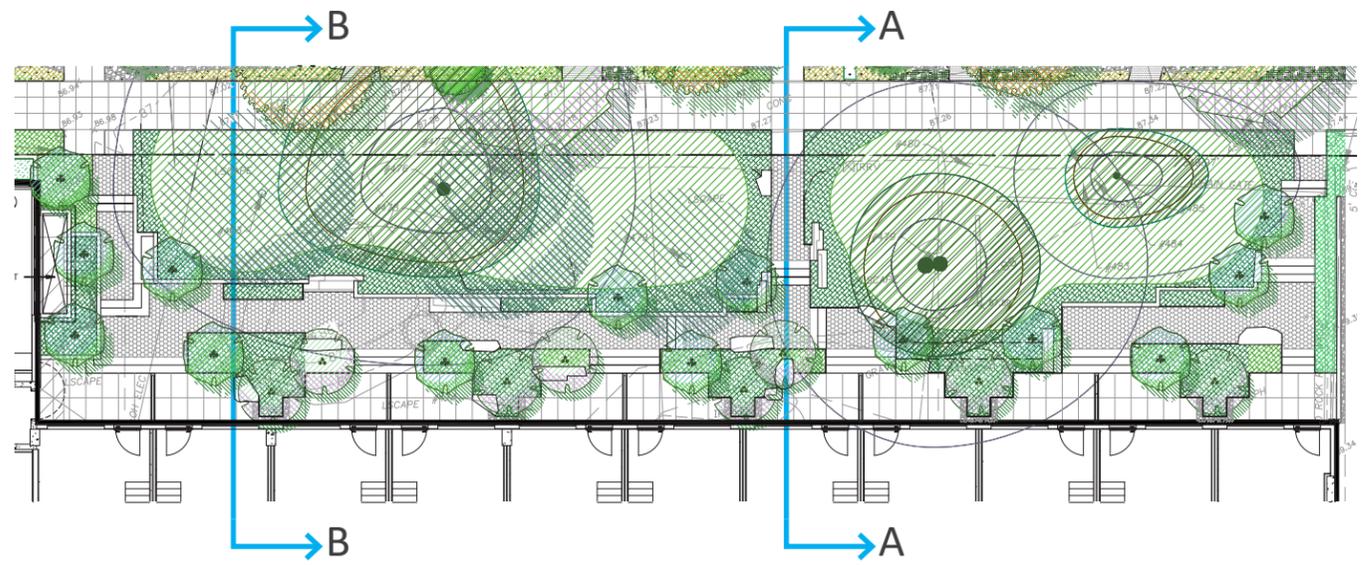


*Mahonia eurybracteata*  
Soft Caress Mahonia



*Acorus gramineus* 'Ogon'  
Golden Sweetflag

GROVE COURT SECTIONS



SECTION A

SECTION B

SDCI #3038794-EG

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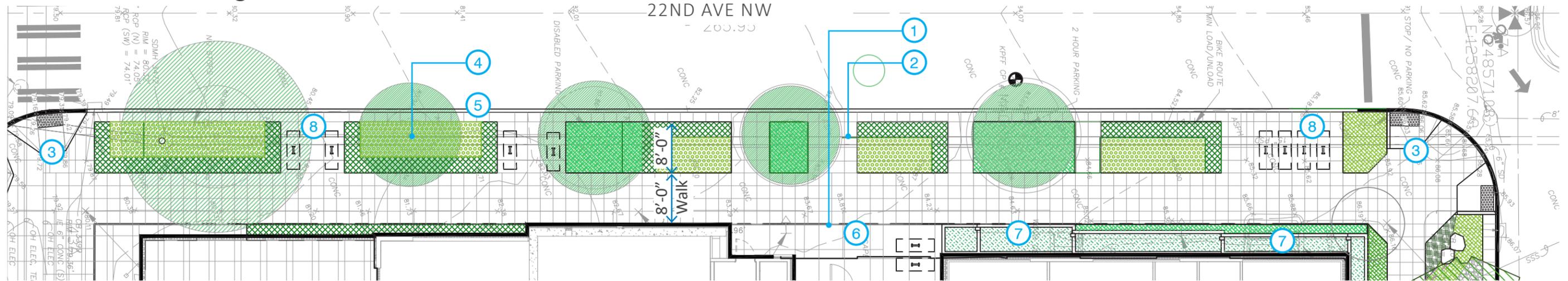
EDGRESPONSE

The board expressed concern about the sunken residential patios along the NW 58<sup>th</sup> Street frontage of the west building and their relationship to the adjacent open space and street frontage. Their board specifically requested additional study of these spaces at the MUP phase of review, including sections to show that the patio spaces will meet applicable design guidelines.

RELEVANT PRIORITY DESIGN GUIDELINES: PL3-1-a, PL3-B-2, DC-A-1, DC3-s-a, DC3-3-a



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.



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

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



Conc. Paving w/ Sawcut Scoring



Bike Rack - Westport Tofino

Existing Trees to Remain



Acer buergerianum  
Trident Maple

Shrubs at Curbside Perimeter and Building Frontage



Ilex crenata 'Helleri'  
Heller's Japanese Holly



Hebe pingue 'Sutherlandii'  
Sutherland's Hebe



Clethra aln. 'Sixteen Candles'  
Summersweet

Bioretention Planting at Building Frontage



Carex obnupta  
Slough Sedge



Iris versicolor  
Blue Flag

Groundcover Massing



Taxus baccata 'Repandens'  
Creeping Yew



Agapanthus 'Tall Blue Xera'  
Lily Of The Nile

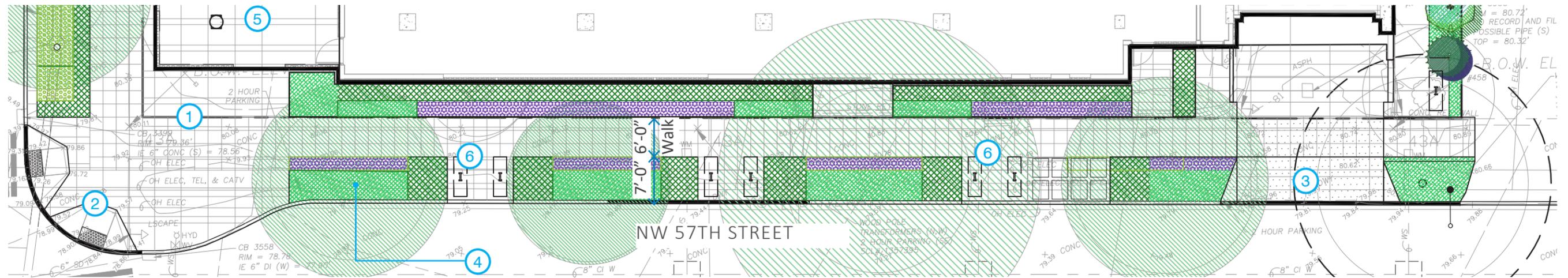


Pittosporum 'Wheeler's Dwarf'  
Wheeler's Dwarf Pittosporum



Carex morrowii 'Ice Dance'  
Variegated Sedge

NW 57TH ST FRONTAGE



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



Conc. Paving w/ Sawcut Scoring



Bike Rack - Westport No-scratch

Planting at Building Frontage and Curbside



Taxus baccata 'Repandens'  
Creeping Yew



Lavandula X 'Provence'  
Provence Lavender



Lonicera pileata  
Honeysuckle Box



Carex morrowii 'Ice Dance'  
Variegated Sedge

Existing Trees to Remain



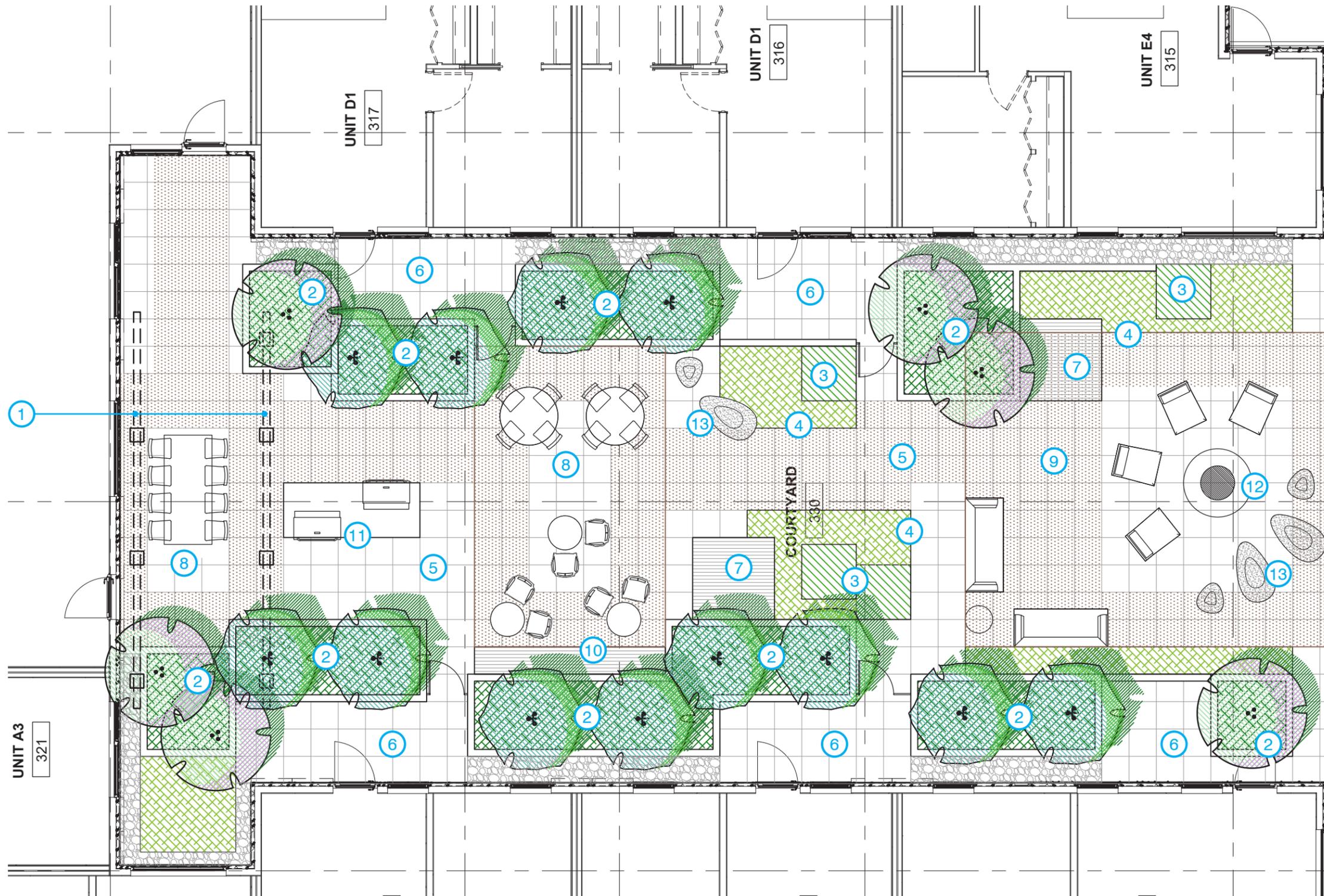
Tilia cordata  
Littleleaf Linden



N

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

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
- ⑪ Double Grill station
- ⑫ Gathering space with fire bowl
- ⑬ Sculptural 'Pebble' Seat

LEVEL 3 RESIDENTIAL COURTYARD

HARDSCAPE MATERIALS



Trellis



Raised decking seat elements



Steel Planter



Concrete Planter



Fire Bowl



Grill Station



'Pebble' Seating

COURTYARD PLANTINGS

Small Accent Trees



Acer circinatum  
Vine Maple



Stewartia monadelph  
Tall Stewartia (Spring/Summer)



(Fall)



(Winter)

Ornamental Grasses and Perennials



Anamanthele lessoniana  
New Zealand Windgrass



Calamagrostis brachytricha  
Korean Feather Reed Grass



Pennisetum alopecuroides  
Fountain Grass



Anemone japonicum 'Hon-  
orine Jobert'  
Honorine Jobert Japanese  
Anemone



Astrantia major Alba  
White Masterwort



Helleborus orientalis  
Lenten Rose



Polystichum neolobatum  
Asian Saber Fern

Groundcover Beneath Accent Trees



Lonicera pileata  
Japanese Box



Trachelospermum asiaticum  
Asian Star Jasmine

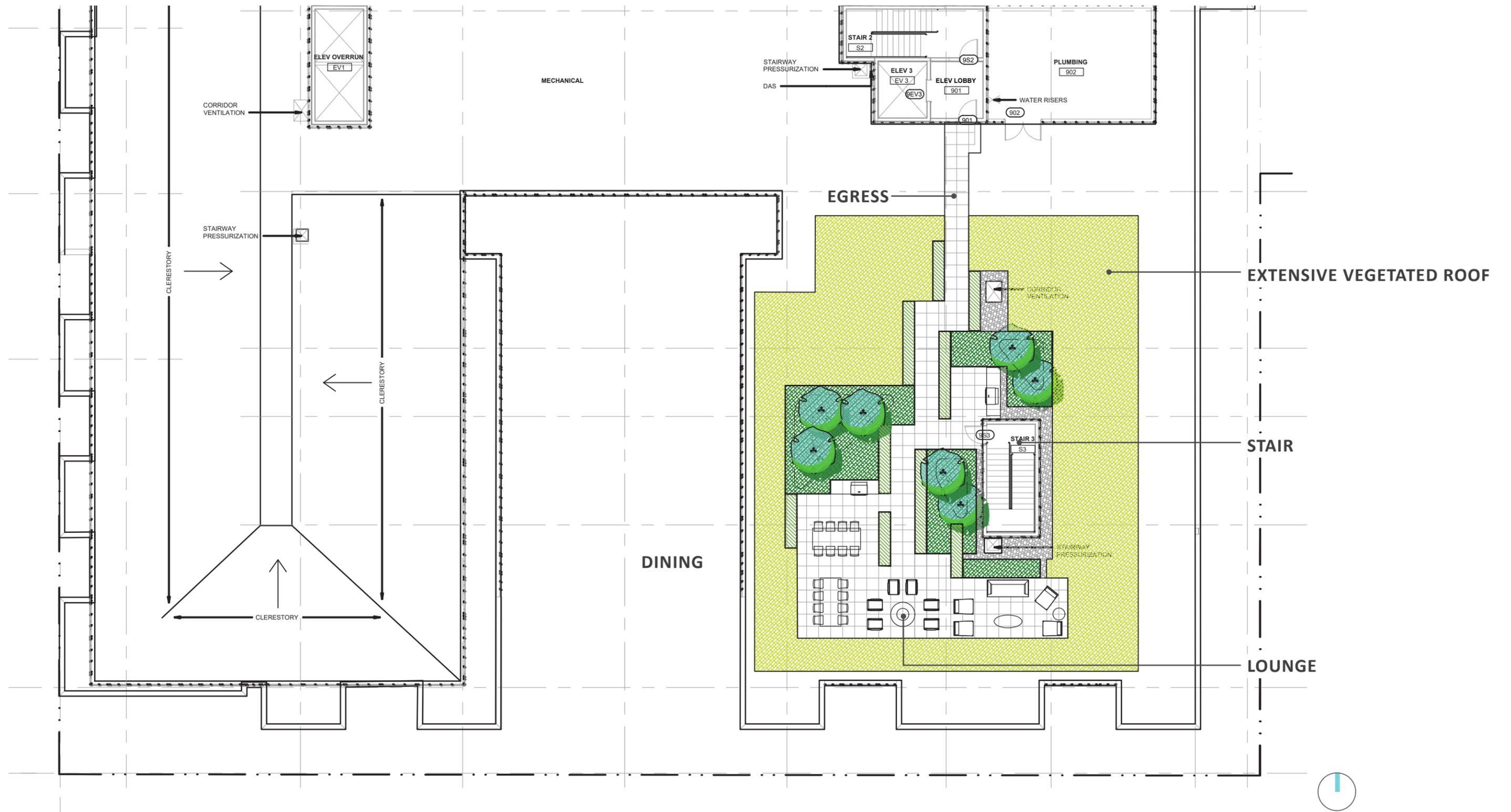


Euphorbia amygdaloides  
var. robbiae  
Robb's Euphorbia

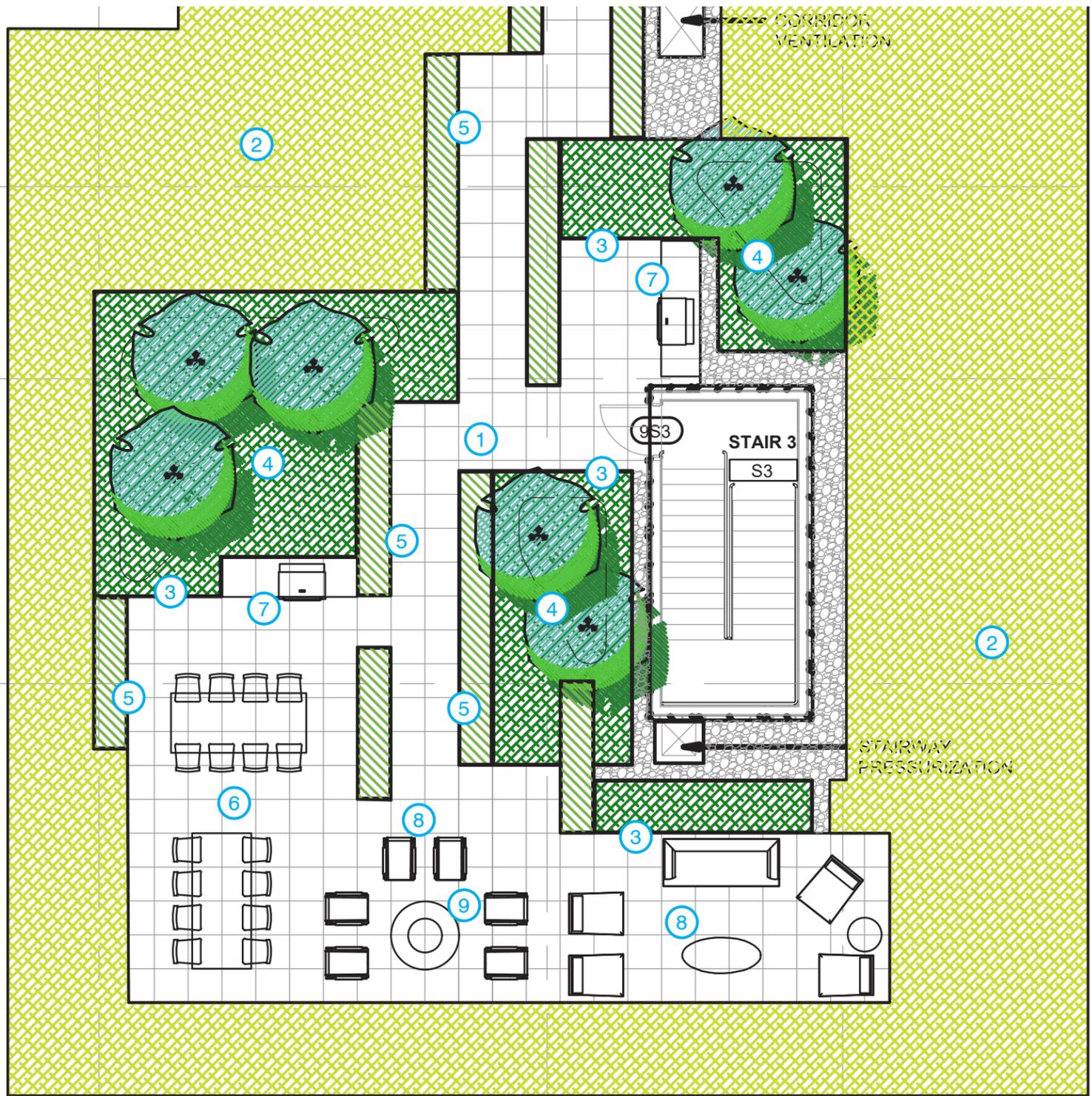


Geranium 'Ann Folkard'  
Ann Folkard Trailing Geranium

ROOFTOP TERRACE



ROOFTOP TERRACE ENLARGED PLAN



NUMBERED NOTES

- ① Precast pavers over pedestals
- ② Extensive vegetated roof
- ③ 24”H steel planter with small accent trees
- ④ Bermed planting area up to 3’ height
- ⑤ 30”H linear steel planter with ornamental grasses
- ⑥ Dining area
- ⑦ Grill station
- ⑧ Lounge area with flexible seating
- ⑨ Fire Bowl

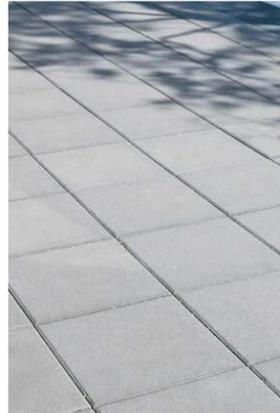


**DRAFT**



ROOFTOP TERRACE MATERIALS

HARDSCAPE MATERIALS



Precast, pedestal set pavers



Bermed Steel Planter



Grill Station



Firebowl

ROOFTOP PLANTINGS

Small Floweing Accent Trees



Amelanchier grandifolar 'Autumn Brilliance'  
Autumn Brilliance Serviceberry



Extensive Vegetated Roof: Color Max Sedum Tile

Ornamental Grasses at Linear Planters



Anamanthele lessoniana  
New Zealand Windgrass



Calamagrostis brachytricha  
Korean Feather Reed Grass



Pennisetum alopecuroides  
Fountain Grass

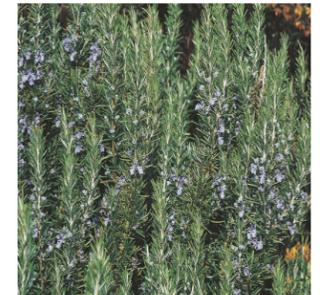
Gray Foliage and Groundcover at Bermed Planting



Hebe ping. 'Sutherlandii'  
Sutherland Hebe



Helichrysum italicum  
Italian Strawflower



Rosmarinus officinalis 'Blue Spires'  
Blue Spires Rosemary



Ceanothus gloriosus  
Point Reyes Ceanothus



Sesleria autumnalis  
'Campo Verde'  
Campo Verde Autumn Moor Grass



Veronica umbrosa 'Georgia Blue'  
Georgia Blue Speedwell

**MATERIAL BOARD**

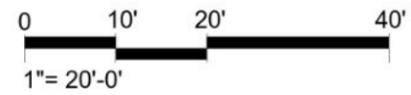
IMAGE PENDING FINAL MATERIAL SELECTIONS

**DRAFT**



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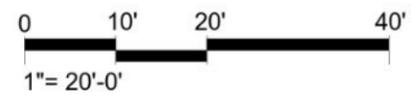
NORTH ELEVATION



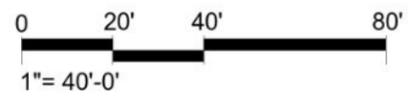
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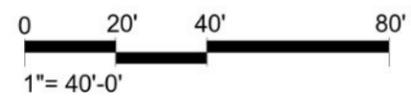
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION





WALL MOUNTED SCONCE



CAN LIGHT



DIRECTIONAL LIGHT



GROUND FLOOR PLAN



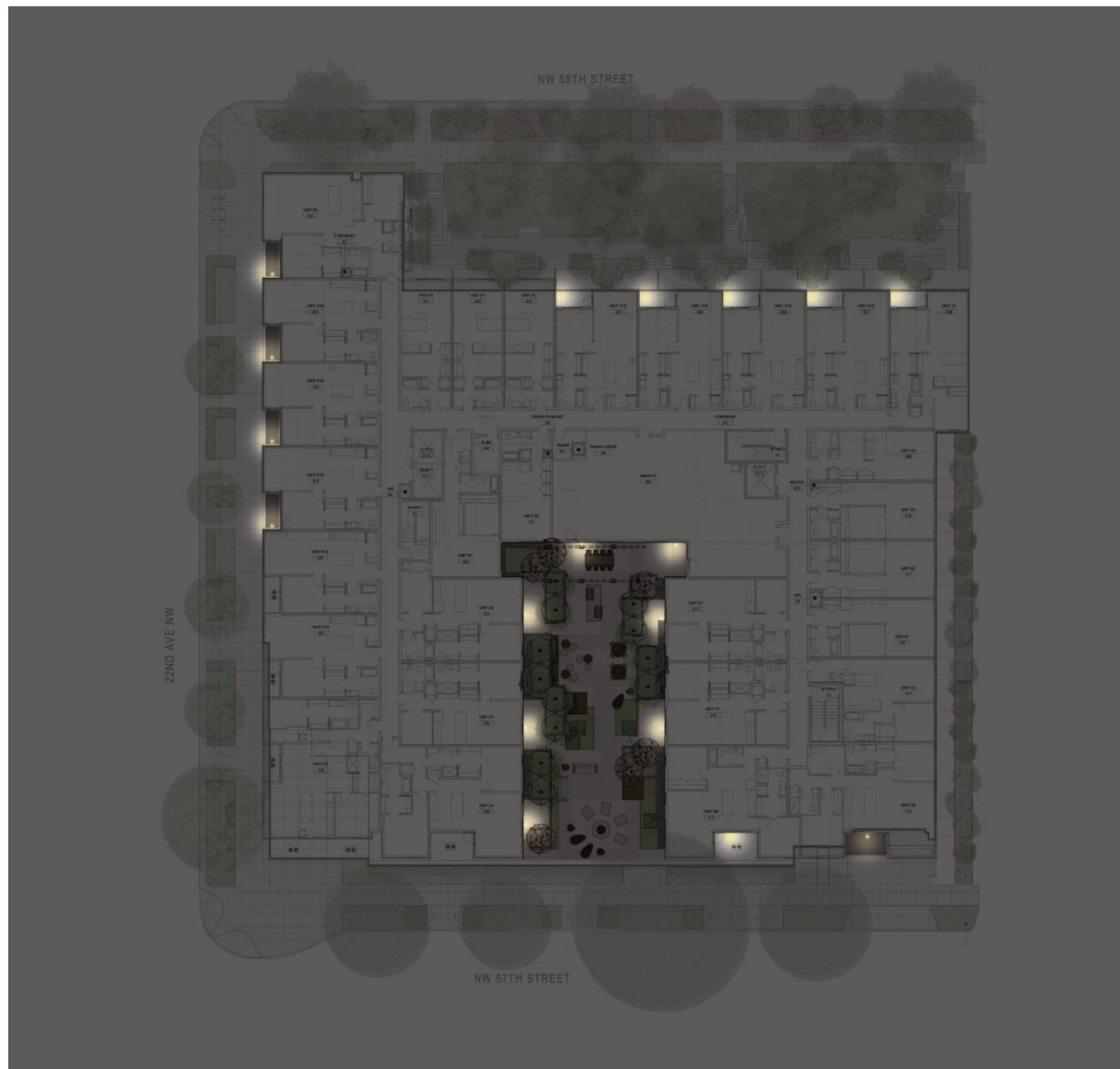
WALL MOUNTED SCONCE



CAN LIGHT



DIRECTIONAL LIGHT





WALL MOUNTED SCONCE



CAN LIGHT



DIRECTIONAL LIGHT



GROUND FLOOR PLAN



WALL MOUNTED BUILDING SIGNAGE INSPIRATION



WALL MOUNTED BUILDING SIGN PANEL INSPIRATION



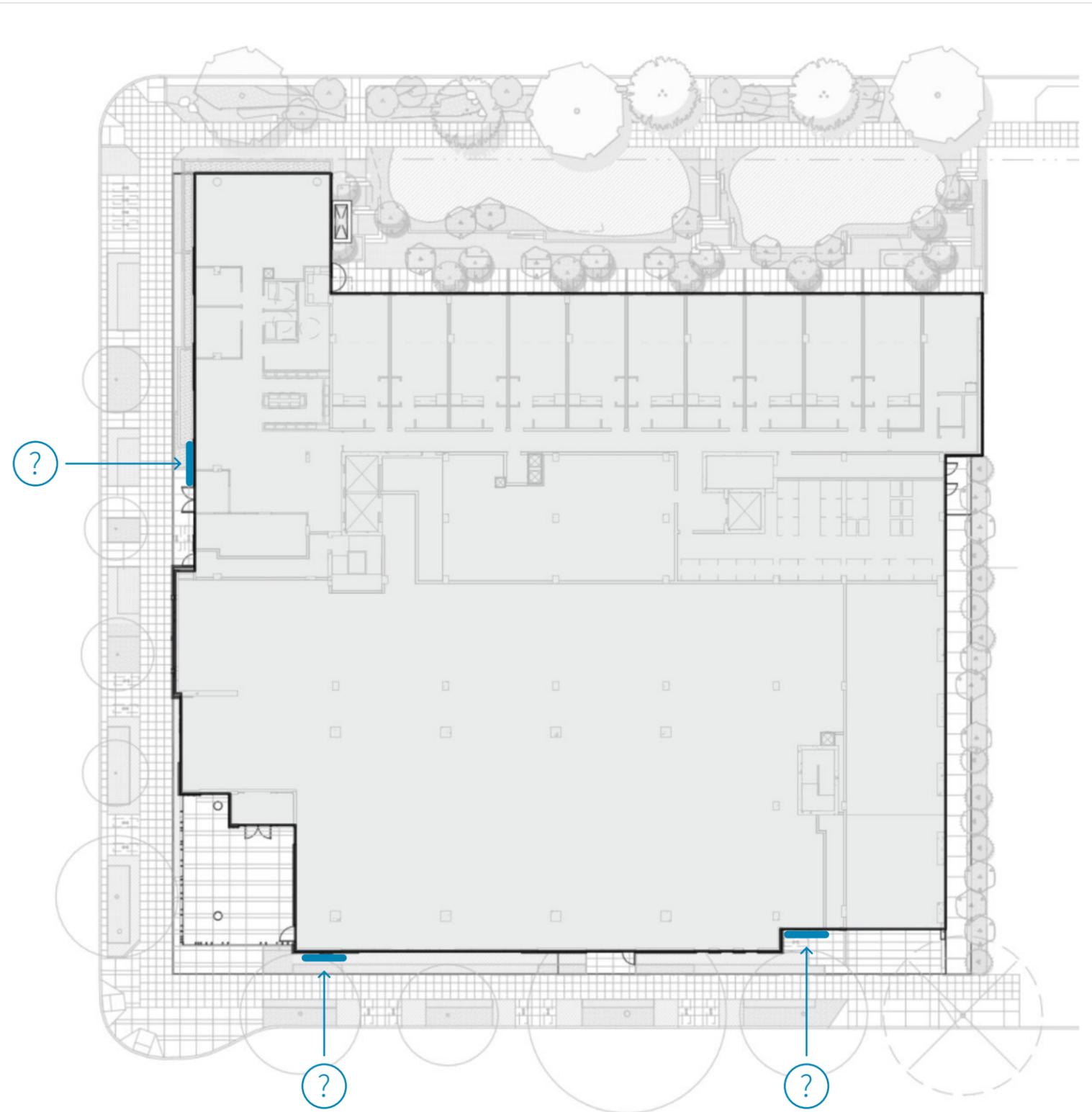
CANOPY MOUNTED RETAIL SIGNAGE INSPIRATION



CANOPY MOUNTED BUILDING NUMBER SIGNAGE INSPIRATION



WALL MOUNTED PARKING SIGNAGE INSPIRATION

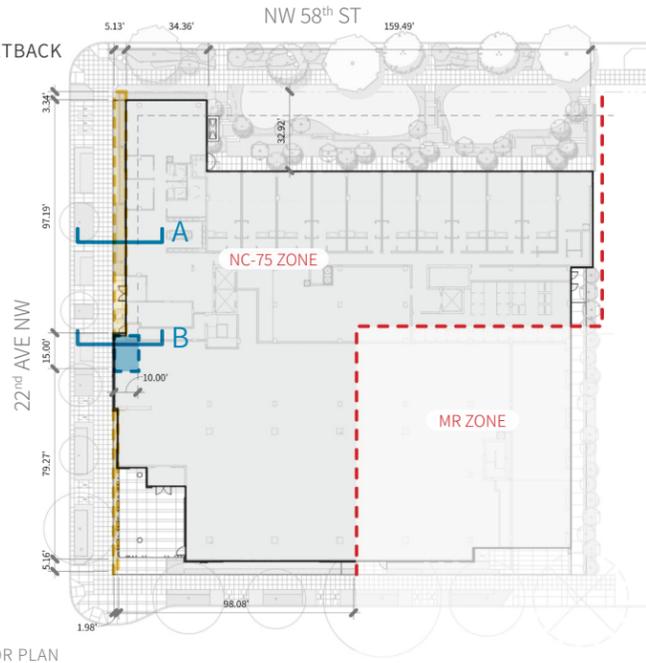


**DEPARTURE #1 - FACADE MODULATION AT 22<sup>ND</sup> AVE NW (NC ZONES)**

STANDARD:

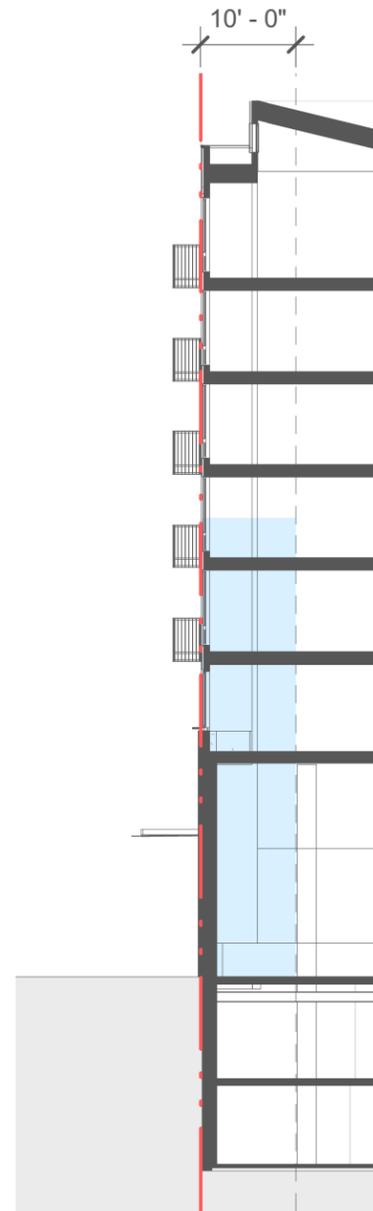
**SMC 23.47A.009.F.2.b:** The maximum width of any unmodulated street-facing facade is 100 feet. Facades longer than 100 feet shall be modulated at no greater than 100-foot intervals by stepping back the facade from the street lot line for a minimum width of 15 feet.

- DEPARTURE
- VOLUNTARY SETBACK



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.

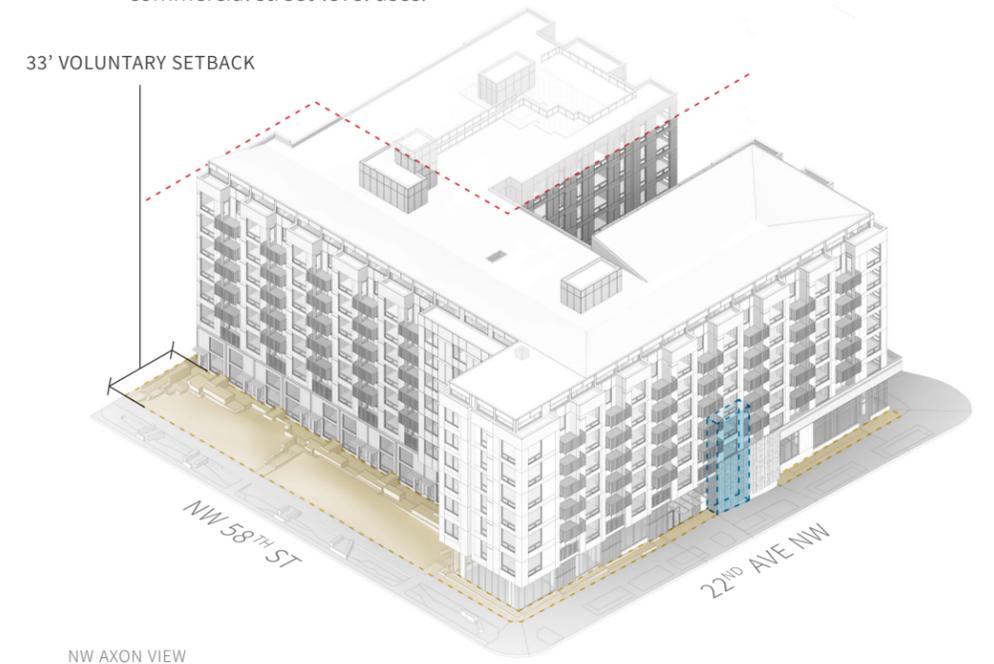


RATIONALE:

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.
- **CS3.3.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.



**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.

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:

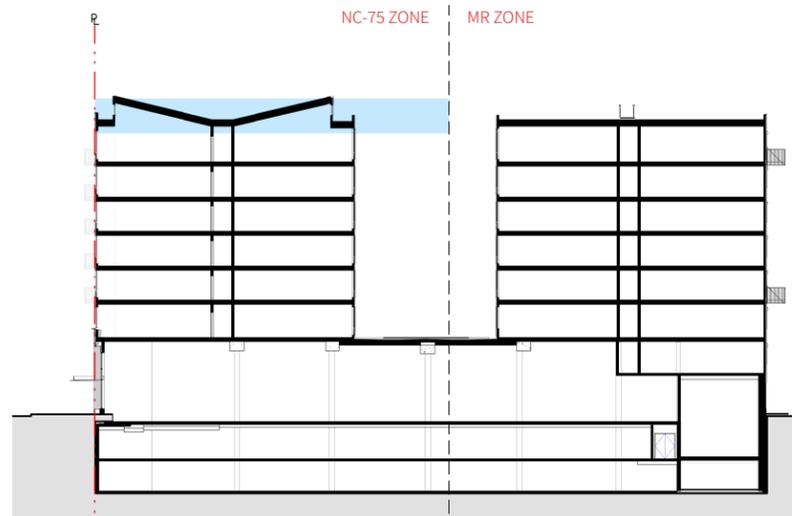
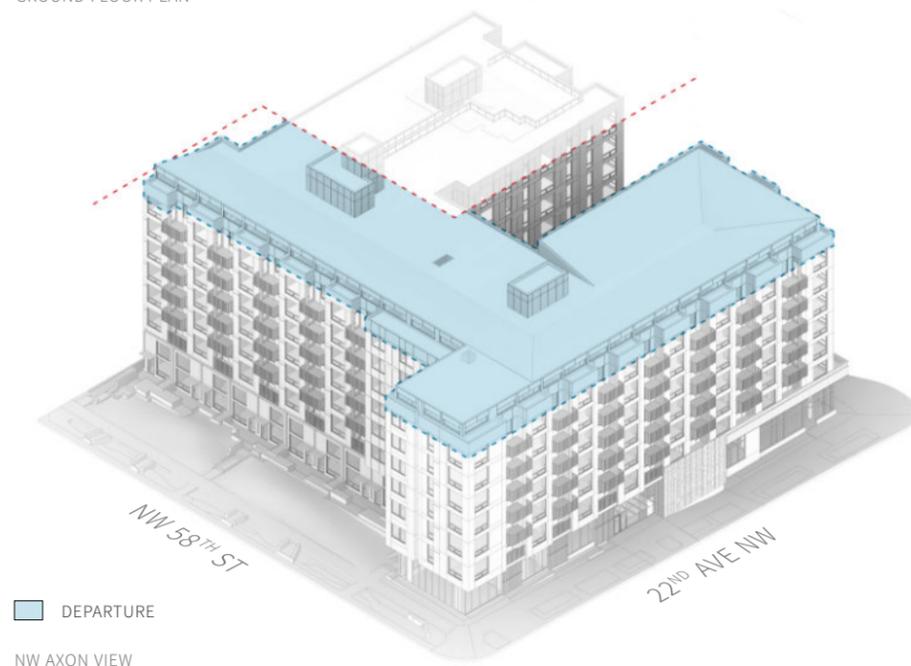
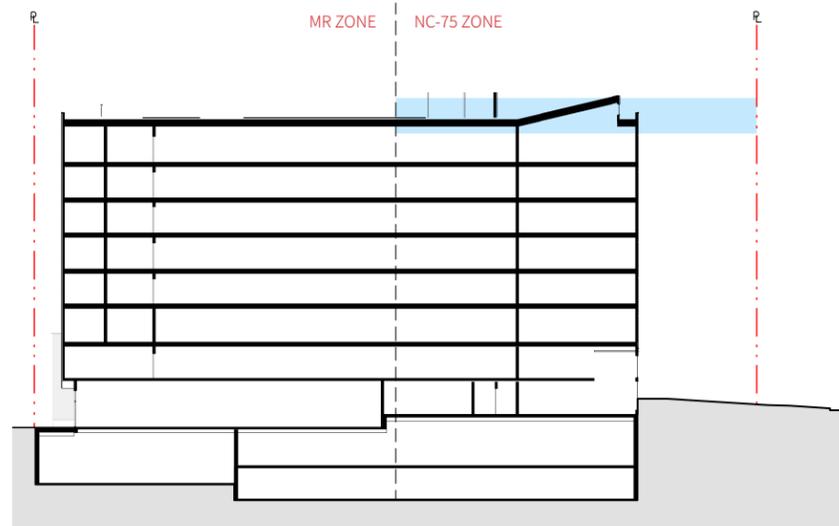
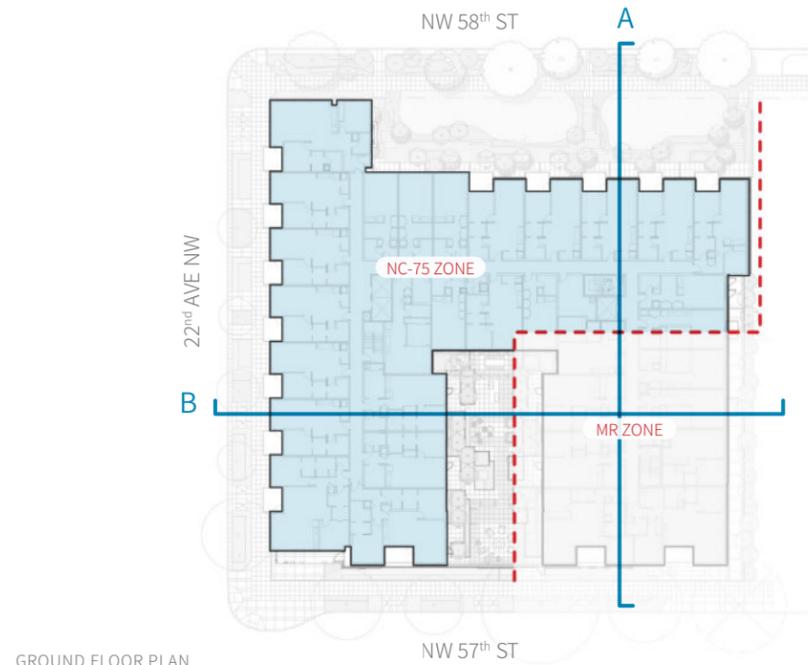
The proposed project [meets the requirements for the 10 foot height departure](#), in that the exceptional trees proposed to be retained cannot be preserved without reducing the development capacity of the site unless this departure is granted. Even with the requested departure, the preservation of the 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:

- **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



**DRAFT**

**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.

RATIONALE:

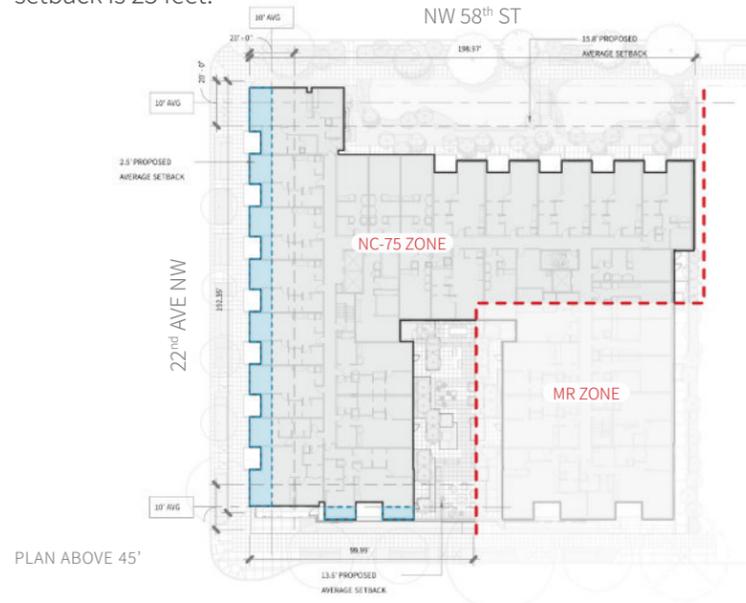
The proposed project proposes the [preservation of a number of trees](#) along the north edge of the property line, including three exceptional trees. In providing the necessary setback to preserve this open space, the building cannot meet the site's development capacity without securing development 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:

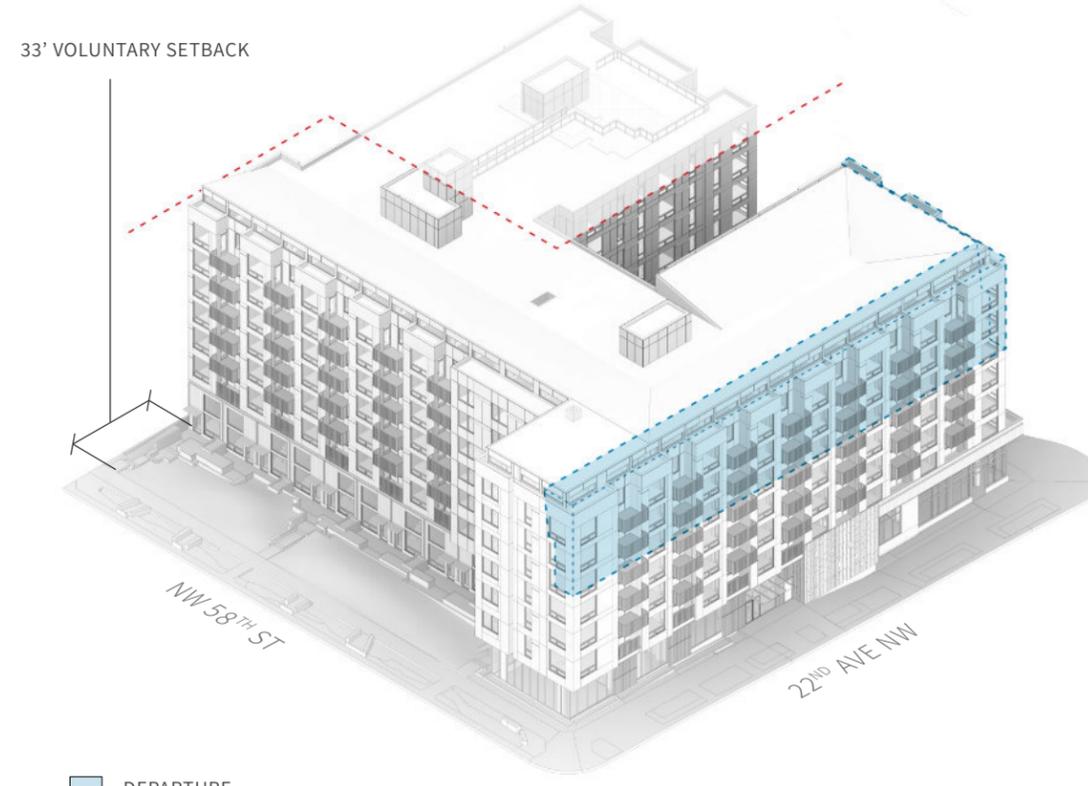
- **CS3.1.c Plants and Habitat:** Integrate landscaping in front of residences, within the planting strip, setbacks or in street-level open spaces to add visual interest for people walking by, habitat, or a buffer from sidewalks for residents.
- **CS2.1.b.3 Sense of Place:** 3. Design and program privately 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



PLAN ABOVE 45'



PLAN ABOVE 65'



DEPARTURE  
NW AXON VIEW

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

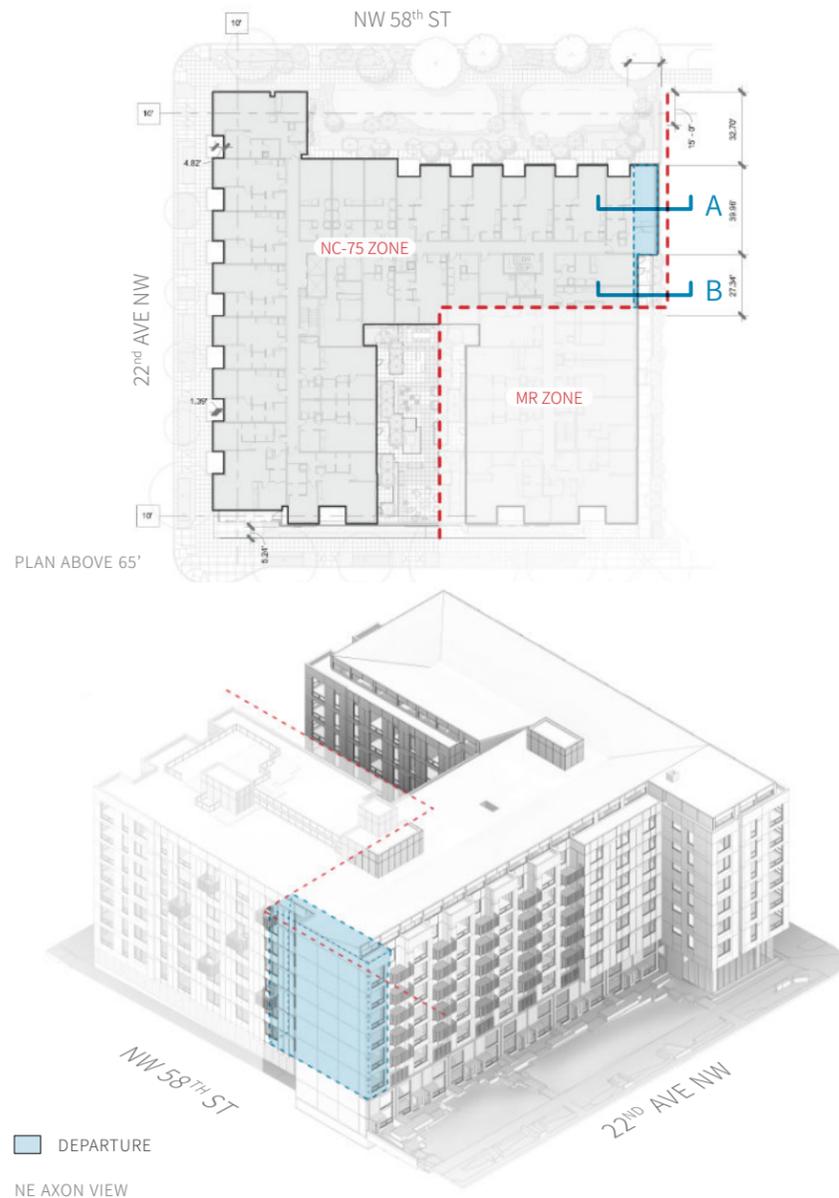
STANDARD:

**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.

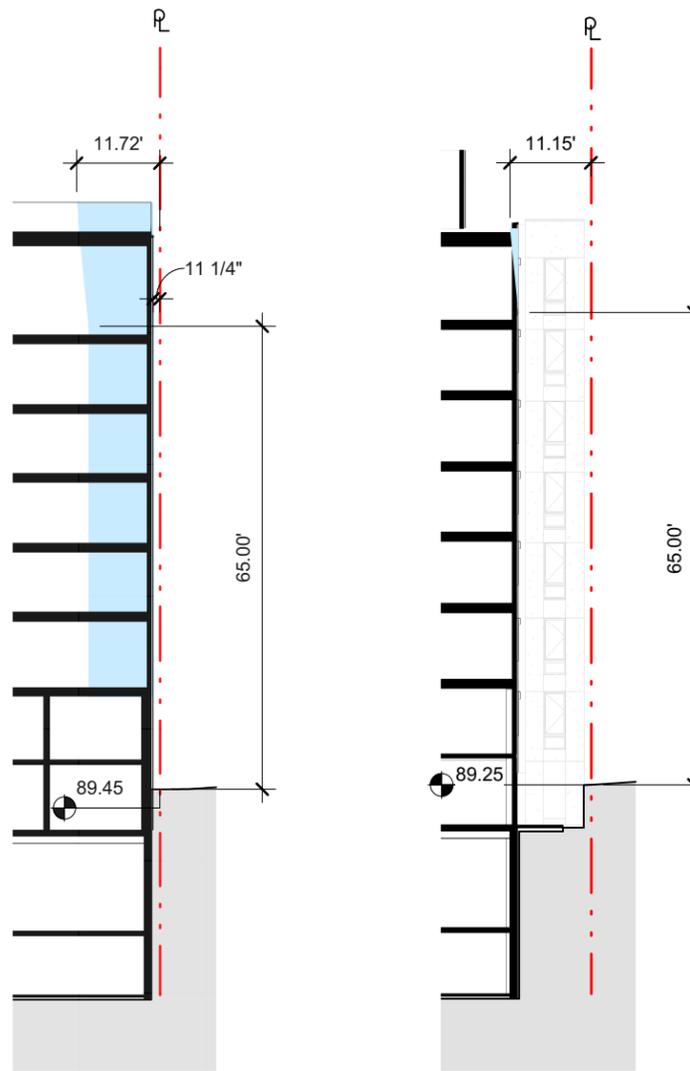


PROPOSED DESIGN DEPARTURE:

**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 distance 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.



SECTION A

SECTION B

RATIONALE:

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:

- **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

**DEPARTURE #5 - FLOOR AREA RATIO (MR ZONE)**

STANDARD:

**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.

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.

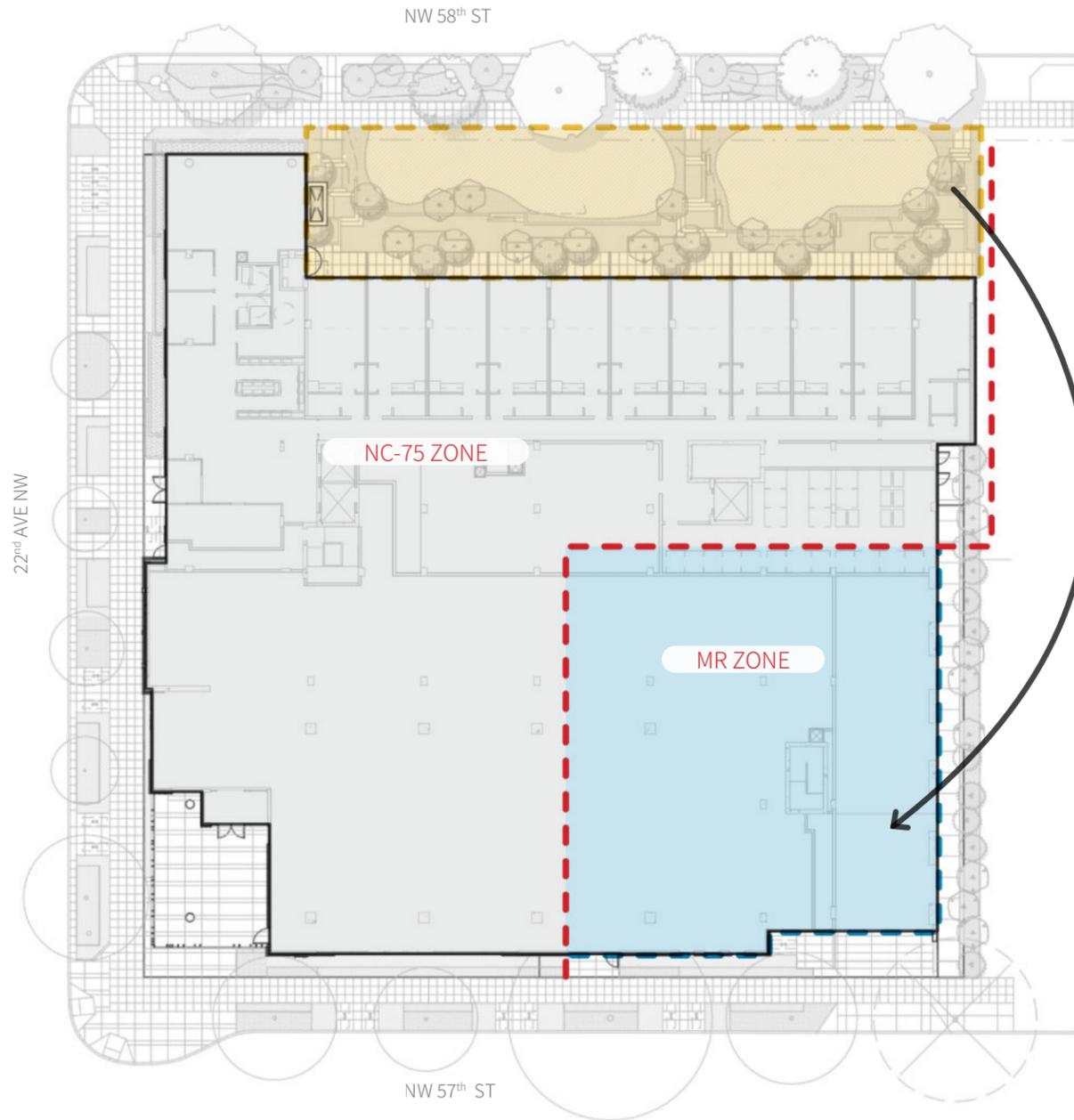
In [preserving these trees and their associated open space](#), the proposed project better meets a number of Design Guidelines, in particular those that support the [inclusion of ground level open space](#).

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 development capacity.

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

DEPARTURE  
 VOLUNTARY SETBACK



GROUND FLOOR PLAN

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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

VIA - A PERKINS EASTMAN STUDIO

An award-winning design firm, VIA - A Perkins Eastman Studio is one of the Pacific Northwest's leaders in mixed-use, residential high-rise and mid-rise, assisted living, transit architecture, urban design, and sustainable community planning. Founded in 1984, VIA currently employs 50+ professionals in Seattle, San Francisco, and Vancouver, BC offices, providing services to both public and private clients.



CEDAR CROSSING - SEATTLE, WA



FOX AND FINCH - SEATTLE, WA



COMO LAKE UNITED CHURCH - VANCOUVER, BRITISH COLUMBIA



BRECHIN UNITED CHURCH - NANAIMO, BRITISH COLUMBIA



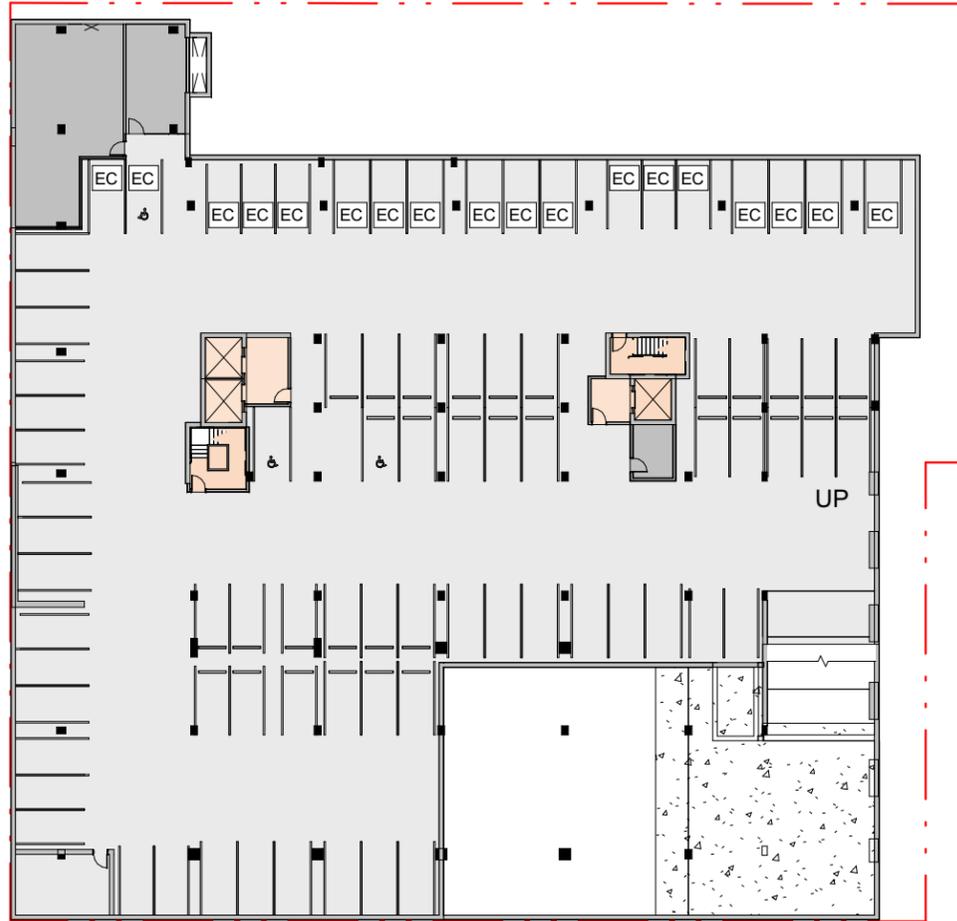
BALLARD YARDS - SEATTLE, WA



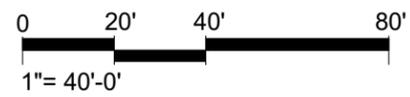
3880 STONE WAY - SEATTLE, WA

FLOOR PLANS

LEVEL P2



LEVEL P1



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

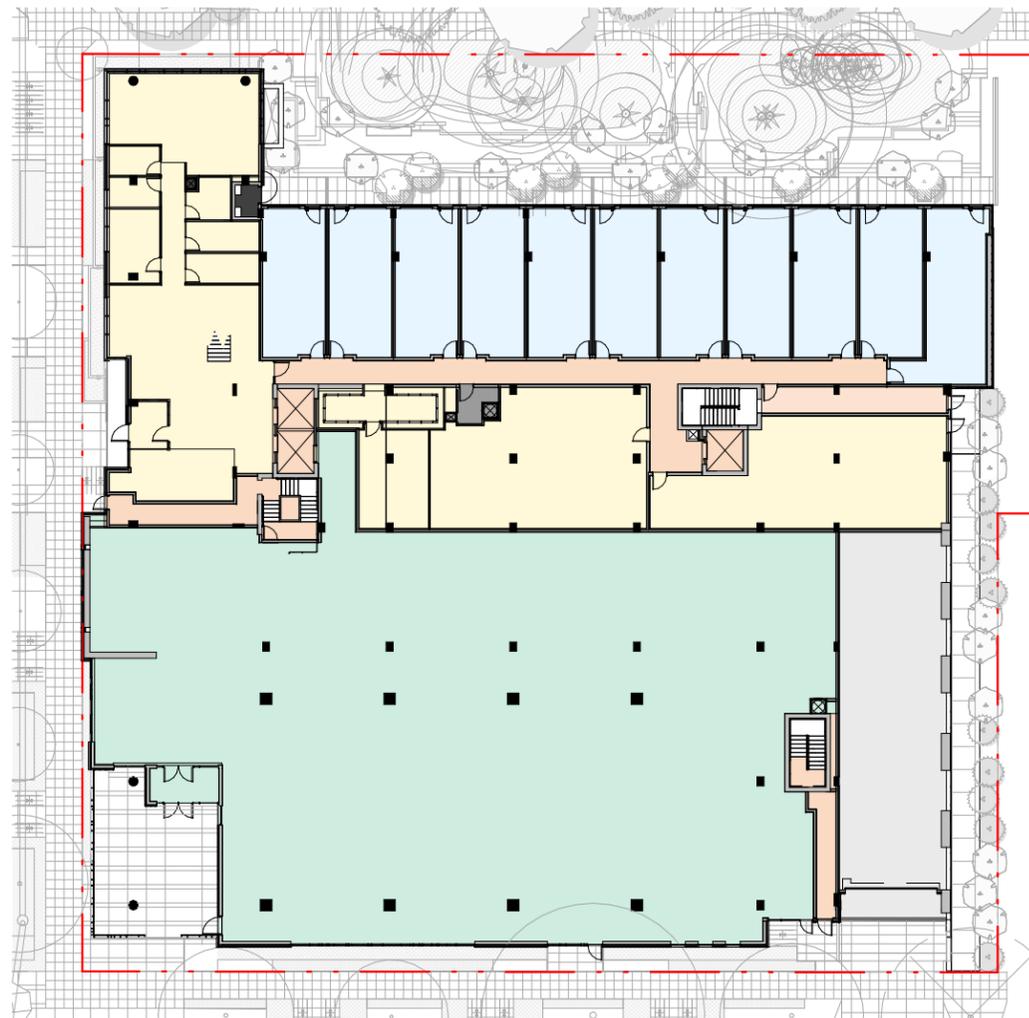
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FLOOR PLANS

LEVEL 1

LEVEL 2

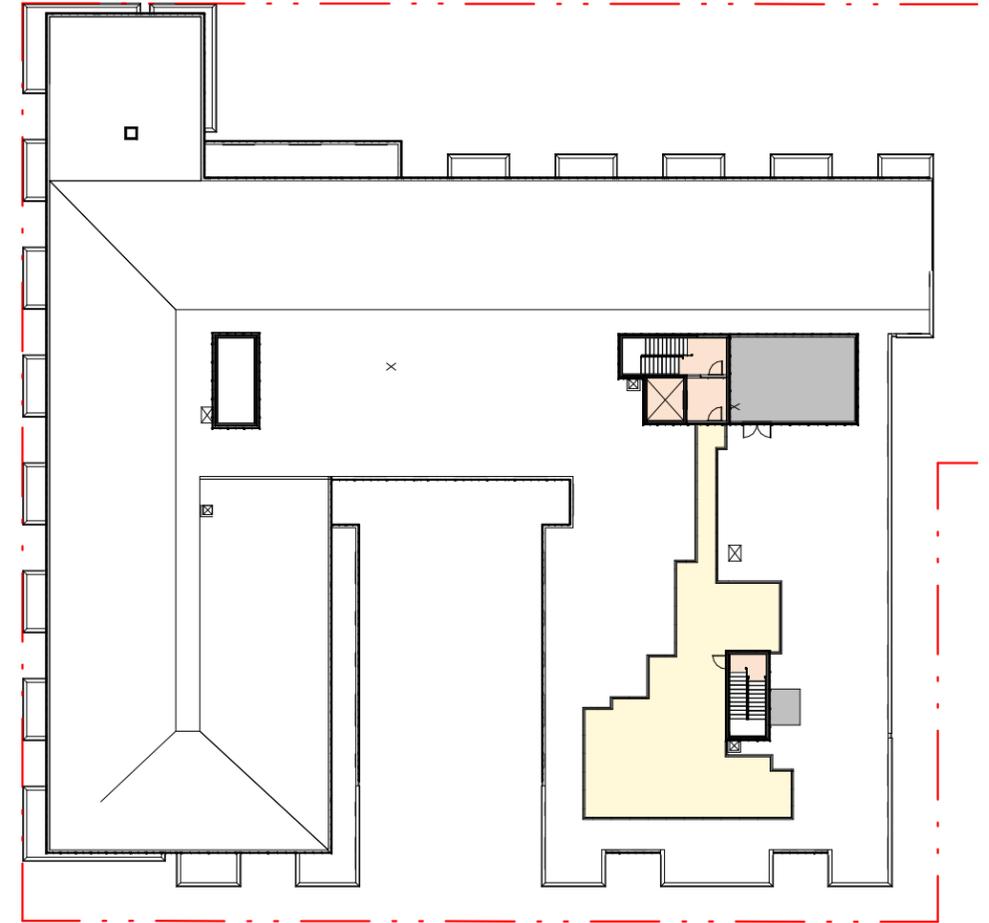
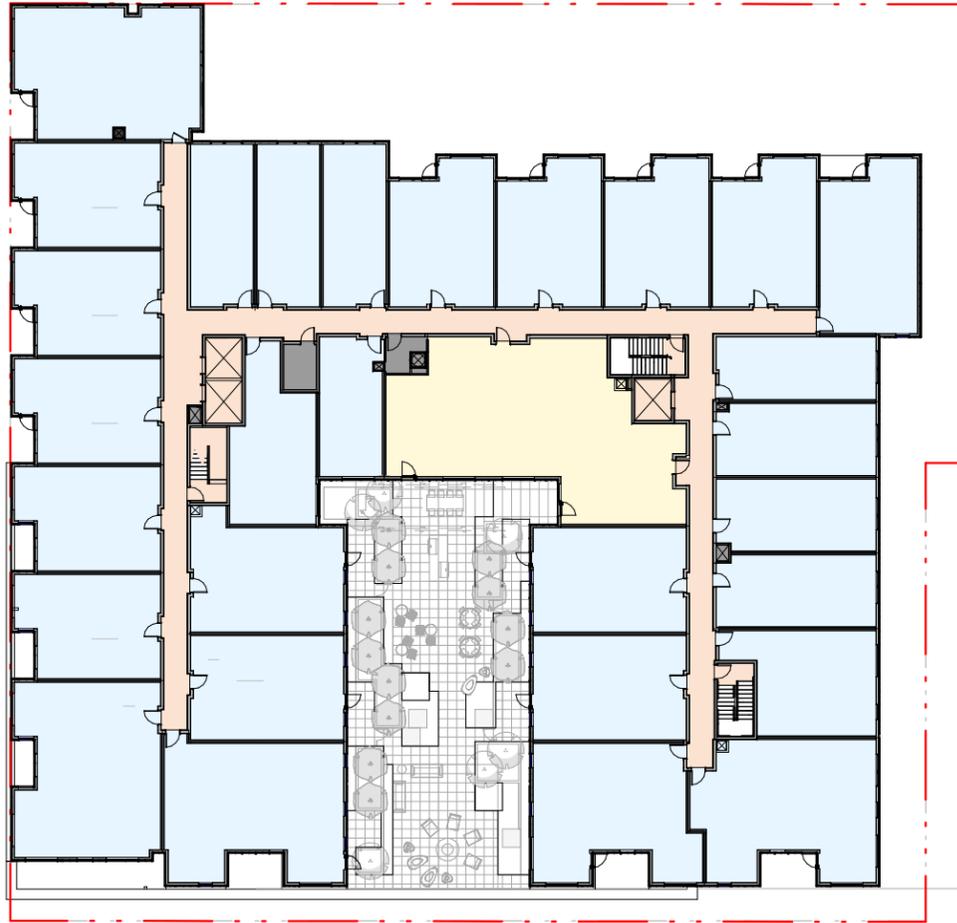


- UNITS
- AMENITY
- CIRCULATION
- SANCTUARY
- PARKING
- MECHANICAL

FLOOR PLANS

LEVELS 3 - 8

ROOF



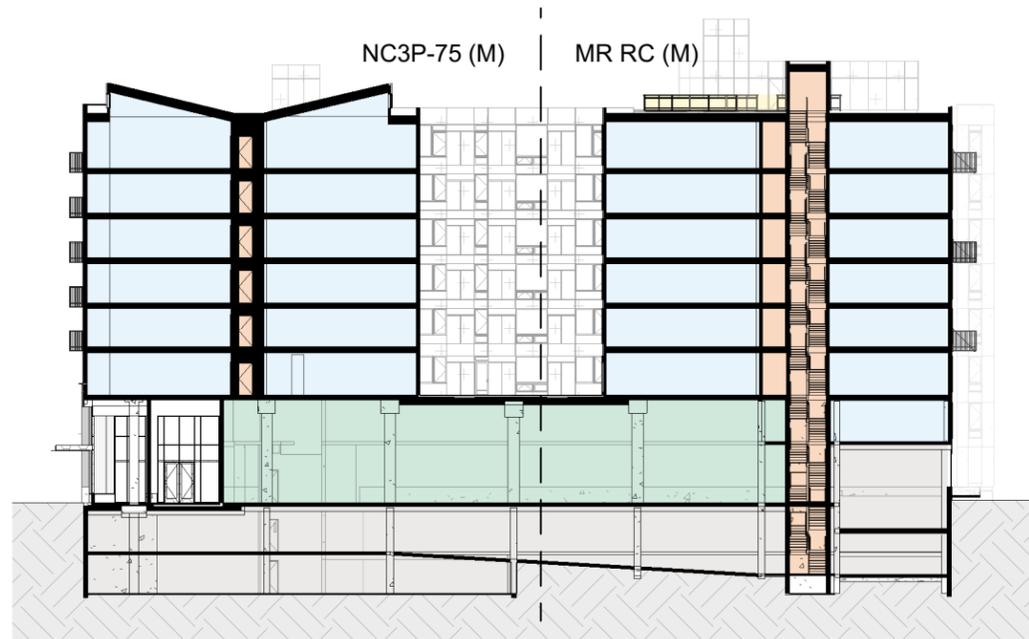
- UNITS
- AMENITY
- CIRCULATION
- SANCTUARY
- PARKING
- MECHANICAL

DRAFT

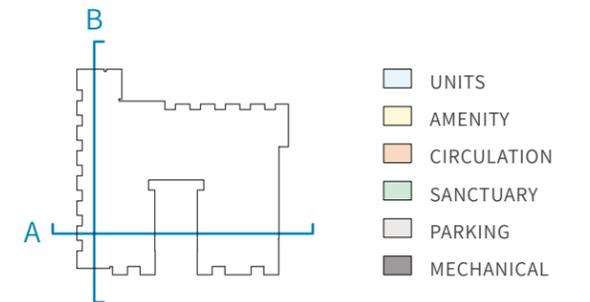
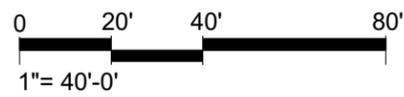
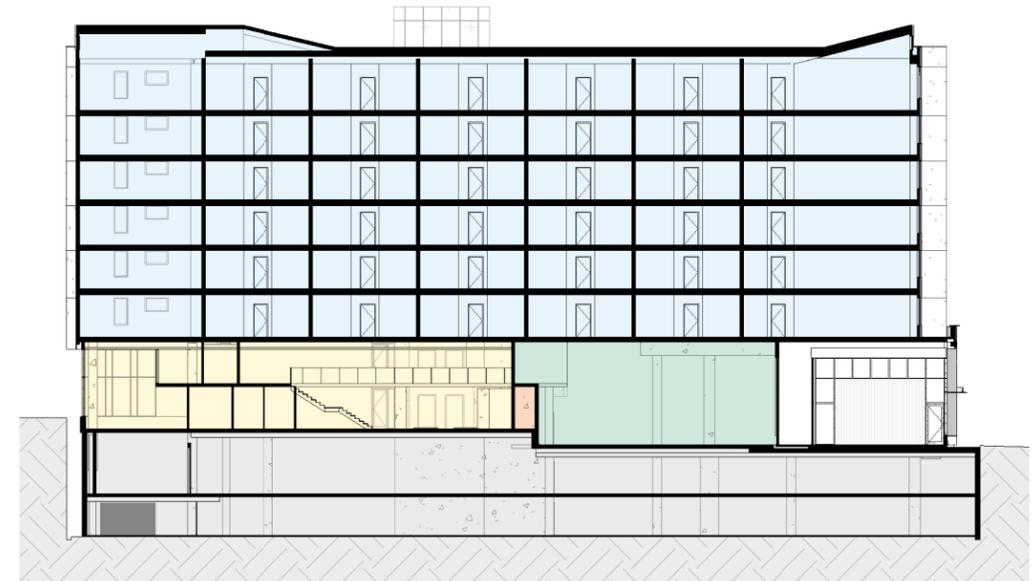
**SECTIONS**

**BUILDING SECTIONS**

SECTION A: AT CHURCH LOOKING NORTH



SECTION B: AT COWORKING SPACE LOOKING EAST

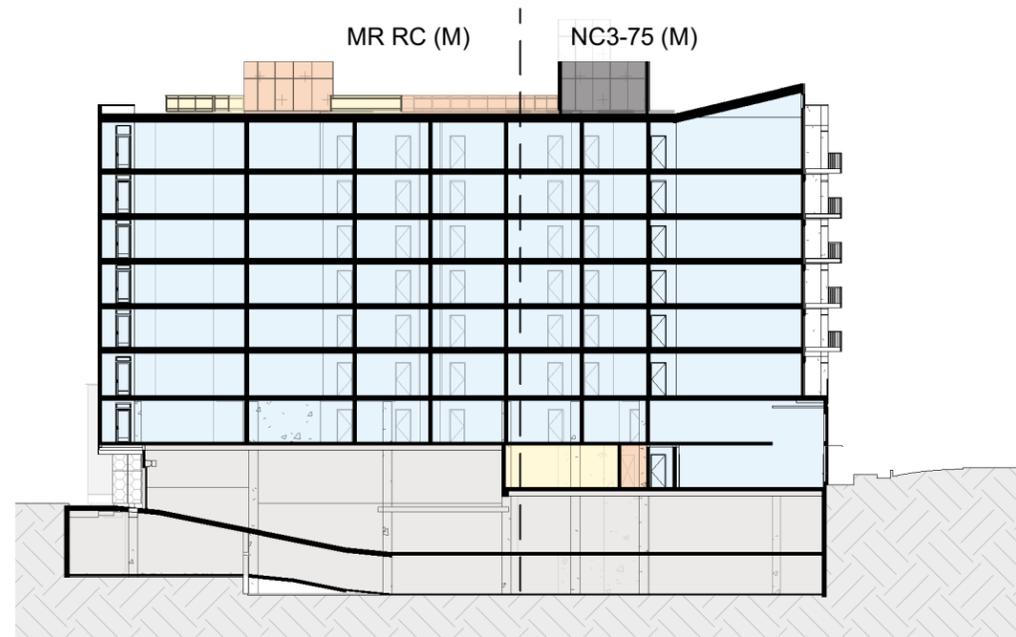


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**BUILDING SECTIONS**

SECTION C: AT GARAGE RAMP LOOKING WEST



SECTION D: AT TOWN HOMES LOOKING NORTH

