# MARKET RATE HOUSING WITH NEW ST. LUKE'S

SDCI #3038466

# DESIGN RECOMMENDATION MEETING









# 05/08/2023

THIS PAGE INTENTIONALLY BLANK















Olson Kundig

# TABLE OF CONTENTS

ST. LUKE'S MISSION	04
PROJECT MISSION & VISION	05
DEVELOPMENT OBJECTIVES AND PROGRAM	06
COMMUNITY OUTREACH	07
ZONING ANALYSIS	08
URBAN DESIGN ANALYSIS	13
SITE ANALYSIS	17
KEY DESIGN PRINCIPLES	22
LANDSCAPE	41
MATERIAL PALETTE	59
ELEVATIONS	60
LIGHTING	64
SIGNAGE	66
EARLY DESIGN GUIDANCE RESPONSES	70
DEVELOPMENT STANDARD DEPARTURES	72
PROJECT TEAM	77
APPENDIX 1 - FLOOR PLANS	78
APPENDIX 2 - SECTIONS	82
APPENDIX 3 - CHURCH INTERIOR IMAGERY	84







SDCI #3038466 05/08/2023 3



# **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 84 affordable and 206 market rate apartment homes. Both the affordable and market rate buildings are focused on providing quality housing for long-term residents and families. The homes in both projects are primarily one, two and three bedroom units, with a limited number of studios.

This package describes the market-rate building that includes ground-level space for the new St. Luke's Episcopal Church which will be located at the corner of 22nd Avenue NW and NW 57th Street. Approximately 172 parking stalls will be provided and accessed from a single driveway off 57th Street. No commercial or retail spaces are planned.

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

### **PROJECT STATISTICS**

#### MARKET RATE

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

# MARKET RATE HOUSING WITH MFTE UNITS (SITE UNDER REVIEW)

BALLARD COMMONS PARK



# SITE MAP







# ST. LUKE'S REDEVELOPMENT VISION

St. Luke's has been serving the Ballard community for over 135 years, with a historic commitment to the neighborhood. In 2017, St. Luke's embarked on a visioning process to determine how to use their land to build a more diverse and inclusive community in Ballard.

Over 150 one-on-one interviews and numerous group meetings were held to determine the essential elements. The outcome is a community-based vision that reflects the history and values of St. Luke's, and the personality and heritage of the Ballard neighborhood.

# **ESSENTIAL ELEMENTS:**

- Workforce housing as part of a mixed-use development
- Affordable family-focused housing
- Mult-purpose, flexible Sanctuary for worship and non-denominational community gatherings
- The Edible Hope Kitchen will continue to serve people
- Program space for affordable childcare, community events, education, ministry
- Adequate parking
- Architectural diversity (avoid Big Box architecture)



# 2021-2023 COMMUNITY ENGAGEMENT

As part of the City's Design Review Process, St. Luke's and Security Properties launched another effort of community engagement in 2021 focused on the site plan, early design, and now Design Recommendation. Recent efforts between Early Design Guidance and Design Recommendation have included:

#### In-Person:

Parish participation in the design and function of the development, attending other organizational meetings to share design status and consult, hosting community meetings, 600-foot mailing to neighbors about the application for a Master Use Permit and the updated websites, two in-person meetings in August and Septermber of 2022, St. Luke's Property Management Committee oversight.

#### Digital:

Zoom meetings, Social, Facebook streaming of parish and community-related meetings, email, digital surveys, website communication, project specific interactive website, bulletins posted on the St. Luke's website.

#### Written:

Meeting summaries, St. Luke's bulletin, direct mailings to neighbors and businesses

# Specific geographic Ballard organizations that have been involved with the vision and design review process:

- Ballard Alliance (Chamber of Commerce)
- Ballard Rotary Club
- Birdge Care Center Board of Advisors
- Edible Hope Kitchen Volunteers
- Edible Hope Kitchen Guests
- NE District 6<sup>th</sup> Council
- St. Luke's Congregation
- Sustainable Ballard
- Residential Neighbors housed and unhoused. Approximately 10% of St. Luke's congregation is unhoused, including several board members.











DEVELOPMENT STAND	ARD	NOTES
ZONES		
NC3-75 (M1), NC3P-75 (N	M1), MR RC (M)	
OVERLAYS		
Ballard Hub Urban Village Pedestrian Area (P) Mandatory Housing Affordability (M, M1) Frequent Transit Service Area		(P) Designation only on southern half of property along 22nd Ave NW. The Church is an allowed institutional use in this location.
SITE AREA		
MARKET RATE - 39,991 S	SF	
STREET CLASSES		
22nd Ave NW: Urban Village Neighborhood Access NW 58th St: Urban Village Neighborhood Access, Neighborhood Greenway NW 57th St: Urban Village Neighborhood Access		
PERMITTED AND PROF	HIBITED USES	
NC3 - <b>SMC 23.47A.004</b> ; Residential and Chu	MR - <b>SMC 23.45.504</b> urch (Institution) uses are permitted	
HEIGHT		
NC3 - SMC 23.47A.012 Height limit: 75'* Rooftop features:	4 feet above the height limit: open railings, planters, clerestories, parapets, firewalls	*Departure requested for additional height per SMC 25.11.080.A.2 In preserving several existing exceptional trees at the north side of the site
<b>MR - SMC 23.45.514</b> Height limit: 80'*	15 feet above the height limit: solar collectors, mechanical equipment**	The proposed departure requests the full 10 feet, to allow for an addition
Rooftop features:	4 feet above the height limit: open railings, planters, clerestories, parapets, firewalls 15 feet above the height limit: solar collectors, mechanical equipment, stair penthouses** 16 feet above the height limit: elevator penthouses	
MR - SMC 23.45.550: 95	' for Low Income Housing on Religious Organization Property	
	erage of all features does not exceed 20 percent of the roof area, f area if the total includes screened mechanical equipment	
FAR		
NC3 - SMC 23.47A.013: 1 MR - SMC 23.45.510: 4.5 MR - SMC 23.45.550: 5.0		Blended FAR for Market Rate Site = 5.25. Proposed design has FAR of 5.05

site, the project meets criteria for a 10 foot height departure. ional story, and the additional height needed for the elevator penthouse.

.05.







DEVELOPMENT STANDARD			NOTES
STREET LEVEL USES			
NC3 - SMC 23.47A.005.D Required uses along 80 percent at NC3P designated portion of s		facade on 22nd Ave NW & NW 57th St,	Church (Institutional) use is proposed.
STREET-LEVEL DEVELOPMENT ST	ANDARDS		
NC3 - SMC 23.47A.008.B.4 Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.			Design proposes a floor-to-floor height of 23 feet at street level at residential.
FACADE MODULATION			
facades longer than 100 feet sh		cated within 10 feet of a street lot line, ck the facade from the street lot line	*Departures requested per SMC 25.11.080.A.2.
SETBACKS			
NC3 - SMC 23.47A.009.F.4.b Above 45 feet: 10 foot average setback from street lot lines; Above 65 feet: 15 foot average setback from street lot lines		*Departures requested per SMC 25.11.080.A.2.	
MR - SMC 23.45.518.B.1 Front and side setbacks from st Side setback from interior lot lin	0 /	inimum; v 42 feet, 7 avg, 5 min; above 42 feet, 10 avg, 7 min	
AMENITY AREA			
NC3 - SMC 23.47A.024 Amenity areas equal to 5 percent of total gross floor area in residential use. Amenity areas shall not be enclosed		Indoor and outdoor amenity areas are provided, well exceeding Level 2, and Level 3. Outdoor amenity space is provided at the gr	
MR - SMC 23.45.522			
Amenity areas equal to 5 perce	nt of total gross floor area in resi	dential use. No more than 50% of amenity area may be enclosed	See response above.
PARKING			
SMC 23.54.015, Table A and Table No parking required - located w	<b>B</b> vithin an urban village, within a f	requent transit service area	
BIKE PARKING			
SMC 23.54.015, Table D B.8 Religious facilities: D.2 Multi-family structure:	<b>Long Term</b> 1 per 4,000sf 1 per dwelling unit	<b>Short Term</b> 1 per 2,000sf 1 per 20 dwelling units	Long TermShort TermTotal provided17116Short term bicycle parking is provided in the ROW.Long term bicycle parking is provided in a grade level bike room
EXCEPTIONAL TREES			
avoiding development in the tr	ree protection area could not be	e applicant demonstrates that protecting the tree by achieved through development standard departures, cof additional height (SMC 23.41.012B.10.b & 11.f).	Design proposes preservation of several exceptional trees, and reupper level setbacks, and facade modulation.





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

ng this standard. Indoor amenity space is provided at the ground level, e ground level, a large Level 3 terrace, and a deck at the Roof level.

#### rm

m with direct outdoor access, as well as access to the interior.

d requests departures for structure height,















# ZONING ENVELOPE DIAGRAMS

THIS PAGE INTENTIONALLY BLANK







# **EXISTING LAND USE DIAGRAM**







 $V|\Lambda$ 









### BALLARD CHARACTER AREAS MAP AS DEFINED BY THE BALLARD NEIGHBORHOOD GUIDELINES

14 05/08/2023 SDCI #3038466

Residential In-Town

Character Core

N

Civic Core















# STREET CONTEXT MAP

SOLSTICE SUN PATHS
PRIORITY ACTIVITY AREA*
STAY HEALTHY STREET
NEIGHBORHOOD GREEN WAY**
BIKE LANE
BUS ROUTE

**Priority Activity Area\*** is defined in the Ballard Design Guidelines as a street that accommodates festivals and events.

**Neighborhood green ways**\*\* are defined by SDOT as safer, calm residential streets. They are intended to connect residents to popular neighborhood destinations, and to improve safety by prioritizing bicycles and pedestrians, and keeping vehicle speeds low.

# **NEIGHBORHOOD CONTEXT MAP**



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















SITE SURVEY

# TREE PRESERVATION PLAN





### EXCEPTIONAL TREES PER ARBORIST REPORT

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

CONDITION GOOD GOOD GOOD GOOD GOOD GOOD GOOD FAIR GOOD

### OTHER TREE SPECIES ON SITE

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











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



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





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



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









In of site looking se towards site on NW 58th st



# EXISTING SITE



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



NE OF SITE LOOKING E 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



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









(1) AMLI MARK 24 APARTMENTS | 2318 NW MARKET ST



BALLARD YARDS APARTMENTS | 2417 NW MARKET ST





4 VALDOK APARTMENTS | 1701 NW 56TH ST



5 VIK CONDOMINIUMS | 1760 NW 56TH ST



(6) THE COMMONS AT BALLARD - 5621 22ND AVE NW



CHERYL CHOW COURT | 2014 NW 57TH ST



8 NYER URNESS HOUSE | 1753 NW 56TH ST











# **DEVELOPMENT CONTEXT**

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

# **DESIGN CONCEPTS**

\_\_\_\_

4.4

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.



**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

See page 70 for a complete list of EDG responses

# 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



# **SEQUENCE OF OUTDOOR SPACES**





#### NE Corner

#### **KEY BENEFITS**

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

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





NW Axon View

#### **KEY BENEFITS**

- - increased visual interests
  - •

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













# North Elevation

#### **KEY BENEFITS**

- 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

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



## **BAY MODULATION**

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

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

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



# **APPROPRIATE BOOKEND TO THE PARK**





NW 58<sup>th</sup> ST

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



SW Axon View

#### **KEY BENEFITS**

Setbacks at the ground level provide a more generous and expansive public • realm along 22<sup>nd</sup> Ave NW

MM 58

• 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

ALE NA

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



SW Axon View

#### **KEY BENEFITS**

- residential uses above



# **TWO-STORY EXPRESSION**



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

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

• A consistent two-story expression across a sloped site allows for the vertical

scale to change in a manner appropriate to the uses - Church use is taller, while residential lobby and residential units are shorter

• Establishes a more human scale at street level

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







# SOUTH-FACING COURTYARD





#### SW Axon View

#### **KEY BENEFITS**

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

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



**NEIGHBORHOOD SCALE** 

#### SW Axon View

#### **KEY BENEFITS**

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

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





#### **KEY BENEFITS**

DC2.b.a





St. Luke's Episcopal Church





# LANGUAGE ARTICULATION

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

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





# **BAY LANGUAGE ARTICULATION**



SW Axon View

The bays located on the North and West facades provide a pleasing rhythm, as well as significant depth, shadow, and modulation along these public facing facades. The incorporation of balconies brings activity and life both to the building, and to the surrounding neighborhood. The use of stucco allows the bays to read as volumetric masses - the material is able to turn the corner without a joint.









22<sup>nd</sup> Ave facade







# **BAY LANGUAGE ARTICULATION**





Captions to be added

Captions to be added







# KEY DESIGN PRINCIPLES AND PRIORITY DESIGN GUIDELINES



SW Axon View

Cementitious panels express the inset language

Painted metal unit exhaust vent shrouds are integrated into the facade breaking up the texture of stucco

Balcony with glass guardrail and painted aluminum handrail



# PATTERN LANGUAGE ARTICULATION



SW Axon View

The facades within the courtyard and facing the east property line are simple, ordered and rhythmic. Unit venting is thoughtfully integrated and becomes a compositional element. On the east facade, the incorporation of colorful balconies brings additional interest and life.











East facade



# PATTERN LANGUAGE ARTICULATION







# KEY DESIGN PRINCIPLES AND PRIORITY DESIGN GUIDELINES

East facade













# NORTH TOWNHOUSES AND PATIOS









# NORTH FACADE

Pictured on page 30

# **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 town-home 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















83.75'

 $\oplus$ 

"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.

SECTION A

86.75'

Æ



St. Luke's Episcopal

Church





# **EDG RESPONSE**

See page 70 for a complete list of EDG responses

# CORNER OF 22ND AND 58TH

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



























# EDG RESPONSE

See page 70 for a complete list of EDG responses

# RESIDENTIAL ENTRY

entrance.

DC2-2-a

"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

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












# CHURCH COURTYARD AND ENTRY



Gate opened



Gate closed

### **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





# 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 as 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







See page 70 for a complete list of EDG responses











# SOUTH-FACING COURTYARD



### **KEY BENEFITS**

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

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

# GARAGE AND BICYCLE ACCESS



**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







THIS PAGE INTENTIONALLY BLANK

















# LEVEL 1 PLAN - OVERVIEW

# ST LUKES AFFORDABLE SITE

### COMPOST BIN STAGING



Scale: 1"=30'-0"

# NW 58TH ST FRONTAGE





Conc. Paving w/ Sawcut Scoring

Flexible Porous Pavement

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, butterfly 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.

# (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 Darge Street Tree (Tulip Tree) (8) Medium Street Tree (Tupelo) (9) Small Street Tree (Sweetbay Magnolia)

### **EXISTING STREETSCAPE CHARACTER**



### PROPOSED POLLINATOR PATHWAY CHARACTER







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









### STREET TREES



Liriodendron Tulipifera Tulip Tree



Nyssa sylvatica Tupelo Tree



Magnolia virginiana SweetbayMagnolia



Spiraea betulifolia 'Tor

Birchleaf Spiraea

Geranium 'Rozanne' Hardy Cranesbill



Cornus sericea 'Cato' Arctic Sun Dogwood

Anamanthele lessoniana Asclepias fascicularis New Zealand Wind Grass Narrowleaf Milkweed



Allium sphaerocephalum Drumstick Allium



Sysrinchium striatum Pale Yellow-eyed Grass Sesleria autumnalis Autumn Moor Grass



Achillea millefolium 'Moonshine' / Yarrow



Echinacea 'Fragrant An-gel' / White Coneflower





POLLINATOR PATH PLANTING



Fragraria chiloensis Sand Strawberry



Veronica peduncularis 'Georgia Blue'









# NW 58TH ST FRONTAGE



Mahonia repens Creeping Mahonia



Euphorbia myrsinities Donkey Tail Spurge





Carex testacea Orange Sedge



Sedum reflexum 'Blue Spruce'



# **GROVE COURT PLAN**













# GROVE PATH, WALL AND STEP MATERIALS





Board Form Concrete and Steel Planters

Decomposed Granite Path (Stabilized)

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















# **GROVE COURT MATERIALS**



Steps: Conc. Slabs with Steel Edging

# **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



Polystichum setiferum Soft Sheild Fern



Dryopteris erythrysora Autumn Fern



Athyrium Felix-femina Lady Fem

Polystichum setiferum Soft Sheild Fern



Oxalis oregana Redwood Sorrel

Mahonia repens Creeping Mahonia

Asarum caudatum Wild Ginger



Hypnom imponens Sheet Moss



Gymnocarpium dryopteris Oak Fern



Lonicera ciliosa Native Honeysuckle







Sarcococca h. var. humilis Creeping Sweetbox



Helleborus orientalis Lenten Rose





Mahonia eurybracteata Soft Caress Mahonia

Acorus gramineus 'Ogon' Golden Sweetflag



# Flowering Shrubs





Hydrangea querc. 'Pee Wee' | Oakleaf Hydrangea



Ribes sanguineum Red-Flowering Currant













# COMMONS FRONTAGE AT 22ND AVE NW



# 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 an additional Maple will be added at the NW corner. The planters at the base of these trees will be significantly enlarged. Hedge material will frame the looser, ornamental planting, and lend a sense of formality to the streetscape. Recessed bioretention planters mitigate the project's stormwater runoff from the roof, wrapping the northwest corner of the building. Bike parking is distributed along the block, along with a pair of racks at the residential entry.

# Planting at W Face of Church Courtyard



Calamagrostis x 'Karl Foerster' | Feather Reed Grass



Trachelospermum asiaticum | Asian Star Jasmine

# **Bioretention Planting at Building Frontage**



Iris versicolor Blue Flag



Slough Sedge



# At-grade planting in front of Bioretention



Sesleria autumnalis Autumn Moor Grass



Sysrinchium striatum Pale Yellow-eyed Grass



Camassia guamash Native camas



1) Property line
2 Utility line below
3 Curb Ramp and Bulb, see
4 Existing Trident Maple tr
5 New Trident Maple Tree
6 Residential Entry
7 Recessed Bioretention P
🖲 Bike Racks, typ.
2-foot courtesy walk-off

### HARDSCAPE MATERIALS



Conc. Paving w/ Sawcut Scoring





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

ee Civil ree to remain (5)

Planters

Bike Rack - Westport Tofino





# Street Trees



Acer buergerianum Trident Maple

### Shrubs at Curbside Planters



Taxus baccata 'Repandens' Creeping Yew



Helichtotrichon semper-virens| Blue Oat Grass



Agapanthus 'Blue Yonder' Blue Yonder Agapanthus

Gaura lind. 'Whirling But-terflies' | Wand Flower



Teucrium chamaedrys Wall Germander



Nassella tenuissima Mexican Feather Grass



Parahebe perfoliata Digger's Speedwell



Convulvulus cneorum Silver Bush



llex crenata 'Helleri' Heller's JapaneseHolly



Spiraea betulifolia 'Glow Girl' | Birchleaf Spiraea



Hebe pingue.'Sutherlandii' Sutherland's Hebe'









# COMMONS FRONTAGE AT 22ND AVE NW



Lonicera pileata Honeysuckle Box

# NW 57TH ST FRONTAGE



# NW 57TH ST STREETSCAPE IMPROVEMENTS

The foreground of the new church space will be a celebration of the seasons. A rich tapestry of colorful perennials, bulbs and shrubs will be framed by a clipped, dark yew hedge. The display garden will be in full view of the church windows, and will provide continuous bloom and foliage interest. All existing Linden Trees are to be maintained and protected as street trees. The compost staging area will double as a drop off area for the day care space.

### NUMBERED NOTES

- (1) Church Forecourt
- 2 Seasonal Display Garden
- (3) Garage Entry Drive
- A Existing Littleleaf Linden tree to remain, typ of (5)
- (5) Compost staging area
- 6 Bike Rack, typ.
- (7) East Property Buffer and Egress Path
- 8 Property Line

### HARDSCAPE MATERIALS



Conc. Paving w/ Sawcut Scoring

50



Bike Rack - Westport No-scratch

# Street Trees to Remain



Tilia cordata Littleleaf Linden

# Curbside Planting



Taxus baccata 'Repandens' Creeping Yew



Rosa x 'Schneekoppe' Snow Pavement Rose



New Zealand Satin Flower







# East Edge Buffer



Lonicera pileata Honeysuckle Box

Carex morrowii 'Ice Dance' Varigated Sedge

Fothergilla gardenii 'Blue Mist' | Witch Alder

# Ν

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





Carex morrowii 'Ice Dance' Varigated Sedge





Carex morrowii 'Ice Dance' Varigated Sedge





# Architectural Plants



Chamaecyparis lawsoniana 'Blue Surprise' Falsecypress Olea europaea 'Wilsonii' Wilson's Ornamental Olive



Taxus baccata 'Repandens' Creeping Yew



Seasonal Display Garden



Hydrangea paniculata 'Little Lime' Hydrangea



Phygeliusrecta | 'Moon Raker' Cape Fuschia





Salvia guaranitica 'Black and Bloom'

Amsonia hubrichtii | Willowleaf Bluestar



Rosa x 'Schneekoppe' Snow Pavement Rose

# **Bulb Overlay**



Species Crocus



Lavandula X 'Provence' Provence Lavender



Carex morrowii 'Ice Dance' Varigated Sedge





Narcissus 'Minnow'

Narcissus 'Thalia' Fragrant White Daffodil



Miniature Daffodil









Allium ampiplectens Spring Beauty Allium



Drumstick Allium



SECURITY PROPERTIES

St. Luke's

Episcopal

Church





# NW 57TH ST FRONTAGE



Carex morrowii 'Ice Dance' Varigated Sedge





Lonicera pileata Honeysuckle Box



Sedum 'Lemonjade' Lemon Jade Upright Sedum





Fritillaria persica 'Ivory Bells'



# CHURCH FORECOURT PLANTING



Ν

# NUMBERED NOTES

- Bike racks for (4)
- 2 Ornamental Gate
- (3) Mix of foliage and seasonal blooming plants
- 4 Evergreen Focal Points
- 5 Seasonal Focal Point

# Evergreen Focal Point Seasonal Focal Point



Camellia 'Nuccio's Gem'





Dryopteris lepidoptera

Heuchera 'Electra'



Lysimachia nummularia 'Aurea | Creeping Jenny





Heuchera 'Toffee Tart'



Corylopsis spicata 'Golden Spirit' | Winterhazel



Early Spring Flowering



Epimedium davidii | David's Epimedium

# Late Spring / Summer Flowering



Hakonechloa m. "Aurea" Gardenia 'Frostproof' Japanese Forest Grass



Muhlenbeckia axillaris Wire Vine







Helleborus 'Molly's White' Hybrid Lenten Rose



Helleborus 'Apricot Blush' Hybrid Lenten Rose





Fuchsiamagellanica 'Gra-cilis' | Hardy Fuchsia



Begonia odorata 'White Fragrant Begonia







THIS PAGE INTENTIONALLY BLANK









# LEVEL 3 RESIDENTIAL COURTYARD













NUMBERED NOTES

6 Gated Unit Terrace

(10) Wood Bench Seating

1 Double Grill station

(13) Sculptural 'Pebble' Seating

(8) Dining Area

(9) Lounge Area

2 C.I.P. Planters with Accent Trees

(3) 30"H Steel Planter with Grasses

5 Precast pavers over Pedestals

(7) Decking Platform for Seating

4 24"H Steel Planter with Groundcover

(12) South Facing Lounge with Fire Table

1 Trellis structure



### HARDSCAPE MATERIALS





Trellis







Fire Bowl

Steel Planter

Concrete Planter



Grill Station











(Fall)

Anemone japonicum 'Honorine Jobert'







Helleborus orientalis Lenten Rose



Polystichum neolobatum Asian Saber Fern





Euphorbia amygdaloides var. robbiae Robb's Euphorbia









'Pebble' Seating

Calamagrostis brachytricha Korean Feather Reed Grass Fountain Grass





Stewartia monadelpha Tall Stewartia (Spring/Summer)









COURTYARD PLANTINGS

Small Accent Trees





Acer circinatum Vine Maple Ornamental Grasses and Perennials







# LEVEL 3 RESIDENTIAL COURTYARD



(Winter)



Astrantia major Alba White Masterwort

Geranium 'Ann Folkard' Trailing Hardy Cranesbill

# **Evergreen Groundcover**



Lonicera pileata Japanese Box



Trachelospermum asiaticum Asian Star Jasmine

# ROOFTOP TERRACE









# ROOFTOP TERRACE ENLARGED PLAN

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

8 Lounge area with flexible seating



# **ROOFTOP TERRACE MATERIALS**

### HARDSCAPE MATERIALS





Precast, pedestal set pavers

Bermed Steel Planter



Grill Station

Firebowl

# **ROOFTOP PLANTINGS**

### Small Floweing Accent Trees



Amelanchier grandifolar 'Au-tumn Brilliance' Autumn Brilliance Serviceberry

# Extensive Vegetated Roof: Sedum Mix



### Ornamental Grasses at Linear Planters



Nassella tenuissima Mexican Feather Grass

# Groundcover and Perennials at Bermed Planters







Ceanothus gloriosus Point ReyesCeanothus

Sedge





Agastache 'Apache Sunset' Licorice Mint



Allium amythistinum 'Tausch' Mohican Red Allium



Helichrysum italicum Italian Strawflower



Prosanthera cuneata Alpine Mint Bush



Carex testacea New Zealand Orange



Carex testacea New Zealand Orange Sedge

















0000

DAVIS

K

C

ADAVIS COLORS

H

E

D

A

В

# ELEVATIONS





NORTH ELEVATION





METAL PANEL







STUCCO 1/2

BRICK 2





VINYL WINDOW

VINYL WINDOW





STOREFRONT

HARDIE PANEL 2

60 05/08/2023

SDCI #3038466



► - A







### WEST ELEVATION





# ELEVATIONS



BRICK 1



RED BRICK/TILE



BRICK 2



STUCCO 1/2



HARDIE 1



HARDIE PANEL 2 SDCI #3038466 H

WOOD



METAL PANEL



METAL SCREEN



VINYL WINDOW



VINYL WINDOW



STOREFRONT

05/08/2023

61

### ELEVATIONS





SOUTH ELEVATION



XXX $\cap$ METAL SCREEN

BRICK 2





STUCCO 1/2





HARDIE 1





STOREFRONT

HARDIE PANEL 2

62 05/08/2023 SDCI #3038466





PARKING ENTRY DOOR CHARACTER









"0 '

76'

- 4

10



### EAST ELEVATION



— OUTLINE OF NEIGHBORING BUILDING

- BUILDING EXHAUST VENTING LOCATION







# ELEVATIONS

10"









STUCCO 1/2







HARDIE PANEL 2 SDCI #3038466





METAL PANEL



METAL SCREEN



VINYL WINDOW



0	
U	

63

05/08/2023



SPECIAL BOLLARD AT GROVE COURT ENTRANCES



WALL MOUNTED SCONCE



SQUARE LITESTICK BOLLARD-STYLE PATH LIGHT

B

NARROW FLOOD LIGHT



C

CAN LIGHT



EMBEDDED STEP LIGHT









# GROUND FLOOR PLAN











ARE LITESTICK BOLLARD-STYLE PATH LIGHT

CANTIGHT



E

WALL MOUNTED SCONCE

NARROW FLOOD LIGHT



BOLLARD-STYLE PATH LIGHT



EMBEDDED STEP LIGHT

St. Luke's Episcopal Church







BOVER PENDANT LIGHT



# GROUND FLOOR PLAN



B

UARE LITESTICK BOLLARD-STYLE PATH LIGHT



CAN LIGHT



WALL MOUNTED SCONCE



NARROW FLOOD LIGHT



BOLLARD-STYLE PATH LIGHT



EMBEDDED STEP LIGHT



D STRIP LIGHTING AT BENCHES



BOVER PENDANT LIGHT



# ROOF PLAN













WALL MOUNTED BUILDING SIGNAGE INSPIRATION

PANEL INSPIRATION



CANOPY MOUNTED RETAIL SIGNAGE INSPIRATION.



CANOPY MOUNTED BUILDING NUMBER SIGNAGE INSPIRATION



WALL MOUNTED PARKING SIGNAGE INSPIRATION





# GROUND FLOOR PLAN







NORTH ELEVATION



# WEST ELEVATION



### SOUTH ELEVATION



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







THIS PAGE INTENTIONALLY BLANK







SDCI #3038466 05/08/2023 69

### **1. OPEN SPACES AND EXCEPTIONAL TREES**

A. 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 58th Street, intent for façade depth through balconies along 22nd Avenue NW, and placement of a courtyard along NW 57th Street (CS2-A-2. Architectural Presence, CS2-B-3. Character of Open Space, Ballard CS2-1-b. Civic Core, Ballard CS2-3-a. Connection to the Street, Ballard CS2-5-a. Character Core and Civic Core, Ballard CS3-1. Fitting Old and New, Ballard PL1-1-a. Enhancing Open Space, Ballard PL1-1-b. Adding to Public Life, PL2-B-1. Eyes on the Street, DC2-A-2. Reducing Perceived Mass, Ballard DC3-2-a. Meeting User Needs).

### **RESPONSE**: The proposed design retains the massing supported at EDG.

B. The Board supported further development of Massing Option C, which includes preserving some of the Exceptional Trees on site that are closest to NW 58th St and removing Exceptional Trees throughout the remainder of the site. The Board supported the intent to preserve an existing grouping of trees along the NW 58th Street frontage, which includes several exceptional trees. The Board stated that the presence of the proposed open space and trees softens the residential street frontage with landscaping and building modulation. The Board added that the open space adds to the proposed series of open spaces along the NW 58th Street frontage, linking the street frontage to Ballard Commons Park (Ballard CS1-1-a. On-Site Features, CS1-D-1. On-Site Features, Ballard DC3-2-a. Meeting User Needs, Ballard DC3-3-a. Amenities and Features, DC3-C-1. Reinforce Existing Open Space).

### **RESPONSE**: The proposed design retains the north open space and preservation of existing trees supported at EDG.

C. Although the Board supported the placement of the open space along NW 58th Street and intent to preserve existing trees, the Board encouraged further development of a strategy for tree preservation and new tree plantings along NW 58th Street to best suit the intent for the space and its location between residential units/patios and the street frontage. The Board requested additional information at the MUP phase of review showing detailed the intent for trees in this location, specifying which non-exceptional trees are intended to be preserved and where new trees will be added to enhance the intent of the open space (Ballard PL1-1-b. Adding to Public Life, Ballard DC3-2-a. Meeting User Needs, Ballard DC3-3-a. Amenities and Features, DC3-B-3. Connections to Other Open Space, DC3-C-1. Reinforce Existing Open Space).

**RESPONSE**: See pages 42-47 for additional detail regarding the north setback open space, preservation of trees, and articulation of the townhouse entrances and patios.

### 1. OPEN SPACES AND EXCEPTIONAL TREES (CONT'D)

D. The Board expressed concern about the sunken residential patios along the NW 58th Street frontage of the west building and their relationship to the adjacent open space and street frontage. The 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 (Ballard PL3-1-a. Residential Entries, PL3-B-2. Ground-level Residential, DC3-A-1. Interior/Exterior Fit, Ballard DC3-2-a. Meeting User Needs, Ballard DC3-3a. Amenities and Features)

**RESPONSE**: The design team has carefully developed the design of the open space and townhouse etnries and patios to ease the transition in grade, and to create a sense of privacy while maintaining clear sight lines. See page 47 for sections detailing the relationship of the townhouse patios to the north setback open space. See also the rendered image on page 31, which illustrates the character of that space and the articulation of the patios, entries, and landscape.

### 2. ENTRIES

A. The Board encouraged additional development of the 22nd Avenue NW residential entry to become a more gracious, welcoming, and highly visible entry, stating that the entry currently appears understated. The Board added that the entry design refinement should strengthen its link to the church entry to the south and better incorporate the entry into surrounding landscaping (Ballard PL1-1-a. Enhancing Open Space, PL2-D-1. Design as Wayfinding, Ballard PL3-2 Residential Edges, PL3-A Entries).

**RESPONSE**: 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.

B. The Board supported the proposal for consolidated driveway access along NW 57th Street, which supports the intent for stronger pedestrian frontages along 22nd Avenue NW and NW 58th St (PL3-A Entries, Ballard DC1-1-a. Access Location and Design).

**RESPONSE**: The proposed design retains the driveway location supported at EDG.

# 2. ENTRIES (CONT'D)

Civic Core).

**RESPONSE**: The proposed design retains the church entry location supported at EDG.

CS2-1-b. Civic Core).

**RESPONSE**: Long-term bicycle parking for the church has been located within their entry courtyard, while the residential long-term bicycle parking is located within the building with direct outdoor access along the east facade see page 39. Short-term bicycle parking has been located along the NW 57<sup>th</sup> St and 22<sup>nd</sup> Ave NW frontages - see pages 48 & 50.

C. The Board supported the location of the church entry at the corner of 22nd Avenue NW and NW 57th Street, citing its proximity and visual relationships to both Ballard Commons Park and the Ballard Library (PL2-D-1. Design as Wayfinding, Ballard PL3-2 Residential Edges, PL3-A Entries, Ballard CS2-1-b.

D. The Board supported the conceptual intent for a small courtyard entry for the east building along NW 58th Street and asked for additional study of this entry at the MUP phase of review to clarify its design intent and its connection to the streetscape (CS2-A-2. Architectural Presence, PL2-D-1. Design as Wayfinding, Ballard PL3-2 Residential Edges, PL3-A Entries, Ballard

**RESPONSE**: Since EDG, the market rate and affordable buildings have established separate permit applications. This guidance pertains to the affordable building, and is not under review in this submittal.

E. Citing a public comment about 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 (Ballard PL4-1 Planning Ahead for Bicyclists, PL4-B. Planning Ahead for Bicyclists).







### 3. MASSING

A. The Board expressed concern that the placement of residential units and amenity spaces at the northwest corner of the site at the intersection of 22nd Avenue NW and NW 58th Street could suppress activation of both street frontages. The Board encouraged further development of the ground-level interior amenity space in that corner to promote interaction with the street frontage through transparency and setbacks. The Board cited the character sketch on EDG packet page 65, which displays important aspects of façade transparency, ground-level setbacks, and appropriately scaled soffit heights to enhance the perception of openness and activation at grade. Additionally, the Board supported the window articulation of the residential above, as shown in that sketch, as appropriate for this corner (CS2-A-2. Architectural Presence, Ballard CS2-1-b. Civic Core, Ballard CS2-3-a. Connection to the Street, Ballard CS2-5-a. Character Core and Civic Core, Ballard PL1-1-b. Adding to Public Life, PL2-B-3. Street-Level Transparency, Ballard DC2-4-a. Legibility and Flexibility).

**RESPONSE**: 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. See pages 32 & 33 for illustrations of this corner and the co-working space.

B. The Board supported the single vertical face along 22nd Avenue NW facing the park, identifying the thoughtful modulation shown in Option C as an appropriate response to the visibility of the west façade. The Board discussed the pronounced upper-level massing step-back of the Ballard on the Park building on the west side of Ballard Commons Park, and stated that the same step-back was not needed for this project site due to the separation from the park by 22nd Avenue NW and due to the intent to use balconies to modulate the façade (CS2-A-2. Architectural Presence, CS2-B-3. Character of Open Space, Ballard CS2-1-b. Civic Core, Ballard CS2-3-a. Connection to the Street, Ballard CS2-5-a. Character Core and Civic Core, Ballard CS3-1. Fitting Old and New, Ballard PL1-1-a. Enhancing Open Space, PL2-B-1. Eyes on the Street, DC2-A-2. Reducing Perceived Mass, DC2-C Secondary Architectural Features).

**RESPONSE**: The proposed design retains the single vertical space and bay/ balcony modulation on 22<sup>nd</sup> Ave NW supported at EDG.

# **4. MATERIALITY**

A. The Board supported the light appearance and simple material palettes of the buildings as shown in the character sketches within the EDG packet, adding that the simple palette appropriately emphasizes street frontages, landscaping, and Ballard Commons Park. The Board further supported (CS2-A-2. Architectural Presence, Ballard DC4-1-a. Exterior Finish Materials).

**RESPONSE**: The proposed design retains the lighter materials and simple palette supported at EDG, particularly in the multifamily portions of the building. The St. Luke's portion of the building intentionally diverges, offering more color and contrast, giving it more prominence, and reinforcing its place as a civic anchor to the neighborhood.

B. The Board appreciated the use of warm colors and materials at the ground level along street frontages and related to building entries and encouraged this type of warm materiality to be used on secondary architectural features, facade details, and within landscaping elements as the project design develops (Ballard DC2-3-a. Texture, DC2-C. Secondary Architectural Features, Ballard DC2-4-a. Legibility and Flexibility, Ballard DC4-1-a. Exterior Finish Materials).

**RESPONSE**: The proposed design retains the use of warm colors and materials at the street level frontages. High quality, tactile materials such as brick, wood, and metal panel are used at these frontages to enhance the sense of warmth.

C. The Board appreciated the character sketches indicating movement and playfulness of the window patterning in the east building and encouraged this type of fenestration pattern to remain as the project moves forward in the process (Ballard DC2-2-a. Rhythm and Corners, Ballard DC4-1-a. Exterior Finish Materials).

**RESPONSE**: Since EDG, the market rate and affordable buildings have established separate permit applications. This guidance pertains to the affordable building, and is not under review in this submittal.

# 4. MATERIALITY (CONT'D)

**RESPONSE**: The proposed design retains the intent of a unique facade articulation of the church space. The use of brick, metal panel, and colored glass, along with an expressed two-story massing, helps to distinguish the church and give it prominence.

Human Scale).







D. The Board supported the applicant's stated intent to have a unique exterior façade articulation of the church space along the 22nd Avenue NW and NW 57th Street frontages, with the potential use of stained glass, and encouraged the applicant to develop this frontage and to include this information at the MUP phase of review (Ballard DC2-3-a. Texture, Ballard DC4-1-a. Exterior Finish Materials).

E. Although roof access and rooftop amenity were not identified at EDG, the Board provided guidance that rooftop stair penthouses and other potential rooftop spaces should be placed away from building edges to reduce the perceived height of the buildings and to maintain consistent roof heights as viewed from street frontages (DC2-A-2. Reducing Perceived Mass, DC2-D-1.

**RESPONSE**: The rooftop stair and penthouses and other rooftop structures have been located at the inside corners of the building "U" shape in order to minimize their visibility from the public realm.

# 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.



# 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:

- gathering spaces.
- spaces
- human scale

### 33' VOLUNTARY SETBACK



NW AXON VIEW

• **CS2.1.b.1 Sense of Place:** Contribute to a rich civic character, and active public life where people walk between homes and businesses, and parks, libraries and other

• **CS2.1.b.3 Sense of Place:** Design and program privately owned open spaces to contribute to the public realm.

• CS2.3.a.2 Connection to the Street: Provide a transition from public to private

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

• **PL.1.3.a Priority Activity Area:** Consider designing street-level elements to support the role of 22nd Ave NW as a street that accommodates festivals and events.

• DC2.4.a.1 Legibility and Flexibility: Clearly differentiate residential from commercial street-level uses.




# **DEPARTURE #2 - STRUCTURE HEIGHT (NC ZONES)**

### STANDARD:

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



NW AXON VIEW







#### **PROPOSED DESIGN DEPARTURE:**

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





#### RATIONALE:

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

See SMC 23.11.080.A, and 23.41.012.B.11.f, which allow the director to permit development standard departures for an additional 0.5 FAR, and 10 feet of additional height if protecting an exceptional tree would reduce the site development capacity.

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

Relevant Design Guidelines:

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

SECTION B

SECTION A

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.

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

CS2.1.b.3 Sense of Place: 3. Design and program privately owned open spaces to contribute to the public realm. 5. Consider setting back portions of the east-west facades to form "side rooms" or "eddies" of activities. 6. Set back and raise street-level residences from the sidewalk.

CS2.3.a.2 Connection to the Street: Provide a transition from public to private

PL1.1.b.2 Adding to Public Life: Create a rich public realm and active public open space that extends from the Ballard Commons

PL1.2.a Pedestrian Volumes: Create welcoming and spacious sidewalk environment through integrating private open space, setbacks

DC3.2.a Meeting User Needs: Outside of pedestrian zones, large mixed-use and multifamily developments should incorporate ground-level open space when

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

GROUND FLOOR PLAN

# DEPARTURE #3 - FLOOR AREA RATIO (MR ZONE)

# STANDARD:

DEPARTURE

VOLUNTARY SETBACK

#### SMC 23.45.510.B Table A:

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



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.

See SMC 23.11.080.A, and 23.41.012.B.11.f, which allow the director to permit development standard departures for an additional 0.5 FAR, and 10 feet of additional height if protecting an exceptional tree would reduce the site development capacity.

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:

- spaces.

- designing the massing.



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

CS2.1.b.3 Sense of Place: 3. Design and program privately owned open spaces to contribute to the public realm. 5. Consider setting back portions of the east-west facades to form "side rooms" or "eddies" of activities. 6. Set back and raise street-level residences from the sidewalk.

CS2.3.a.2 Connection to the Street: Provide a transition from public to private

PL1.1.b.2 Adding to Public Life: Create a rich public realm and active public open space that extends from the Ballard Commons

• PL1.2.a Pedestrian Volumes: Create welcoming and spacious sidewalk environment through integrating private open space, setbacks

DC3.2.a Meeting User Needs: Outside of pedestrian zones, large mixed-use and multifamily developments should incorporate ground-level open space when

• 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 #4 - UPPER LEVEL SETBACKS ABOVE 45' (NC ZONES), AND DEPARTURES #5 AND 6 - UPPER LEVEL SETBACKS ABOVE 65' (NC ZONES)

# STANDARD:

4: 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.

5 & 6: 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.

# NW 58<sup>th</sup> ST NC-75 70N AVE NW MR ZONE 10' 495 PLAN ABOVE 45'











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

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

6: 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.

See SMC 23.11.080.A, and 23.41.012.B.11.f, which allow the director to permit development standard departures for an additional 0.5 FAR, and 10 feet of additional height if protecting an exceptional tree would reduce the site development capacity.

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

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

Relevant Design Guidelines:

- spaces.

- designing the massing.

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

**CS2.1.b.3 Sense of Place:** 3. Design and program privately owned open spaces to contribute to the public realm. 5. Consider setting back portions of the east-west facades to form "side rooms" or "eddies" of activities. 6. Set back and raise street-level residences from the sidewalk.

CS2.3.a.2 Connection to the Street: Provide a transition from public to private

PL1.1.b.2 Adding to Public Life: Create a rich public realm and active public open space that extends from the Ballard Commons

PL1.2.a Pedestrian Volumes: Create welcoming and spacious sidewalk environment through integrating private open space, setbacks

DC3.2.a Meeting User Needs: Outside of pedestrian zones, large mixed-use and multifamily developments should incorporate ground-level open space when

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 #7 - UPPER LEVEL SETBACKS 13' TO 65' (NC3 ZONE), AND DEPARTURES #8 AND 9 - UPPER LEVEL SETBACKS ABOVE 65' (NC3 ZONE)

#### STANDARD:

7: 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.

8 & 9: 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:

7: The project proposes a setback of 11" 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.

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

9: The project proposes a setback of 10' 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 and mutually supporting a departure from this standard, and are designed to eliminate any detrimental effects on the residential units.

Relevant Design Guidelines:

- . spaces.

- designing the massing.

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

CS2.1.b.3 Sense of Place: 3. Design and program privately owned open spaces to contribute to the public realm. 5. Consider setting back portions of the east-west facades to form "side rooms" or "eddies" of activities. 6. Set back and raise street-level residences from the sidewalk.

CS2.3.a.2 Connection to the Street: Provide a transition from public to private

PL1.1.b.2 Adding to Public Life: Create a rich public realm and active public open space that extends from the Ballard Commons

PL1.2.a Pedestrian Volumes: Create welcoming and spacious sidewalk environment through integratng private open space, setbacks

DC3.2.a Meeting User Needs: Outside of pedestrian zones, large mixed-use and multifamily developments should incorporate ground-level open space when

DC3.3.a Amenities and Features: Integrate landscaping in front of residences within the plantng 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







# **SECURITY PROPERTIES**



RK APARTMENTS, SEATTLE



ATRIUM VILLAGE, CHICAGO

11



BRIDGES AT 11TH APARTMENTS, SEATTLE









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.



FOX AND FINCH - SEATTLE, WA



403 DEXTER AVE N - SEATTLE, WA



BALLARD YARDS - SEATTLE, WA



3880 STONE WAY AVE N - SEATTLE, WA

LEVEL 1



LEVEL 2







LEVEL 3













LEVEL 4-8

# **ROOF LEVEL**

PARKING LEVEL 1











PARKING LEVEL 2











## SECTION A: AT CHURCH LOOKING NORTH

#### SECTION B: AT COWORKING SPACE LOOKING EAST











1.0. ELEV PENTHOUSE 185' - 9"





#### **SECTION C: AT GARAGE RAMP LOOKING WEST**

#### SECTION D: AT TOWNHOMES LOOKING NORTH















# SANCTUARY INTERIOR



Conceptual image of church interior, tenant improvement under separate permit, image courtesy of Olson Kundig Architects









# **CHAPEL INTERIOR**



Conceptual images of church interior, tenant improvement under separate permit, images courtesy of Olson Kundig Architects









SDCI #3038466 05/08/2023 85