

# 2401 NW MARKET ST

DESIGN REVIEW - 3039108-LU

SEPTEMBER 18TH, 2023

**D E A L**

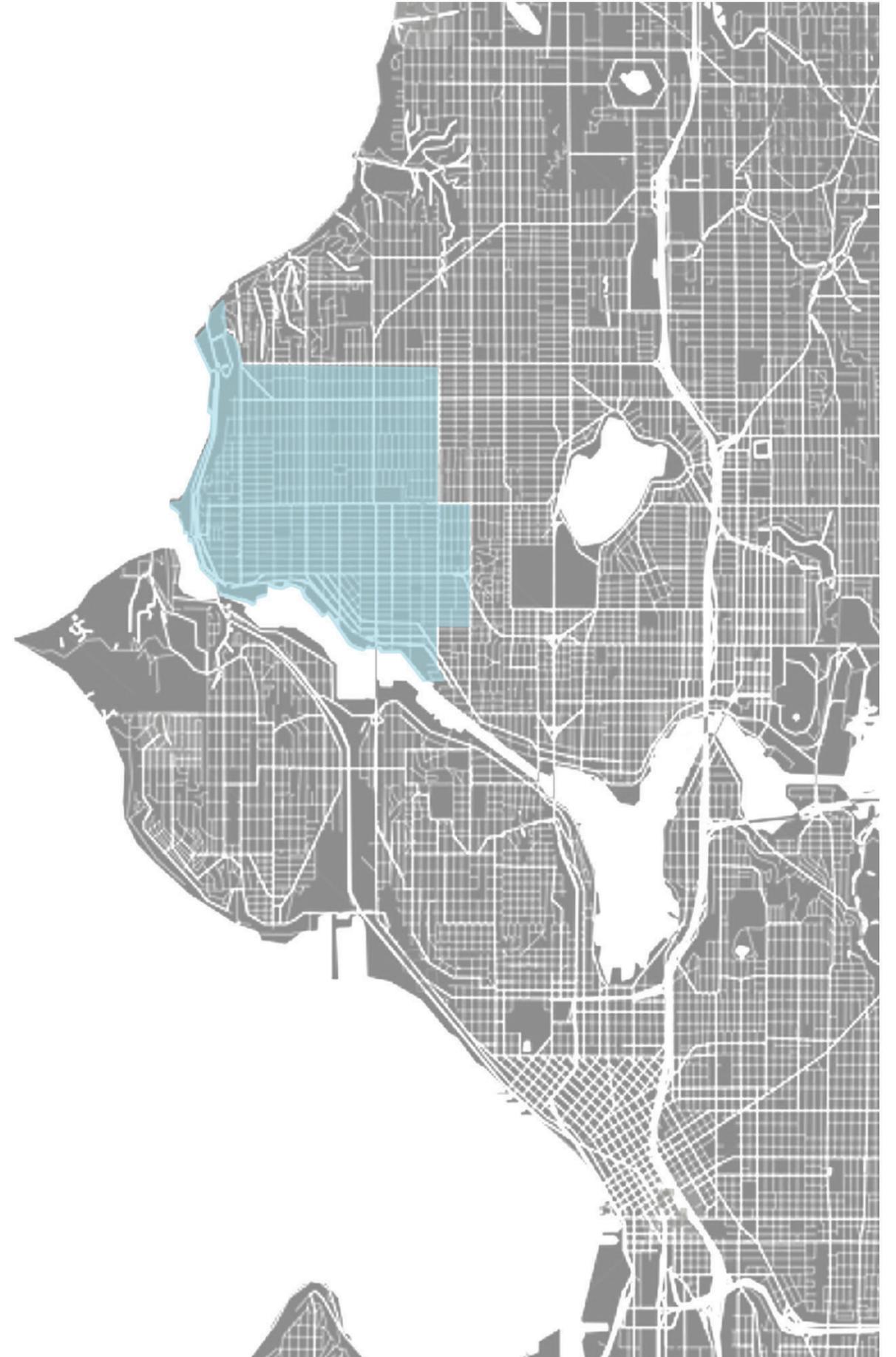
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I N V E S T M E N T S

**URBAL**   
ARCHITECTURE  
URBAN|RURAL

# PROJECT VISION

- FOSTER COMMUNITY, EMBRACE HERITAGE, AND CREATE A VIBRANT, INCLUSIVE ENVIRONMENT
- AIM TO PROVIDE HIGH-QUALITY RESIDENTIAL AND COMMERCIAL SPACES
- CONSIDER MARITIME HISTORY, GROWTH PATTERNS, AND TRANSPORTATION CONNECTIONS
- OFFER PROXIMITY TO EMPLOYMENT, TRANSPORTATION, AND AMENITIES
- ENHANCEMENT OF VEHICULAR, BICYCLE, AND PEDESTRIAN TRAFFIC INTERSECTIONS

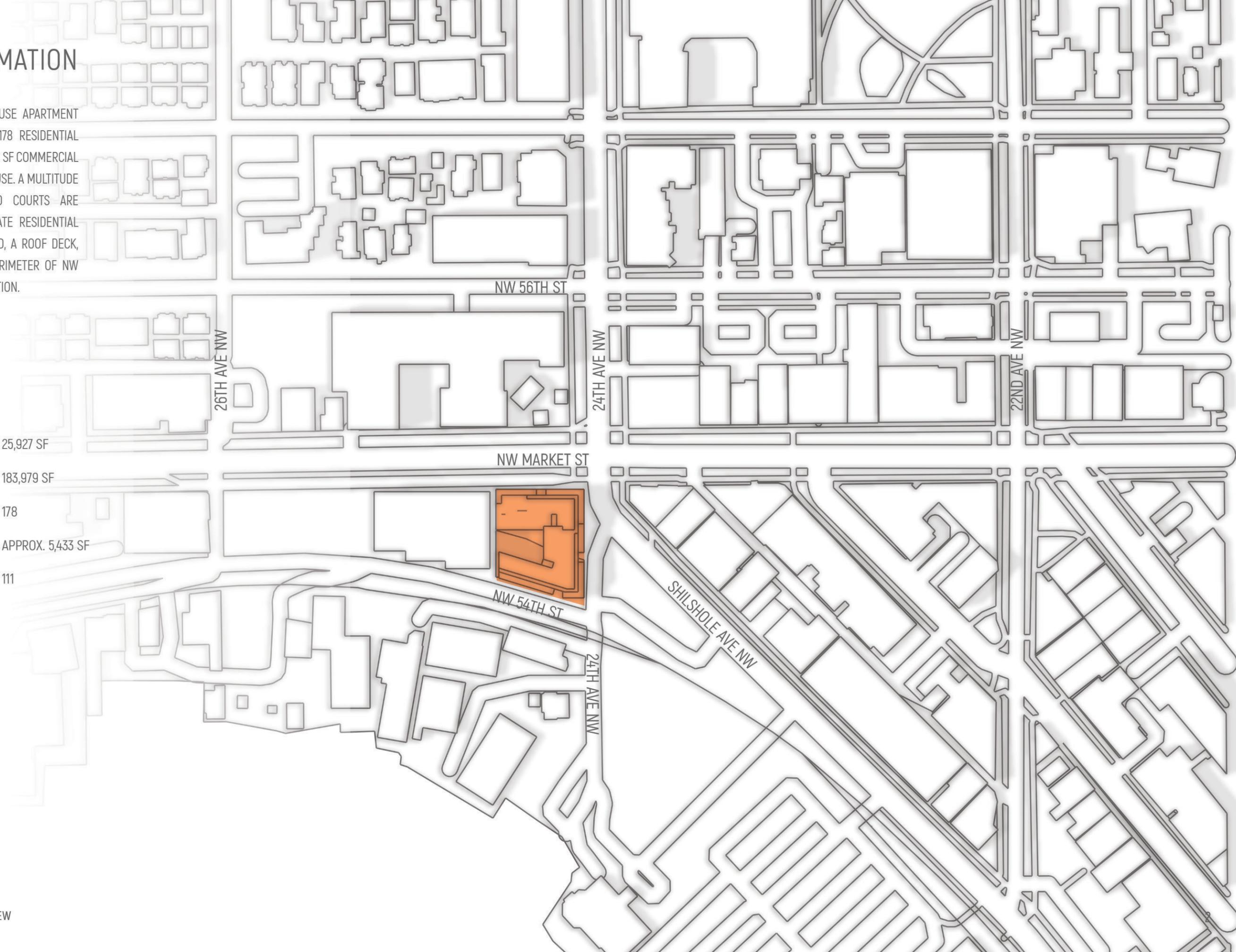


# PROJECT INFORMATION

THE PROJECT PROPOSES A MIXED-USE APARTMENT BUILDING, CONSISTING OF UP TO 178 RESIDENTIAL UNITS, 111 PARKING SPACES, AND 5,433 SF COMMERCIAL SPACE DESIGNED FOR RESTAURANT USE. A MULTITUDE OF AMENITIES AND LANDSCAPED COURTS ARE PROVIDED, INCLUDING LARGE PRIVATE RESIDENTIAL PATIOS, A COMMON-USE COURTYARD, A ROOF DECK, AND PUBLIC SPACE ALONG THE PERIMETER OF NW MARKET STREET AND THE INTERSECTION.

## PROJECT DATA

SITE AREA	25,927 SF
GROSS FLOOR AREA	183,979 SF
Residential UNITS	178
COMMERCIAL FLOOR AREA	APPROX. 5,433 SF
PARKING SPACES	111



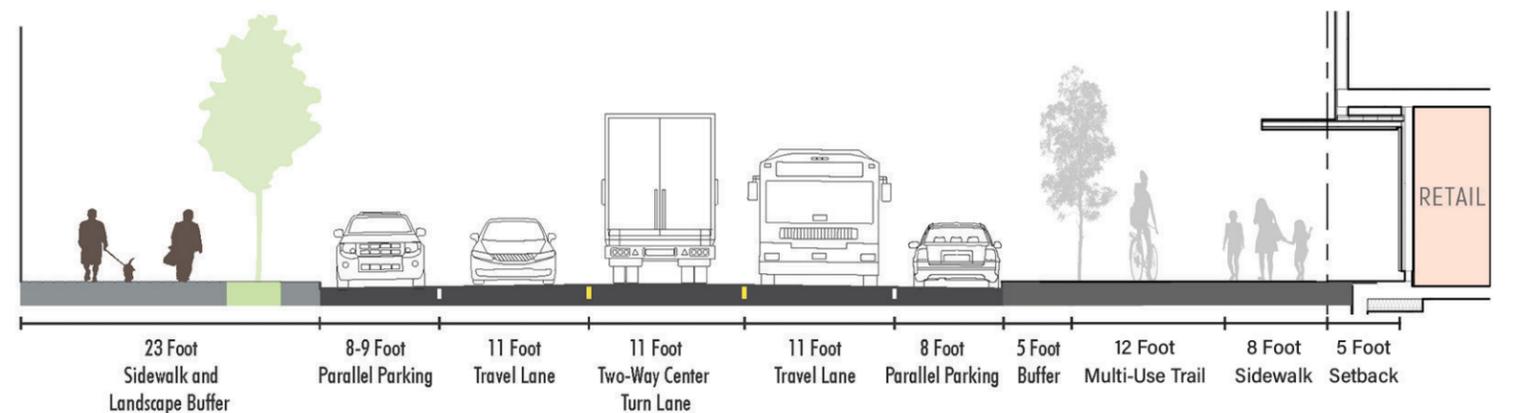
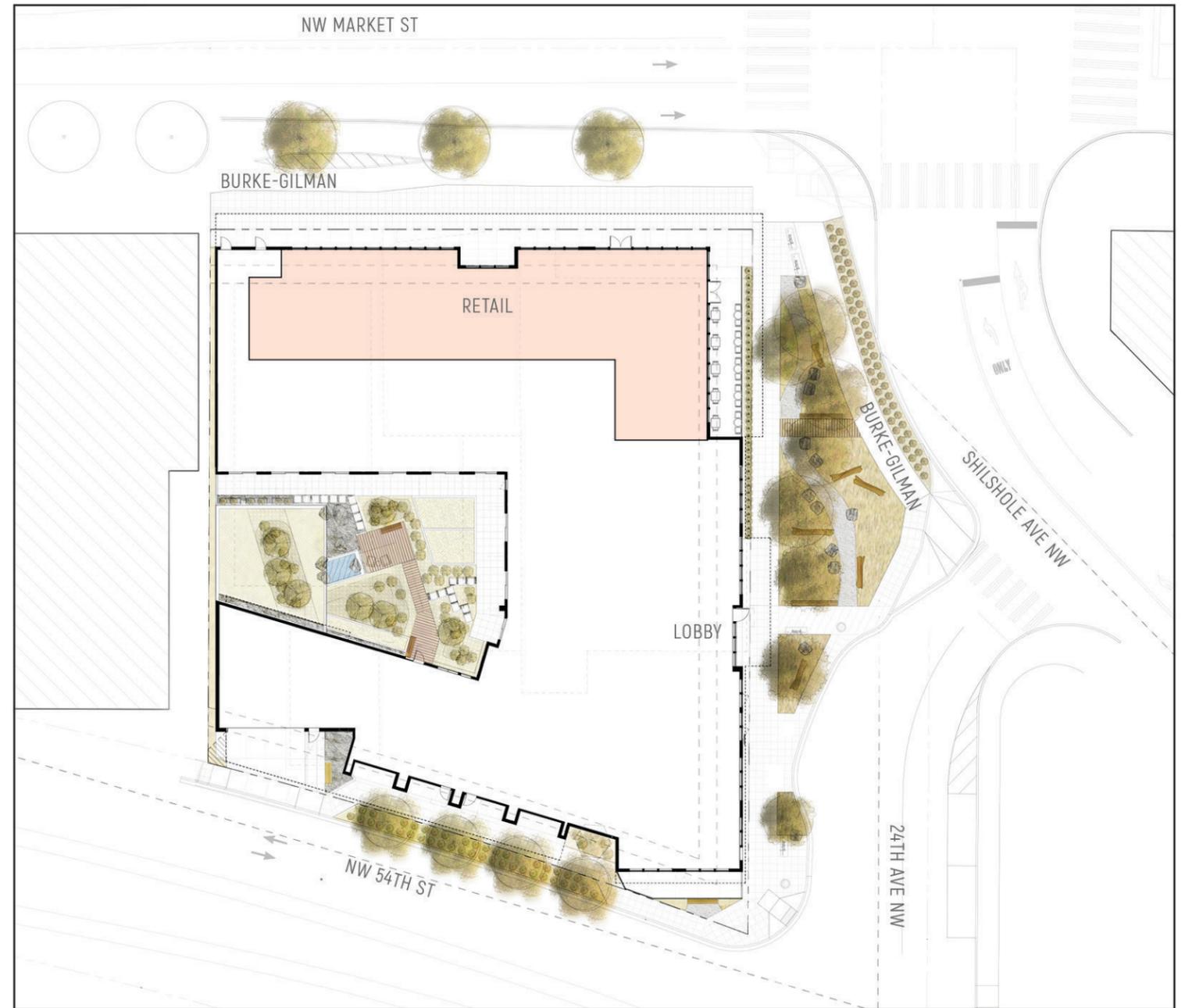
# LINKING THE BURKE-GILMAN

PROPOSED BURKE-GILMAN TRAIL "MISSING LINK" WILL BEGIN CONSTRUCTION AS SOON AS 2023, AND WILL RUN DIRECTLY IN FRONT OF OUR SITE.



THE BURKE-GILMAN TRAIL MISSING LINK REFERS TO THE LONG-PLANNED MULTI-USE TRAIL SAFETY IMPROVEMENTS ALONG 1.4 MILES OF SALMON BAY EAST OF THE BALLARD LOCKS CONNECTING THE TWO EXISTING SECTIONS OF THE BURKE-GILMAN TRAIL IN BALLARD. THE TRAIL CURRENTLY SERVES HUNDREDS OF PEOPLE WALKING AND RIDING BIKES ALONG THE CORRIDOR EVERY DAY. THE CITY HAS WORKED WITH THE BALLARD COMMUNITY ON THIS CRITICAL SAFETY INVESTMENT SINCE 2001 AND INCLUDED A COMMITMENT TO COMPLETE THE PROJECT AS A PART OF THE VOTER-APPROVED LEVY TO MOVE SEATTLE.

- SEATTLE DEPARTMENT OF TRANSPORTATION



MISSING LINK PROPOSED 100' ROW CROSS SECTION THROUGH NW MARKET ST



SITE

- INDUSTRIAL
- OFFICE / RETAIL
- RESIDENTIAL / MIXED USE
- PARK
- AMENITY
- SITE

# COMPOSITE SITE PLAN



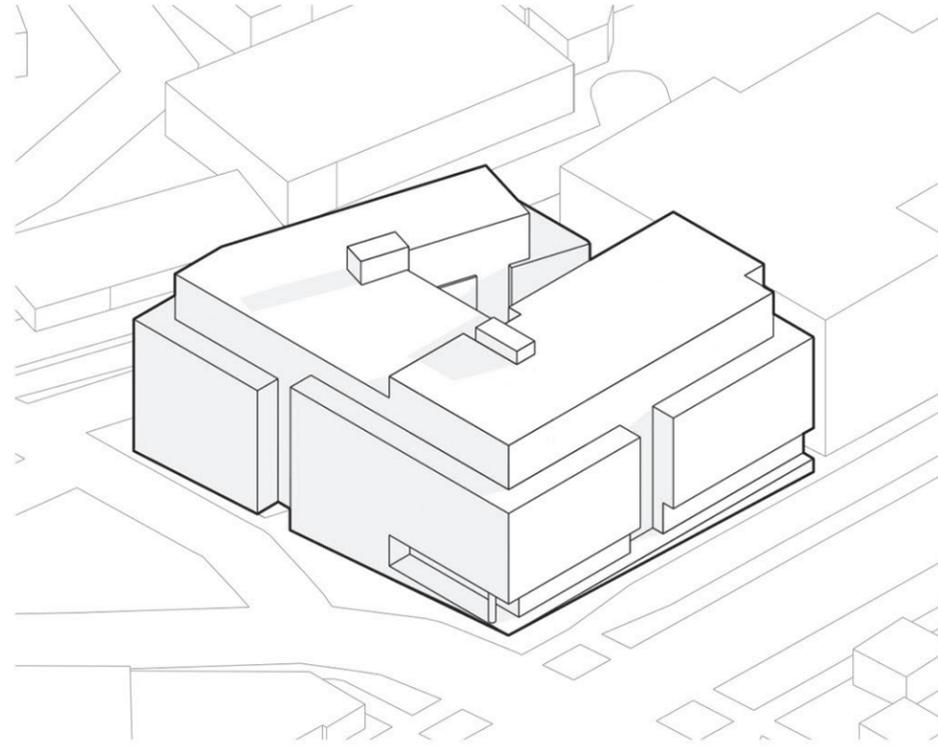
# EDG REVIEW

189,370 SF  
180 UNITS  
AVERAGE UNIT SIZE : 603 SF  
113 PARKING SPACES

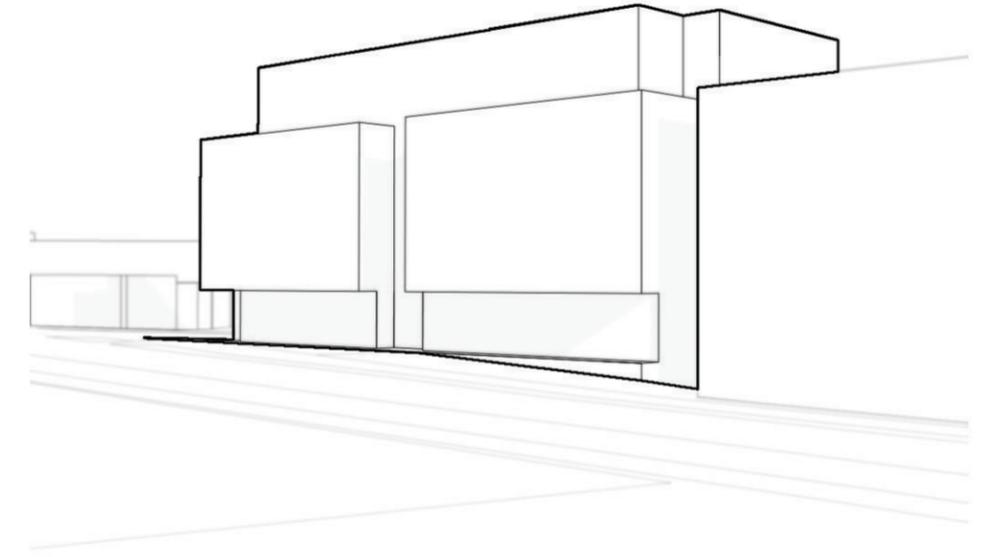
## PROS:

- RECESSED RETAIL MAINTAINS SIGHT LINES TO BURKE-GILMAN
- STRONG CORNER AT INTERSECTION CREATING MORE COMMERCIAL AND PUBLIC OPEN SPACE
- STRONGEST RELATIONSHIP TO THE BURKE-GILMAN TRAIL PROPOSED ADJACENT TO SITE
- RELATES TO BALLARD HISTORICAL DESIGN FEATURES THE MOST BY BREAKING THE BUILDING INTO THREE 50' - 100' SECTIONS
- STRONGEST SENSE OF HUMAN SCALE AT GROUND LEVEL
- BUILDING MASS CREATES A NATURAL OVERHANG FOR PEDESTRIAN WEATHER PROTECTION
- MASSING MOST SIMILAR IN SCALE TO NEIGHBORING BUILDING.
- BEST PROPORTIONS

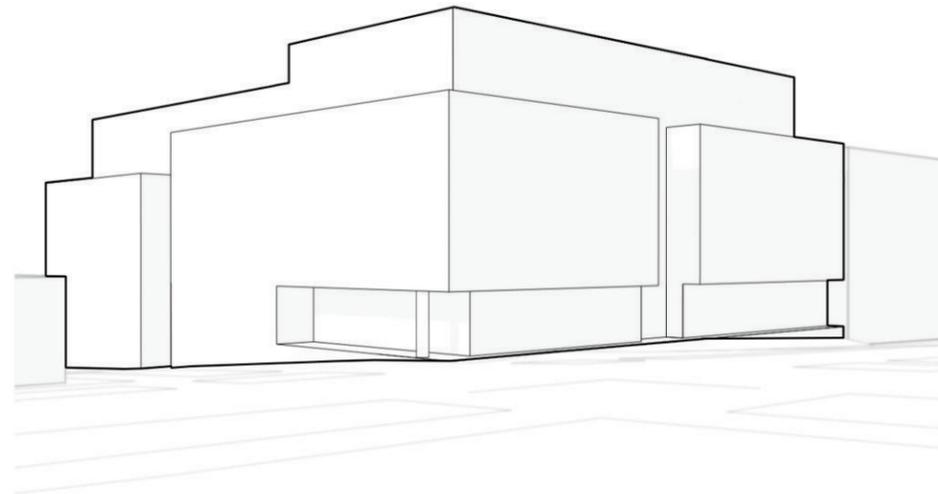
AERIAL



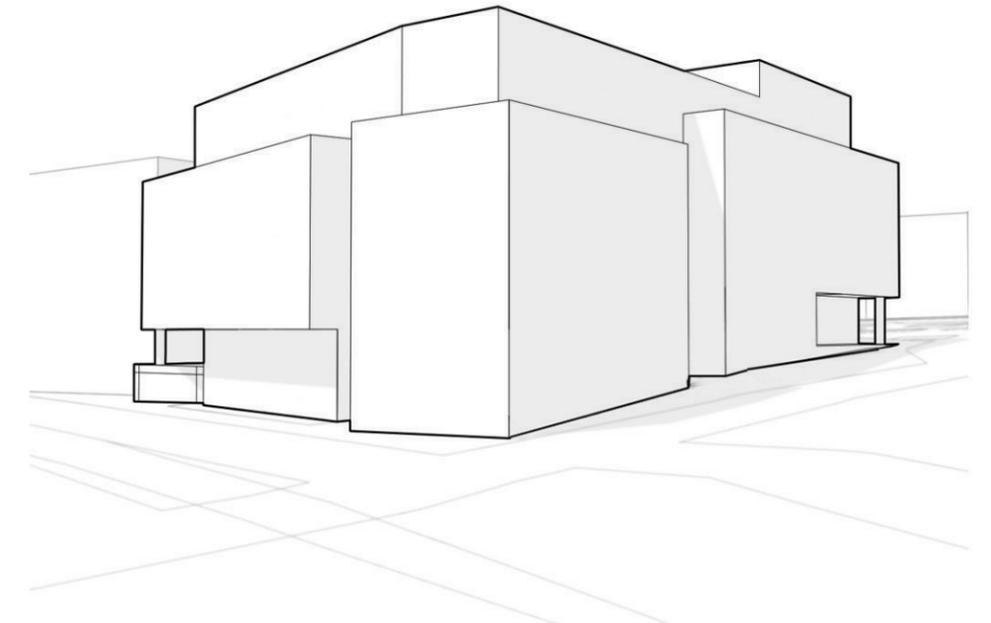
MARKET ST



MARKET ST & 24TH



54TH & 24TH



# EDG RESPONSE

HEIGHT/ BULK/ SCALE

## 1.A) MASSING OPTIONS

- THE BOARD SUPPORTED THE PREFERRED OPTION
- THE BOARD NOTED THE 50' MASSING MODULES ALONG NW MARKET STREET WAS APPROPRIATE.

RESPONSE:

THE BUILDING DESIGN HAS FOLLOWED THE PREFERRED OPTION B MASSING.

## 1.B) BUILDING MODULATION & MATERIALS

ALONG 24TH AVE NW THE BOARD RECOMMENDED

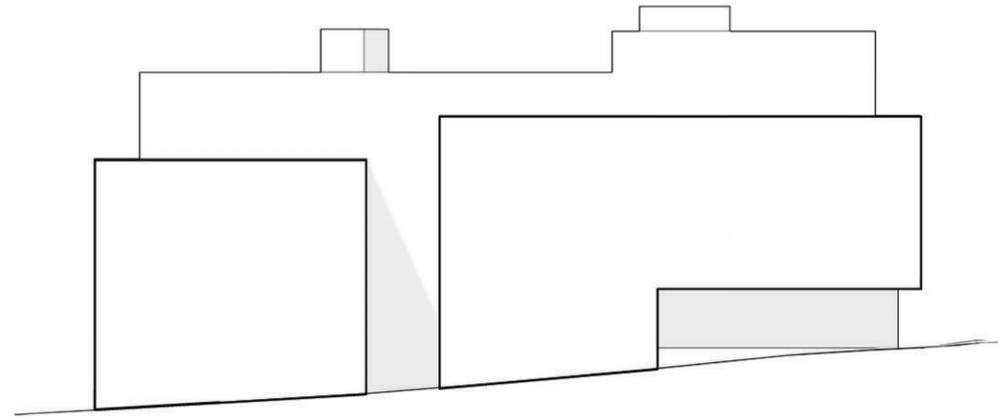
- RECESSES
- PLANE CHANGES
- MATERIAL CHANGES

RESPONSE:

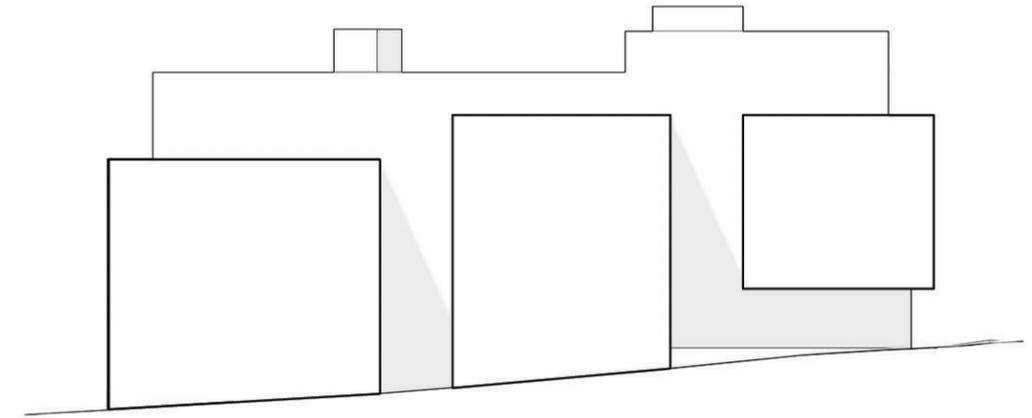
ALONG 24TH WE HAVE

- ADDED ADDITIONAL MODULATION TO DEFINE THE CORNER MASS
- SELECTED/PLACED MATERIALS TO CREATE CONTRAST

## ADDITIONAL MODULATION



EDG PREFERRED OPTION



RESPONSE TO BOARDS REQUEST FOR ADDITIONAL MODULATION & A STRONGER CORNER



MATERIAL TRANSITIONS BETWEEN MODULATIONS

# EDG RESPONSE

## CHARACTER CORE

### 2.A) CORNER OF MARKET & 24TH

#### THE BOARD

- NOTED THE DESIGNATION OF MARKET AND 24TH AS A GATEWAY CORNER
- EXPRESSED CONCERNS THAT THE MASSING DID NOT CREATE A SIGNIFICANT RESPONSE TO THE CORNER

### 2.C) CORNER OF MARKET & 24TH

#### THE BOARD

- RECOMMENDED A FRAMING GASKET AT THE CORNER OF 24TH AND MARKET TO ARTICULATE THE CORNER
- RECOMMENDED SECONDARY ARCHITECTURAL ELEMENTS TO HIGHLIGHT THE CORNER
- SUGGESTED USING QUALITY MATERIALS IN THE COMPOSITION TO ANCHOR THE CORNER

#### RESPONSE (2.A & 2.C):

- AN ADDITIONAL MODULATION WAS ADDED IN THE MASSING ALONG 24TH TO CREATE A DEFINED CORNER MASS
- WE USED QUALITY MATERIALS TO REFLECT THE IMPORTANCE OF THIS CORNER AS A GATEWAY INTO BALLARD

## MARKET & 24TH CORNER ARTICULATION



# EDG RESPONSE

CHARACTER CORE

## 2.B) CORNER RETAIL SETBACK

### THE BOARD SUPPORTED

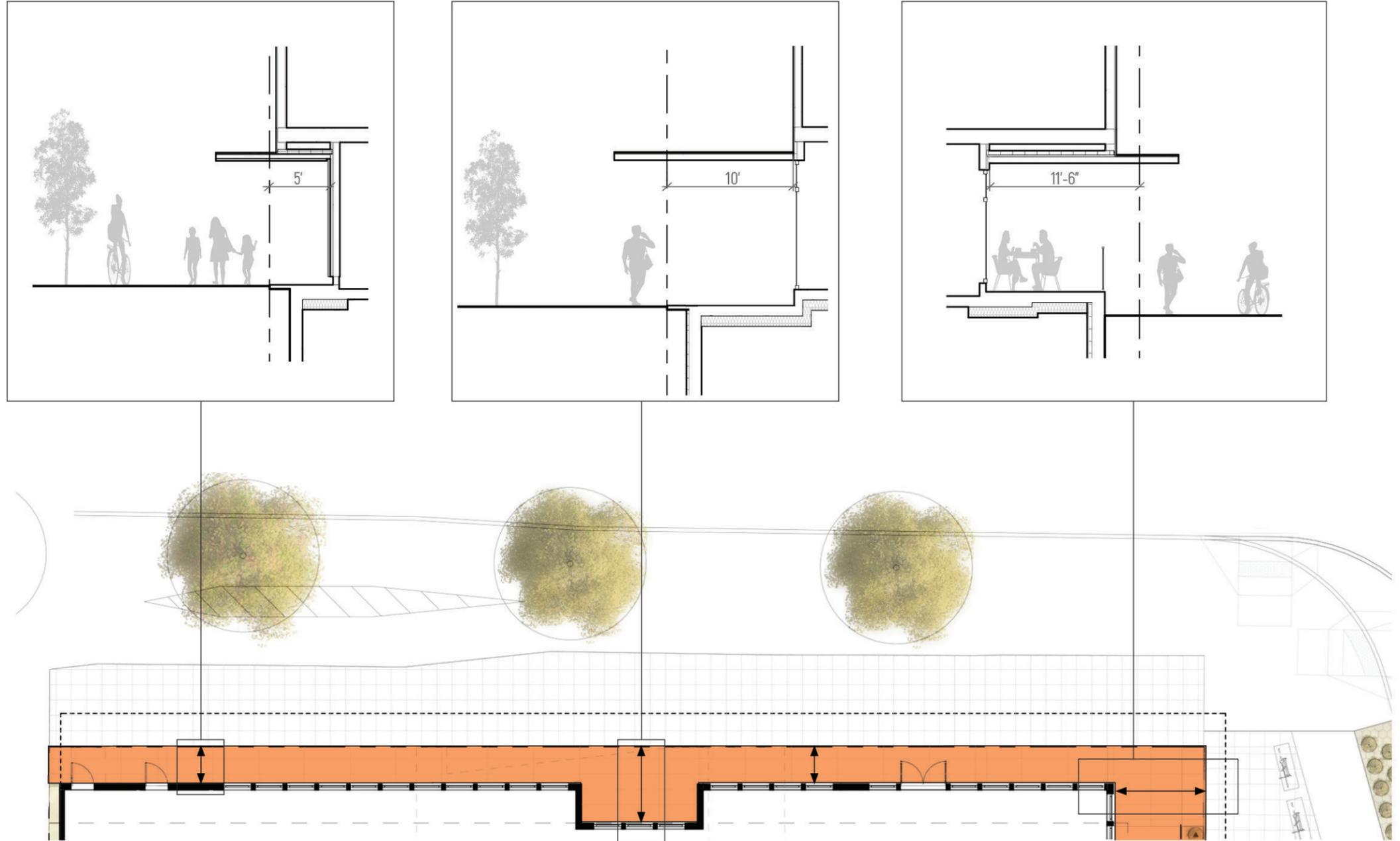
- ESTABLISHING A RETAIL SPACE AT THE CORNER
- INCREASED SETBACKS AT THE STREET LEVEL

### THE BOARD NOTED THE SETBACKS

- ALLOW THE SIDEWALK TO CREATE ACTIVE SPACES
- PROVIDE RELIEF AT THE STREET LEVEL
- PROVIDE ADDITIONAL SPACE ALONG THE BURKE GILMAN TRAIL

### RESPONSE:

- WE ARE IN AGREEMENT WITH THE BOARDS OPINIONS
- WE HAVE DEVELOPED THIS AREA AS A KEY DESIGN FEATURE



# EDG RESPONSE

ENTRIES/STREETScape/LANDSCAPE

## 3.A & 3.B) RESIDENTIAL LOBBY ENTRY

### THE BOARD

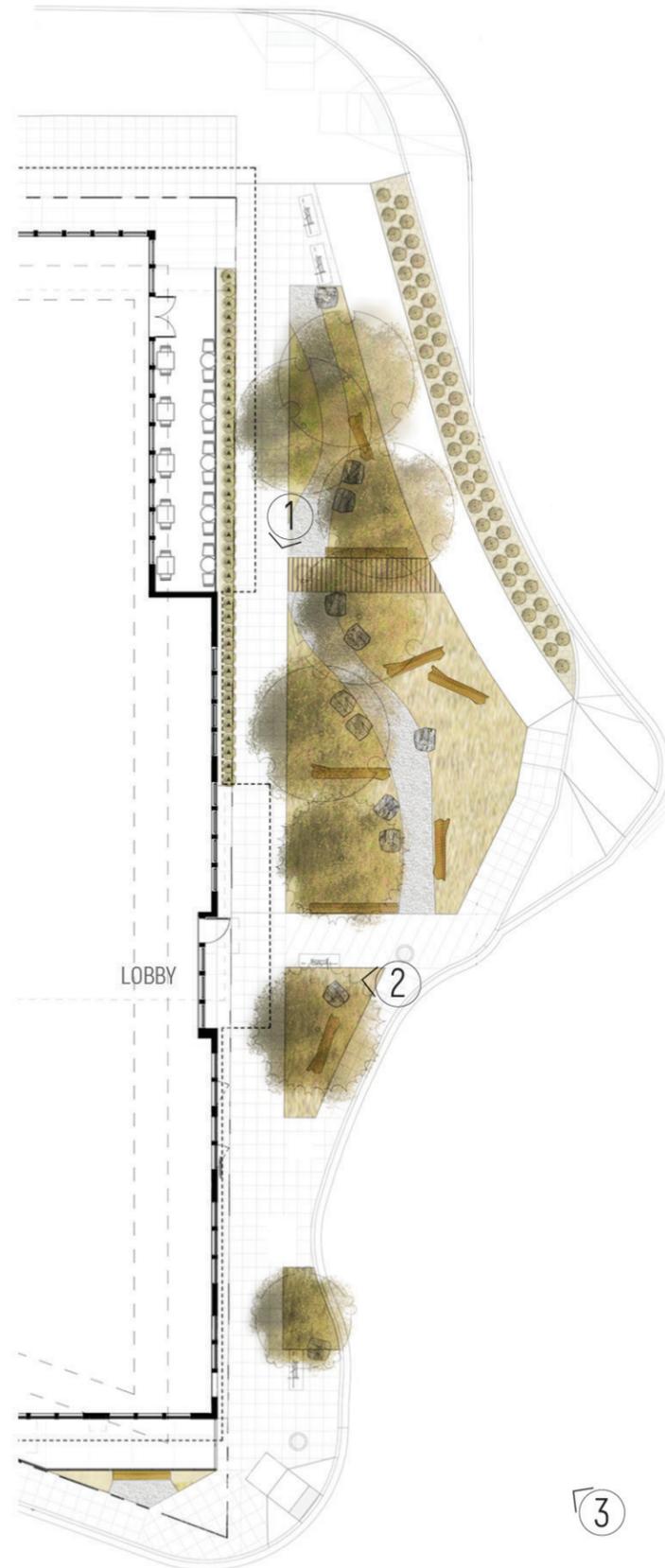
- SUPPORTED THE RESIDENTIAL LOBBY
- NOTED ITS LOCATION APPROPRIATELY RESPONDS TO THE CONTEXT
- RECOMMENDED FURTHER DEFINING THE RESIDENTIAL LOBBY TO ASSIST IN WAY-FINDING

### RESPONSE:

#### WE HAVE INTRODUCED SEVERAL KEY DEFINING FEATURES

- A SPACIOUS CANOPY
- PROMINENT SIGNAGE
- EXTENSIVE GLAZING

## RESIDENTIAL ENTRY



1 - LOOKING SOUTH



2 - LOOKING WEST



3 - LOOKING NORTHWEST

# EDG RESPONSE

ENTRIES/STREETSCAPE/LANDSCAPE

## 3.C) STREET LEVEL CORNER UNITS

THE BOARD EXPRESSED CONCERN WITH THE PRIVACY AND ENTRY INTO THE RESIDENTIAL UNITS AT THE SOUTHEAST CORNER OF THE SITE.

RESPONSE:

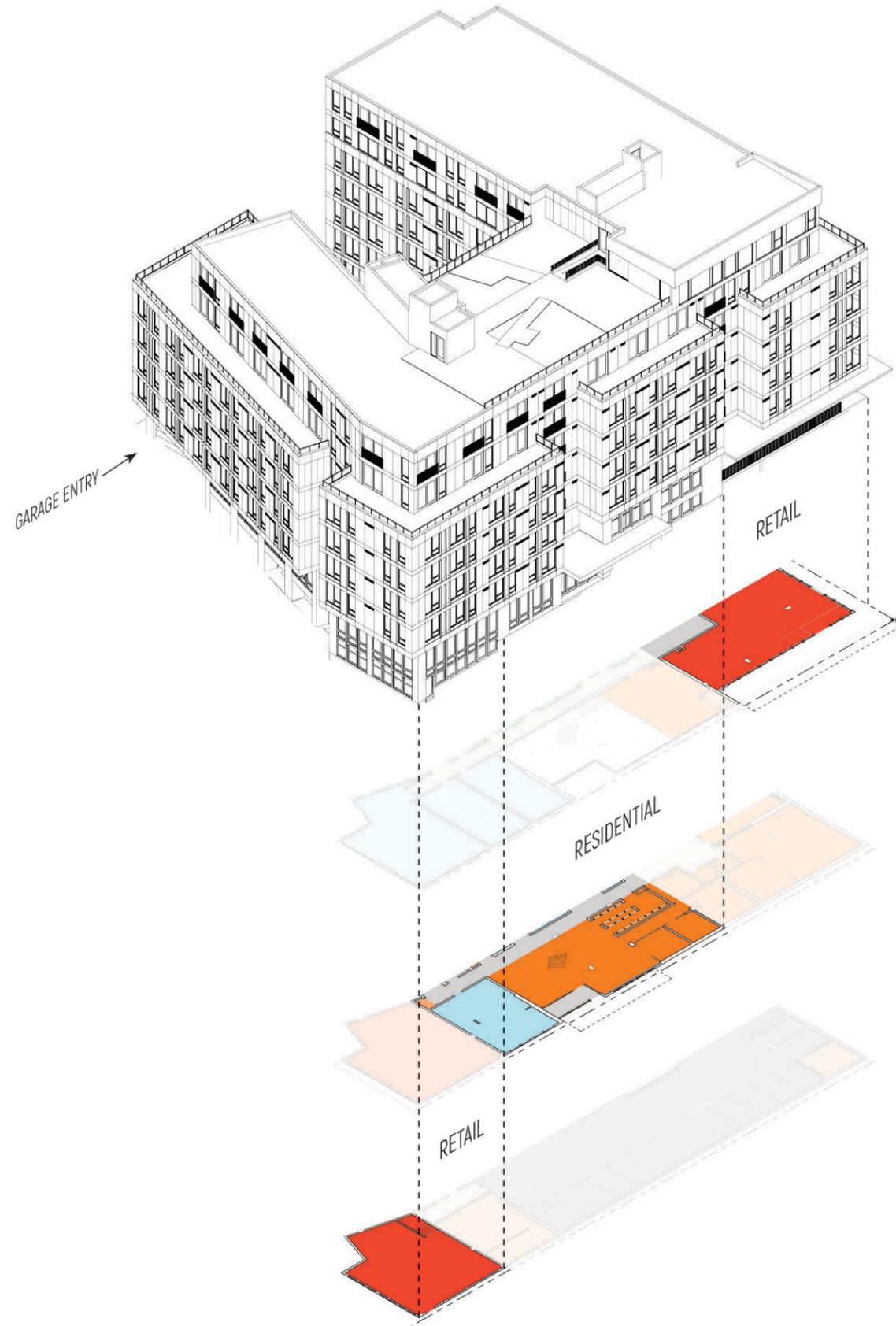
THE CORNER UNITS ARE NO LONGER INCLUDED IN THE DESIGN.

## 3.D) GARAGE ENTRY

THE BOARD SUPPORTED THE LOCATION OF THE GARAGE ENTRANCE OFF NW 54TH STREET.

RESPONSE:

WE ARE IN AGREEMENT WITH THE BOARD, AND WE HAVE MAINTAINED THE LOCATION OF OUR GARAGE ENTRANCE.



COMMERCIAL

RESIDENT COMMON

BACK OF HOUSE - MECHANICAL

RESIDENTIAL UNITS

CIRCULATION

PARKING

# EDG RESPONSE

ENTRIES/STREETScape/LANDSCAPE

## 3.E) SITE BENCHES

### THE BOARD

- SUPPORTED THE DIRECTION OF THE SITE LANDSCAPING
- RECOMMENDED THE LANDSCAPING "BULB" BETWEEN THE TRAIL AND SIDEWALK INCLUDE ELEMENTS TO CALL ATTENTION TO THE SPACE
- EXPRESSED CONCERN THAT THE GRADE MAY NOT BE VIABLE TO PERMIT THE BENCHES SHOWN IN THE PLANS

### RESPONSE:

- THE LANDSCAPING IN THE "BULB" INCLUDES COLORFUL PLANTS THAT NOD TO THE NORDIC HERITAGE OF BALLARD, AS WELL AS SEATING AND CIRCULATION PATHS SO THAT PEOPLE MAY MOVE THROUGH AND OCCUPY THE SPACE.
- THE BENCHES HAVE BEEN SIZED AND ORIENTED TO WORK WITH THE GRADING ON THE SITE



1



2



3



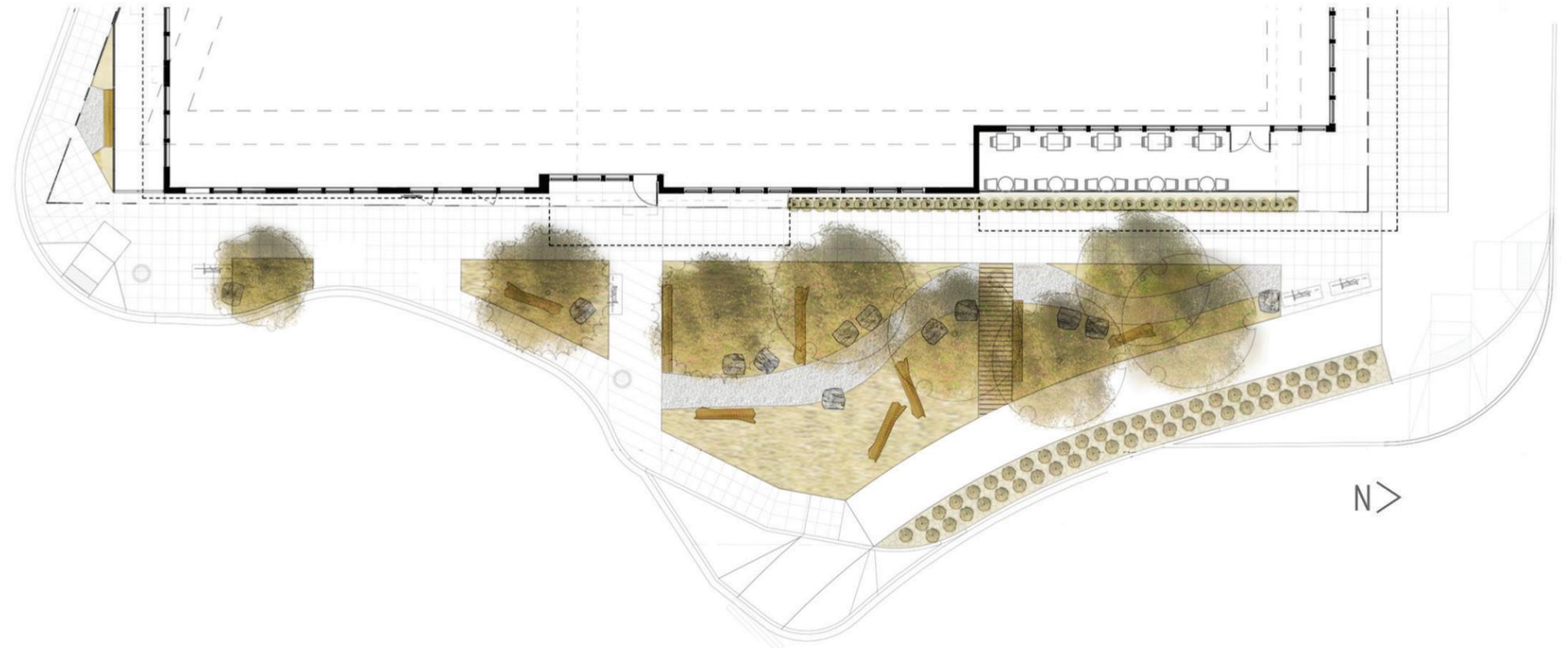
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5



APPROXIMATE BENCH LOCATIONS



# EDG RESPONSE

MATERIALS / PRECEDENT IMAGES

## 4.A) MATERIALS

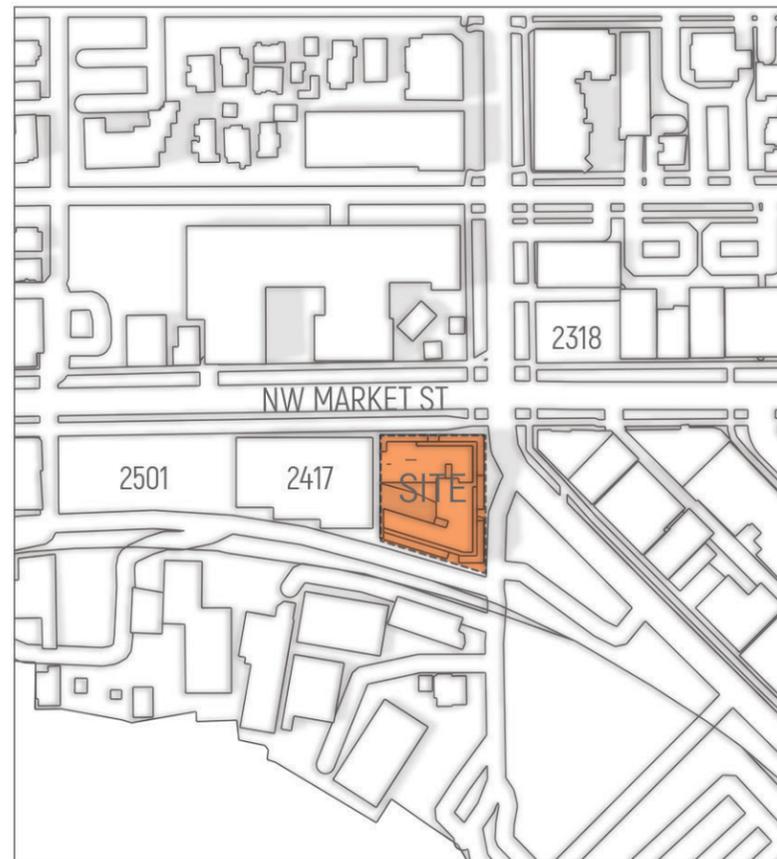
THE BOARD SUPPORTED MATERIALS THAT WOULD

- CALL ATTENTION TO THE GATEWAY CORNER
- ALLOW THE BUILDING TO BE VIEWED AS PART OF AN ENSEMBLE

RESPONSE:

WE HAVE

- REVIEWED THE NEIGHBORING BUILDINGS MATERIALS
- USED SIMILAR MATERIALS WITH SOME COLOR VARIATION
- USED MATERIALS THAT WILL ALLOW THE BUILDING TO BE VIEWED AS PART OF AN ENSEMBLE



1 - COMPOSITE PANEL SMOOTH, BLACK



2 - COMPOSITE PANEL SMOOTH, WHITE



3 - THIN BRICK, ASH



4 - LONGBOARD PLANK SIDING, BEACHWOOD



2417 NW MARKET ST



2318 NW MARKET ST



2501 NW MARKET ST

# RENDERINGS



# RENDERINGS



# RENDERINGS



# RENDERINGS



# RENDERINGS



# RENDERINGS



# RENDERINGS



# STREET LEVEL



overhang, active streetscape



'beachy' logs and boulders



Timber benches relate to pump station streetscape

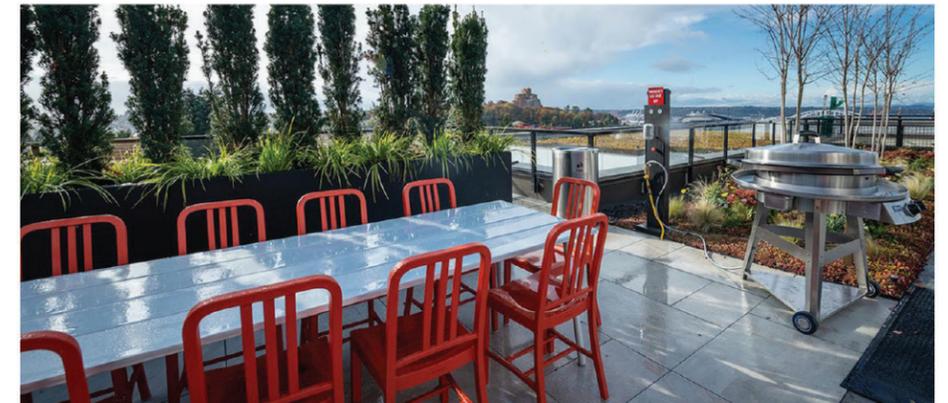


landscape terraces

**ROOF LEVEL**



food and hangout



food and hangout



landscape hangout

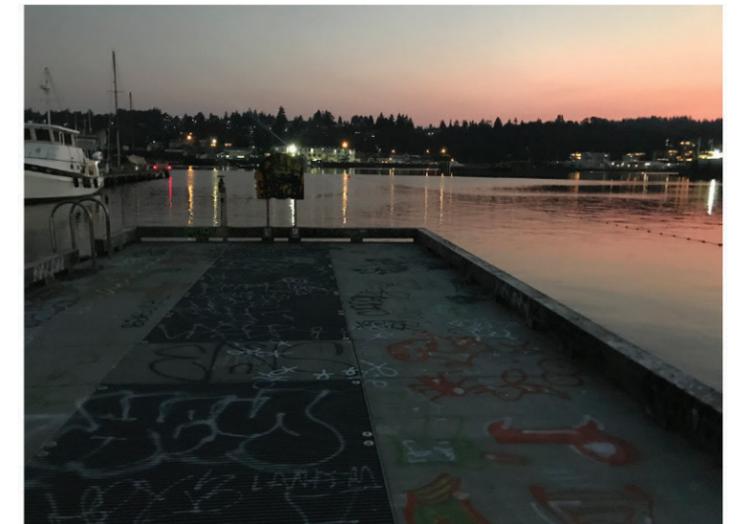


fire and killer view

**ART CONTEXT**



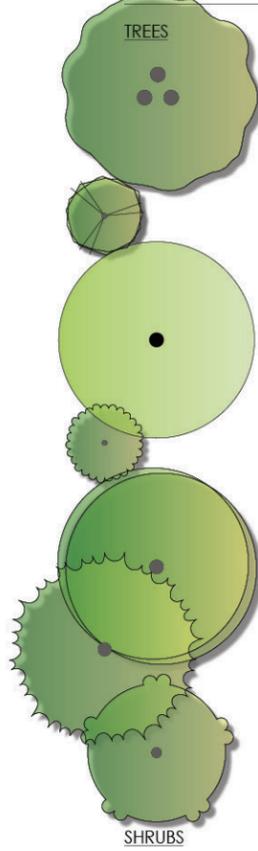
Octopus woman sculpture by Jeffrey Veregge



Sing, Calypso along the 24th Ave pier by Christian French

# REPRESENTATIVE PLANTS

## PLANT SCHEDULE



### TREES

#### BOTANICAL / COMMON NAME

24TH AVE STREET TREE  
 BETULA NIGRA 'CULLY' / HERITAGE® RIVER BIRCH  
 MULTI-TRUNK, 3 STEMS MIN.  
 BETULA POPULIFOLIA 'WHITESPIRE' / WHITESPIRE GRAY BIRCH  
 MULTI-TRUNK, 3 STEMS MIN.

SMALL FEATURE TREE ON STRUCTURE  
 ACER CIRCINATUM / VINE MAPLE  
 AMELANCHIER ALNIFOLIA / SERVICEBERRY  
 LAGERSTROEMIA X 'TUSCARORA' / RED CRAPE MYRTLE MULTI-TRUNK

TRAIL TREES  
 EXISTING TREES INSTALLED BY BURKE GILMAN PROJECT

ROOF TREELETS  
 LAGERSTROEMIA X 'TUSCARORA' / RED CRAPE MYRTLE MULTI-TRUNK  
 PARROTIA PERSICA 'VANESSA' / PERSIAN PARROTIA  
 RHUS GLABRA / SMOOTH SUMAC

54TH ST STREET TREE  
 PARROTIA PERSICA 'VANESSA' / PERSIAN PARROTIA

24TH CONIFER  
 PICEA ABIES / NORWAY SPRUCE  
 TSUGA HETEROPHYLLA / WESTERN HEMLOCK

RIGHT OF WAY TREE UNDER WIRES  
 PARROTIA PERSICA 'VANESSA' / PERSIAN PARROTIA  
 STEWARTIA MONADELPHA / TALL STEWARTIA

### SHRUBS

#### BOTANICAL / COMMON NAME

PLANTER SHRUBS  
 BUXUS MICROPHYLLA 'WINTER GEM' / GLOBE WINTER GEM BOXWOOD  
 PHYLOSTACHYS NIGRA / BLACK BAMBOO

ROOF SHRUBS  
 BRACHYGLOTTIS GREYI / SENECIO  
 CORNUS SERICEA 'KELSEYI' / KELSEYI DOGWOOD  
 MUHLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK MUHLY  
 SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS SAGE  
 SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM

ROW SHRUBS  
 BRACHYGLOTTIS GREYI / SENECIO  
 BUXUS MICROPHYLLA 'WINTER GEM' / GLOBE WINTER GEM BOXWOOD  
 CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / CALIFORNIA LILAC  
 CORNUS SERICEA 'KELSEYI' / KELSEYI DWARF REDTWIG DOGWOOD  
 VIBURNUM DAVIDII / DAVID VIBURNUM

SHADE SHRUBS  
 MAHONIA AQUIFOLIUM / OREGON GRAPE  
 SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX  
 VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY

SHRUBS  
 MAHONIA AQUIFOLIUM / OREGON GRAPE  
 VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY  
 VACCINIUM X 'SUNSHINE BLUE' / BLUEBERRY

SKINNY EVERGREEN SHRUB  
 BUXUS MICROPHYLLA 'WINTER GEM' / GLOBE WINTER GEM BOXWOOD  
 ILEX CRENATA 'CONVEXA' / CONVEX-LEAVED JAPANESE HOLLY  
 VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY  
 VACCINIUM X 'SUNSHINE BLUE' / BLUEBERRY

SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX

### TREES



*Betula nigra* 'Dura Heat'  
 Dura Heat River Birch



*Acer circinatum*  
 Vine Maple



*Parrotia persica*  
 Persian Ironwood



*Picea abies*  
 Norway Spruce

### MOSTLY NATIVE SHRUBS, ETC.



*Buxus japonica* 'Winter Gem'  
 'Winter Gem' Japanese Boxwood



*Mahonia aquifolium*  
 Oregon Grape



*Sarcococca*  
 Sweet Box



*Vaccinium ovatum*  
 Evergreen Huckleberry



*Ceanothus griseus* 'Yankee Point'  
 'Yankee Point' Ceanothus



Native Mix - Salal, Ferns, Mahonia



Bioplanter Mix: Kelsey Dogwood,  
 Slough Sedge



*Elymus mollis*  
 Dune Grass

*Aster suspicatus*  
 Douglas Aster

### ROOF



*Lagerstroemia* 'Tuscarora'  
 Tuscarora Crape Myrtle



*Brachyglottis greyii*  
 Daisy Bush



*Muhlenbergia*  
 Muhly



Sedum green roof with colorful  
 perennials

# DEPARTURES

## 1) FACADE TRANSPARENCY (NW 54TH ST)

STREET-LEVEL DEVELOPMENT STANDARDS  
SMC 23.47A.008.B.2

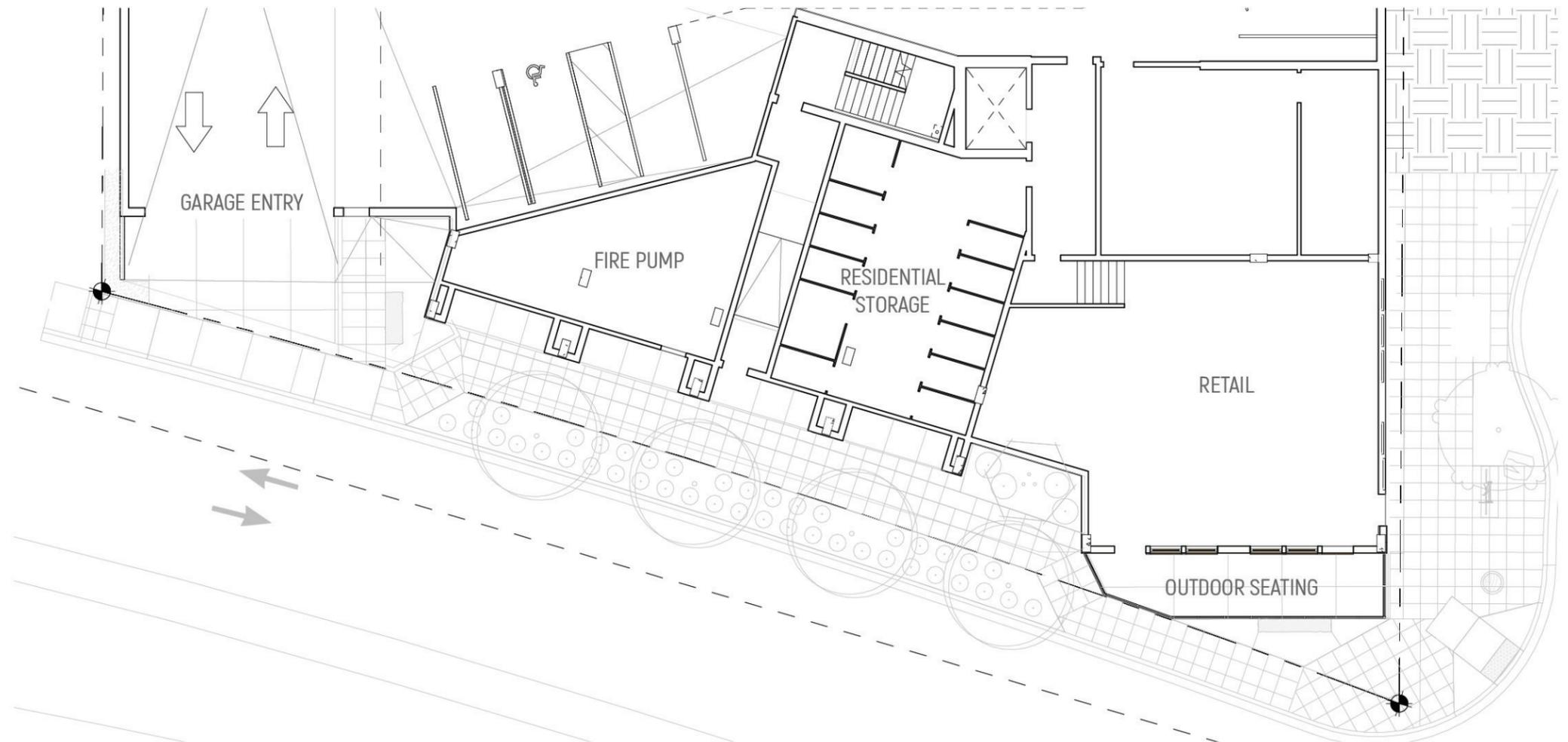
THE CODE REQUIRES  
FACADE TRANSPARENCY: MIN. 60% OF TOTAL FAÇADE WIDTH.

WE ARE PROPOSING  
FACADE TRANSPARENCY ALONG NW 54TH ST: 13.7%

### REASONING:

- WE ARE PROVIDING MORE THAN THE REQUIRED AMOUNT OF TRANSPARENCY ON NW MARKET ST (64.9%) AND 24TH AVE NW (61%).
- WE ARE OBLIGATED TO ADHERE TO THE TRANSPARENCY REQUIREMENTS DUE TO THE PRESENCE OF THE MANDATED RETAIL SPACE AT THE CORNER OF 24TH AND 54TH
- THE SOUTH FACADE FOCUSES ON BACK-OF-HOUSE SPACES
- THESE SPACES ARE NON-PUBLIC, NO NEED FOR WINDOWS OR VISUAL TRANSPARENCY

SEE DESIGN GUIDELINE DC1.B.1  
SEE DESIGN GUIDELINE DC1.C.1  
SEE DESIGN GUIDELINE DC1.C.2  
SEE DESIGN GUIDELINE DC1.C.4



# DEPARTURES

## 2) BLANK FACADES (NW 54TH ST)

STREET-LEVEL DEVELOPMENT STANDARDS  
SMC 23.47A.008.B.3

THE CODE REQUIRES  
BLANK FACADE: MAX. 40% OF TOTAL FAÇADE WIDTH.

WE ARE PROPOSING  
BLANK FACADE ALONG NW 54TH ST: 73.55%

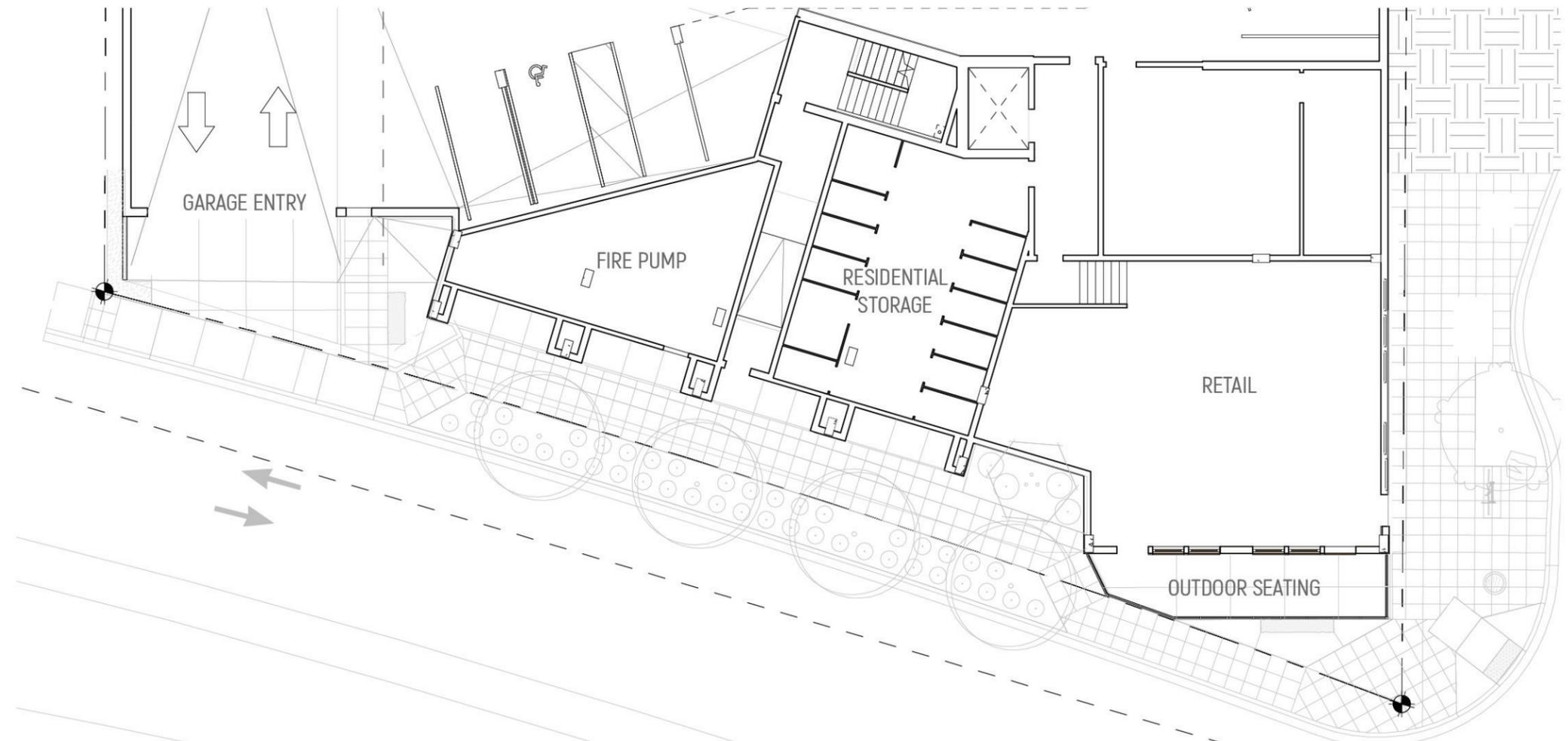
### REASONING:

- SOUTH FACADE FOCUSES ON BACK-OF-HOUSE SPACES
- THESE SPACES ARE NON-PUBLIC, NO NEED FOR WINDOWS OR VISUAL TRANSPARENCY
- CONSOLIDATION OF ESSENTIAL NON-PUBLIC FUNCTIONS
- INCREASES SITE EFFICIENCY AND INTERNAL SPACE UTILIZATION
- BACK-OF-HOUSE SPACES ON THIS FACADE ENHANCE OPERATIONAL WORKFLOWS
- MINIMIZES DISRUPTION TO PUBLIC USE AREAS
- CONTRIBUTES TO LONG-TERM PROJECT VIABILITY AND SUSTAINABILITY
- PRESERVES VISUAL INTEGRITY AND ARCHITECTURAL QUALITY OF THE MORE PROMINENT STREETSCAPES
- HIGHER BLANK FACADE PERCENTAGE CONFINED TO LOCALIZED, NON-PROMINENT AREA
- BALANCE BETWEEN COMPLIANCE AND SITE CONSTRAINTS MAINTAINED

SEE DESIGN GUIDELINE DC1.B.1  
SEE DESIGN GUIDELINE DC1.C.1  
SEE DESIGN GUIDELINE DC1.C.2  
SEE DESIGN GUIDELINE DC1.C.4



NW 54TH ST



# DEPARTURES

## 3) STREET LEVEL USES (24TH AVE NW)

SMC 23.47A.005.C.1

THE CODE REQUIRES

RESIDENTIAL USES ALONG PRINCIPAL PEDESTRIAN STREET: MAX. 20%  
(DEPARTABLE UP TO 50%)

WE ARE PROPOSING

RESIDENTIAL USES ALONG PRINCIPAL PEDESTRIAN STREET: 50%

## 4) STREET-LEVEL DEVELOPMENT STANDARDS (24TH AVE NW)

SMC 23.47A.008.C

THE CODE REQUIRES

RETAIL USES ALONG PRINCIPAL PEDESTRIAN STREET: MIN. 80%  
(DEPARTABLE UP TO 50%)

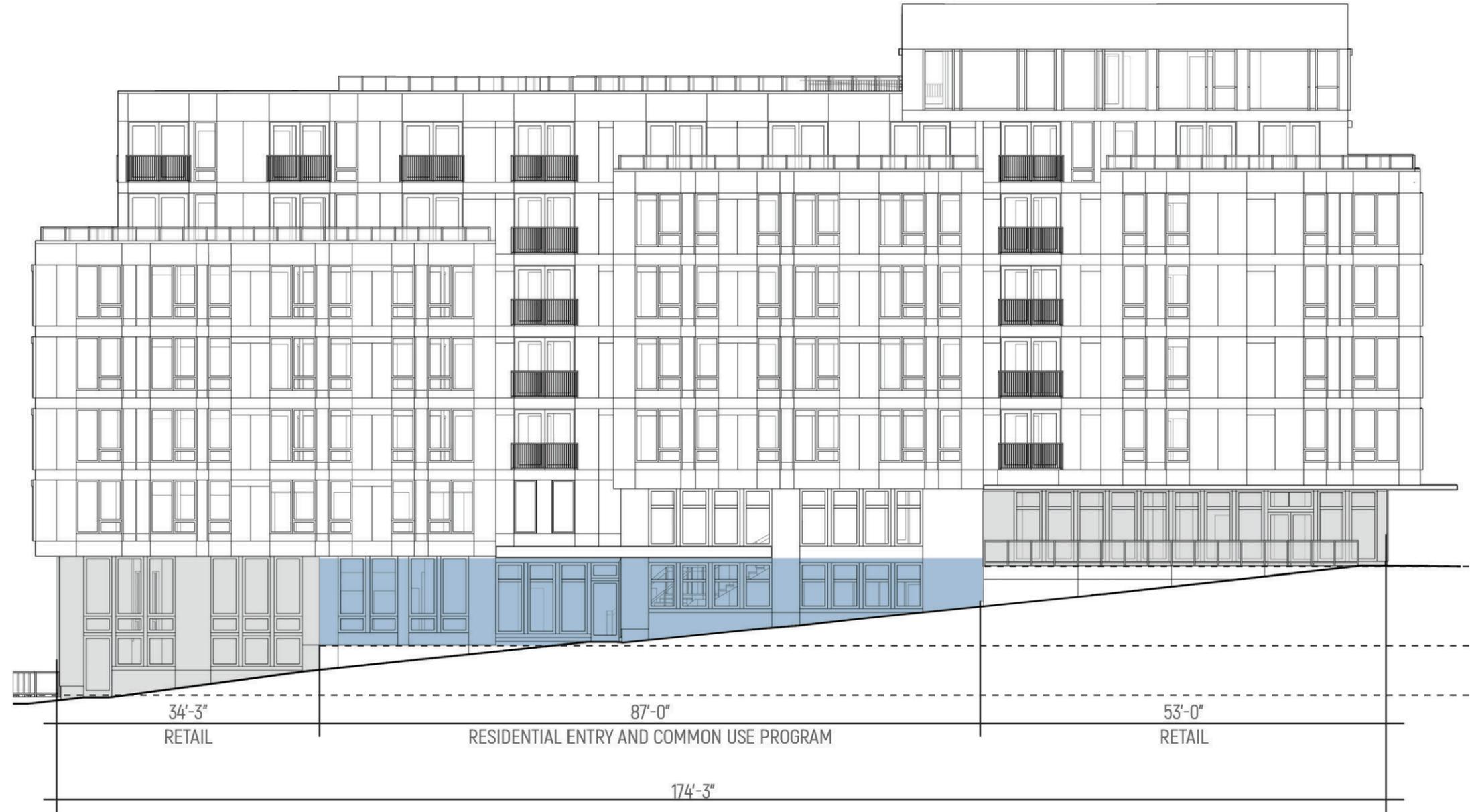
WE ARE PROPOSING

RETAIL USES ALONG 24TH AVE NW - 50%

REASONING FOR 3 & 4:

- WE ARE OFFERING MORE THAN REQUIRED ALONG NW MARKET ST (86.7%)
- DUE TO GRADE CHANGE ALONG 24TH AVE NW, "STREET LEVEL" SPANS THREE BUILDING STORIES
- CONSIDERING ITS ENHANCED PRIVACY RELATIVE TO NW MARKET ST, AND CONVENIENT INTERNAL ACCESSIBILITY, 24TH AVENUE IS THE MOST SUITABLE LOCATION FOR THE RESIDENTIAL ENTRY ON OUR SITE
- COMPLYING WITH THE ZONING HEIGHT AND DEPTH REQUIREMENTS FOR NON-RESIDENTIAL SPACES ON LEVEL 1 PRESENTS NOTABLE DIFFICULTIES, WHICH SUBSEQUENTLY IMPACT THE OVERALL OPERATIONAL EFFICIENCY OF THE BUILDING

SEE DESIGN GUIDELINE PL1.2.A  
SEE DESIGN GUIDELINE PL3.1.B  
SEE DESIGN GUIDELINE PL3.4





# DEPARTURES

## 7) FACADE MODULATION

STANDARDS APPLICABLE TO BALLARD HUB URBAN VILLAGE  
SMC 23.47A.009.F.2.B

### THE CODE REQUIRES

MODULATION AT NO GREATER THAN 100-FOOT INTERVALS BY STEPPING BACK THE FACADE FROM THE STREET LOT LINE FOR A MINIMUM DEPTH OF 10 FEET AND A MINIMUM WIDTH OF 15 FEET.

### WE ARE PROPOSING

A MODULATION OF 3'-10" AT THE LEVEL 1 RESIDENTIAL LOBBY ONLY. ALL OTHER AREAS ARE COMPLIANT.

### REASONING:

- NOTE THAT OUR PROJECT FULLY COMPLIES WITH THE MODULATION REQUIREMENT IN ALL AREAS, EXCEPT FOR THE LEVEL 1 LOBBY. OUR DESIGN SUCCESSFULLY ACHIEVES THE DESIRED MODULATION THROUGHOUT THE REST OF THE BUILDING, CREATING A VISUALLY INTERESTING AND ARCHITECTURALLY APPEALING STRUCTURE THAT CONTRIBUTES POSITIVELY TO THE URBAN FABRIC.
- THE PROPOSED MODULATION AT THE LEVEL 1 LOBBY, MEASURING 3'-10", DEVIATES SLIGHTLY FROM THE PRESCRIBED STANDARD. HOWEVER, THIS VARIATION IS A DELIBERATE DESIGN CHOICE AIMED AT ENHANCING THE OVERALL USER EXPERIENCE AND PROVIDING A DISTINCT SENSE OF ARRIVAL FOR RESIDENTS AND VISITORS. THE CAREFULLY CONSIDERED MODULATION AT THIS SPECIFIC LOCATION ENSURES A VISUALLY ENGAGING AND WELCOMING ENTRYWAY, CONTRIBUTING TO A SENSE OF PLACE.
- OUR PROJECT IS SITUATED WITHIN A VIBRANT AND DIVERSE NEIGHBORHOOD, CHARACTERIZED BY A MIX OF ARCHITECTURAL STYLES AND DESIGN EXPRESSIONS. THE REQUESTED ZONING DEPARTURE FOR THE MODULATION AT THE LEVEL 1 RESIDENTIAL LOBBY ALIGNS WITH THE EXISTING CONTEXT AND CONTRIBUTES TO THE ECLECTIC NATURE OF THE AREA.

SEE DESIGN GUIDELINE PL2.B.1  
SEE DESIGN GUIDELINE PL3.A.1.A



LOBBY ENTRY AT COMPLIANT MODULATION DEPTH



LOBBY ENTRY AT PROPOSED MODULATION DEPTH

# DEPARTURES

## 8) SETBACKS

STANDARDS APPLICABLE TO BALLARD HUB URBAN VILLAGE  
SMC 23.47A.009F

### ALONG NW MARKET ST.

THE BUILDING IS SETBACK 10'-0" AVG. ABOVE 55'-0"  
THERE IS NO ADDITIONAL STEP-BACK ABOVE 65'-0".

### ALONG 24TH AVE NW

THE BUILDING IS SETBACK 10'-0" AVG. ABOVE 55'-0" ALONG  
PORTION OF BUILDING LABELED "NORTH BUILDING".

THE BUILDING IS SETBACK 8'-0" AVG ABOVE 55'-0" ALONG  
PORTION OF BUILDING LABELED "SOUTH BLDG".

THE BUILDING IS SETBACK 12'-0" AVERAGE ABOVE 65'-0" ALONG  
PORTION OF BUILDING LABELED "SOUTH BLDG".

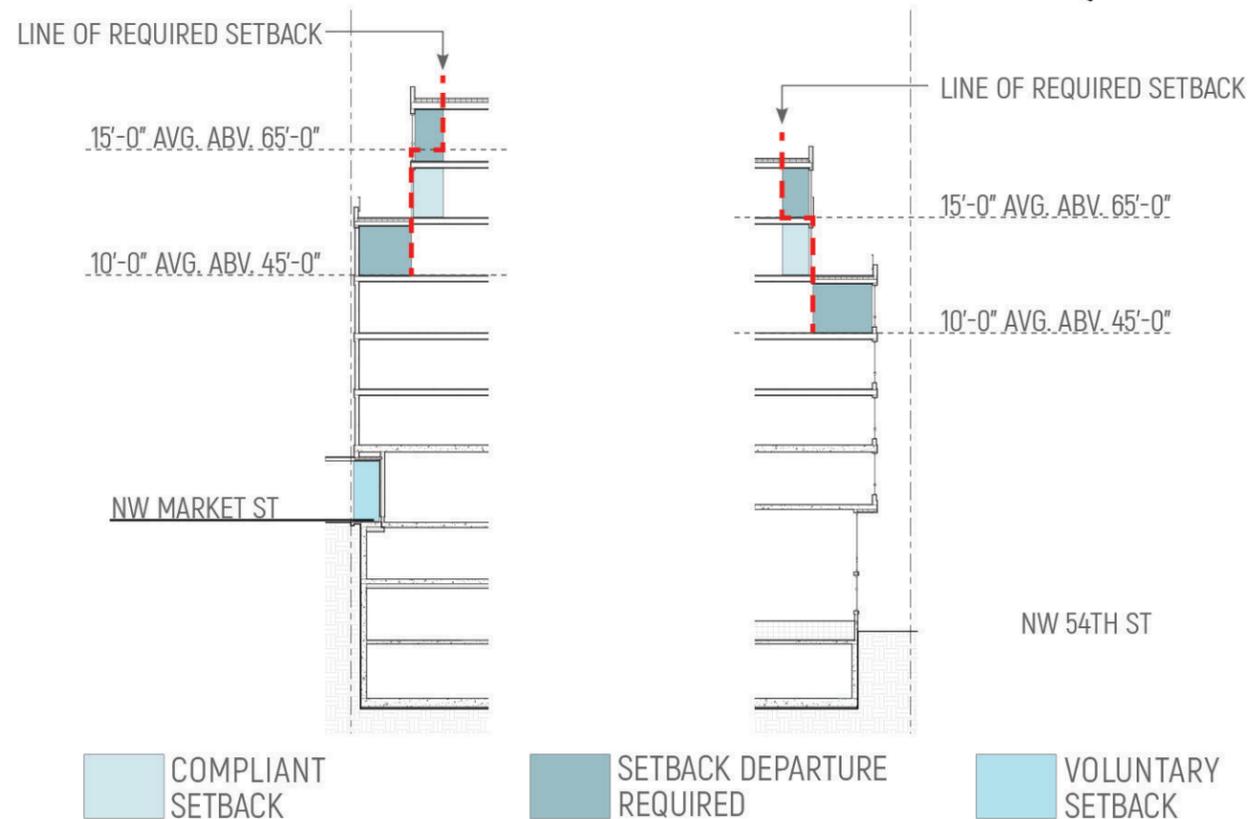
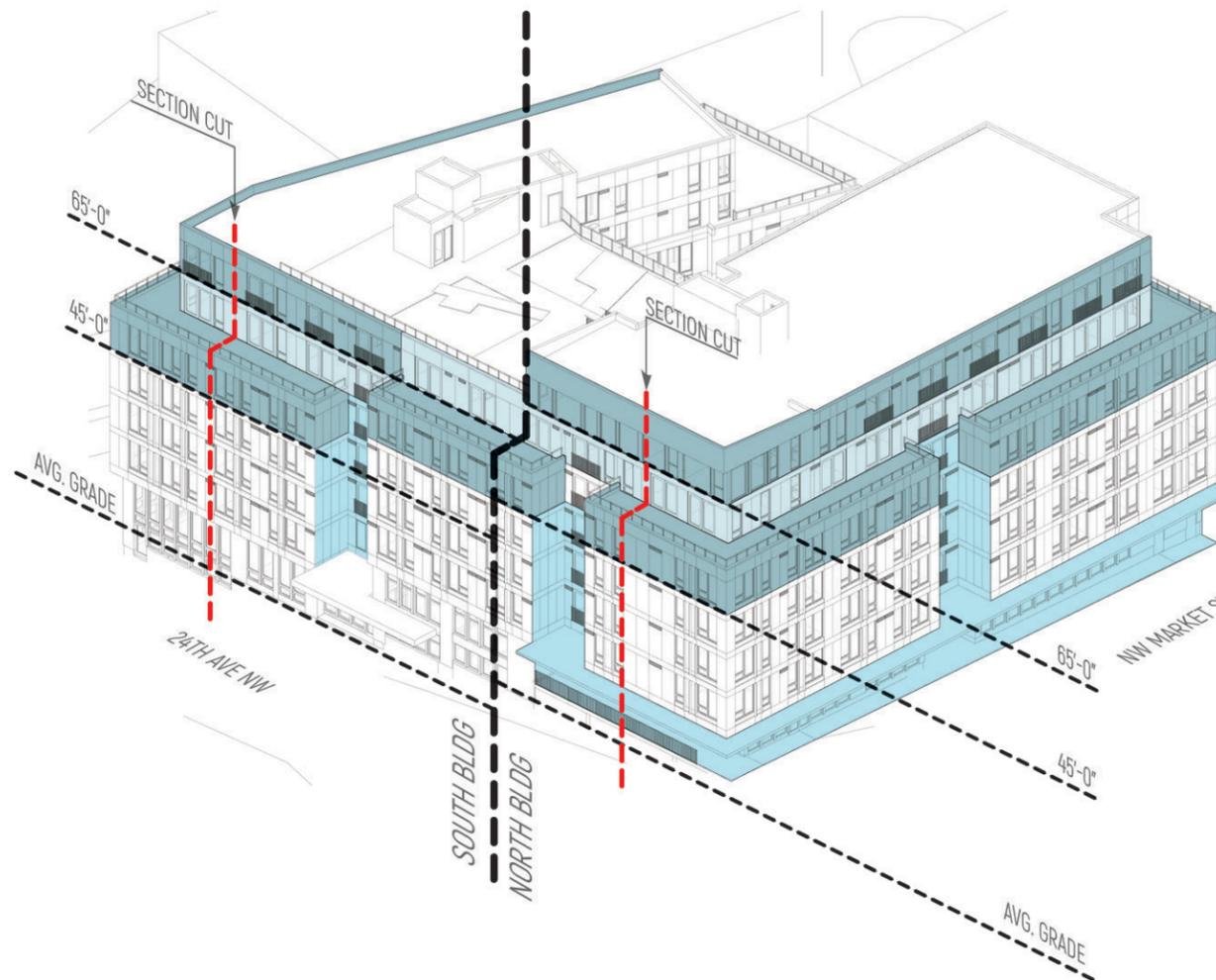
### ALONG NW 54TH ST.

BUILDING SETBACK 10'-0" AVERAGE ABOVE 65'-0". NO ADDITIONAL  
STEP-BACK ABOVE 65'-0".

### REASONING:

- ENSURES SEAMLESS INTEGRATION WITH SURROUNDING ARCHITECTURAL CONTEXT
- STEPPING BACK AT 55'-0" (INSTEAD OF 45'-0") ACHIEVES VISUAL HARMONY WITH NEIGHBORING BUILDING
- ESTABLISHES VISUAL CONTINUITY ALONG NW MARKET STREET AND 54TH AVENUE NW
- ENHANCES PEDESTRIAN EXPERIENCE ON MARKET AND 24TH
- PROVIDES SPACE FOR CAFÉ SEATING AND RETAIL SPILL-OUT AREAS
- FACILITATES DIRECT ENGAGEMENT BETWEEN RETAIL OCCUPANTS AND PEDESTRIANS
- EMPHASIS ON EMBRACING AND ACTIVATING THE VIBRANT GROUND-LEVEL SPACE
- AVOIDS UNDESIRABLE "CANYON EFFECT" FROM TALLER STRUCTURES
- PROPOSED DEPARTURE RECOVERS LOST DEVELOPMENT POTENTIAL FROM VOLUNTARY STREET-LEVEL SETBACK

SEE DESIGN GUIDELINE DC2.1.A  
SEE DESIGN GUIDELINE DC2.2.A  
SEE DESIGN GUIDELINE CS2.1.A  
2401 NW MARKET ST | DESIGN REVIEW



# DEPARTURES

## 9) STREET-LEVEL DWELLING UNIT

STREET-LEVEL DEVELOPMENT STANDARDS:  
SMC 23.47A.008.D.2

THE CODE REQUIRES

THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET-LEVEL, STREET-FACING FACADE SHALL BE AT LEAST 4 FEET ABOVE OR 4 FEET BELOW SIDEWALK GRADE OR BE SET BACK AT LEAST 10 FEET FROM THE SIDEWALK

WE ARE PROPOSING

THE FLOOR BEING A MAXIMUM OF 4'-0" AND A MINIMUM OF 1'-1" ABOVE SIDEWALK GRADE.

REASONING:

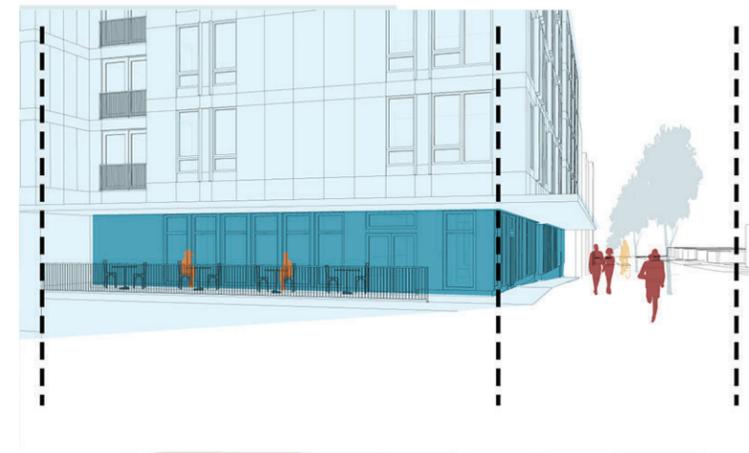
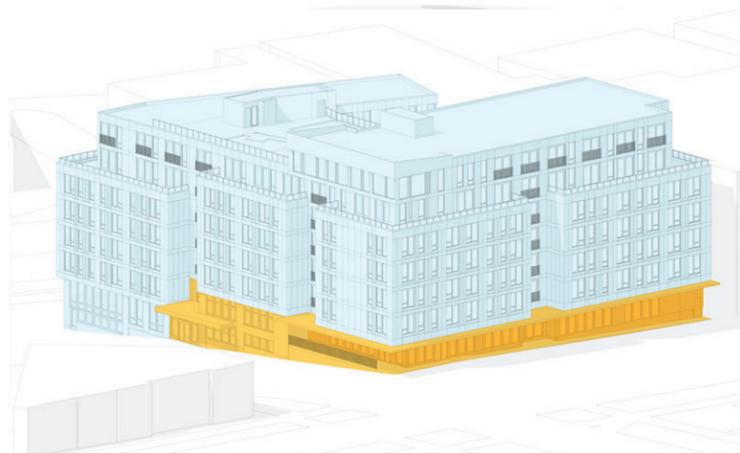
- OUR PROJECT IS LOCATED ON A SLOPE, WHICH PRESENTS INHERENT CHALLENGES IN MEETING THE STRICT 4'-0" ABOVE-GRADE REQUIREMENT UNIFORMLY ACROSS THE UNIT. THE TOPOGRAPHY OF THE LAND NECESSITATES THE ACCOMMODATION OF VARYING HEIGHTS TO ENSURE INTEGRATION WITH THE REST OF THE PROJECT.
- HAVING THE UNIT INTEGRATED WITH THE REST OF LEVEL 1, WE CAN OFFER BARRIER-FREE ACCESS FOR INDIVIDUALS WITH MOBILITY CHALLENGES.

SEE DESIGN GUIDELINE PL2.A.1





# DESIGN GUIDELINES



## CS2 | URBAN PATTERN & FORM

### 4.A | RELATIONSHIP TO THE BLOCK: CORNER SITES

PROVIDE LARGE DISPLAY WINDOWS THAT WRAP THE CORNER IN ORDER TO ACCOMMODATE COMMERCIAL GROUND-FLOOR USES.

#### RESPONSE:

- HIGHLIGHT CORNER USING ARCHITECTURAL FORM THAT WRAPS TO HELP CREATE A MORE INVITING APPROACH TO THE BUILDING.
- USE GLAZING THAT WRAPS THE CORNER TO CREATE A CONNECTION BETWEEN PUBLIC OPEN SPACE AND COMMERCIAL USE.
- CREATE ICONIC ELEMENT AT CORNER TO BE PERCEIVED FROM VARIOUS ANGLES AND STREETS ADJACENT TO SITE.
- USE SETBACKS AT STREET LEVEL AND UPPER LEVELS TO REDUCE THE MASS AT THE CORNER.

## CS2 | URBAN PATTERN & FORM

### 5.A | HEIGHT, BULK & SCALE: CHARACTER CORE

WORK WITH UPPER LEVEL SETBACKS TO AVOID CREATING A CANYON FEEL. CONSIDER ORIENTING OPEN AREAS THAT PROVIDE LIGHT AND AIR TO RESIDENCES ON THE UPPER LEVELS TOWARDS THE STREET.

#### RESPONSE:

- USE THE UPPER LEVEL SETBACKS TO MINIMIZE THE CANYON LIKE FEEL WHILE ALSO CREATING MORE SPACE FOR PEDESTRIAN MOVEMENT AT THE GROUND LEVEL.
- CREATE OPEN SPACE ON ROOF TO PROVIDE LIGHT AND AIR WHILE ALSO ALLOWING RESIDENCES TO HAVE MORE PRIVACY FROM THE STREET LEVEL

## PL1 | CONNECTIVITY

### 2.A | WALKWAY & CONNECTIONS: PEDESTRIAN VOLUMES

CREATE WELCOMING AND SPACIOUS SIDEWALK ENVIRONMENT THROUGH INTEGRATING PRIVATE OPEN SPACE, SETBACKS AND CAREFUL LOCATION OF ENTRANCES AT THE GATEWAY.

#### RESPONSE:

- PLACE THE ENTRANCES FOR RETAIL OFF OF MARKET STREET ENHANCING THE PUBLIC WHILE PLACING RESIDENTIAL ENTRANCES WILL BE OFF OF 24TH FOR A MORE PRIVATE APPROACH
- CREATE A WIDER FRONTAGE SPACE FOR COMMERCIAL USE AT STREET LEVEL TO ALLOW FOR SEATING AND MORE OPEN SPACE.
- CLEARLY ORGANIZE PEDESTRIAN ZONE AT CORNER ACCORDING TO DIFFERENT CIRCULATION PATHS AND ACTIVITY.

# DESIGN GUIDELINES



## CS2 | URBAN PATTERN & FORM

### 1.A | CHARACTER CORE

LOCATION IN THIS NEIGHBORHOOD ESTABLISH A DISTINCT CHARACTER WITH HUMAN SCALE, DETAIL, AND PERMANENCE. PEDESTRIAN ORIENTED FRONTAGE AND HELP SOLIDIFY THE WALKABLE BUSINESS DISTRICT.

#### RESPONSE:

- ALLOW FOR A MIX OF COMMERCIAL USES AT THE STREET LEVEL
- REFLECT THE HISTORIC 50' LOT WIDTH THROUGH ARTICULATION OF MATERIAL AND ARCHITECTURAL FORM
- EMPLOY MASSING BREAKS SO THAT IT CORRELATES WITH BUILDING PROGRAM AND REDUCES THE PERCEPTION OF THE SIZE.
- USE THE ARTICULATION OF MATERIAL TO DRAW ATTENTION TO THE STREET LEVEL USES.
- RESPOND TO BALLARD'S NORDIC HISTORY THROUGH VARIOUS DESIGN ELEMENTS AND MATERIAL.



## CS2 | URBAN PATTERN & FORM

### 2.B | ARCHITECTURAL PRESENCE AT GATEWAYS

NW MARKET ST & 24TH AVE NW IS A MAJOR GATEWAY. PROJECTS AT THIS GATEWAY SHOULD HAVE A STRONG VISUAL IDENTITY.

#### RESPONSE:

- INTERCONNECT THE DESIGN OF THE BUILDING TO THE NEW ADJACENT BIKE ROUTE PROPOSED TO CREATE AN HARMONIOUS RELATIONSHIP BETWEEN PEDESTRIAN, CYCLISTS, AND SHOPPERS.
- CREATE STREET LEVEL OPEN SPACES TO PRODUCE A WELCOMING COMMERCIAL FRONTAGE AT THIS MAJOR INTERSECTION.
- DESIGN AN ICONIC ELEMENT IN CORNER OF THE BUILDING AT THIS MAJOR INTERSECTION TO CREATE A SENSE OF PLACE.



## CS2 | URBAN PATTERN & FORM

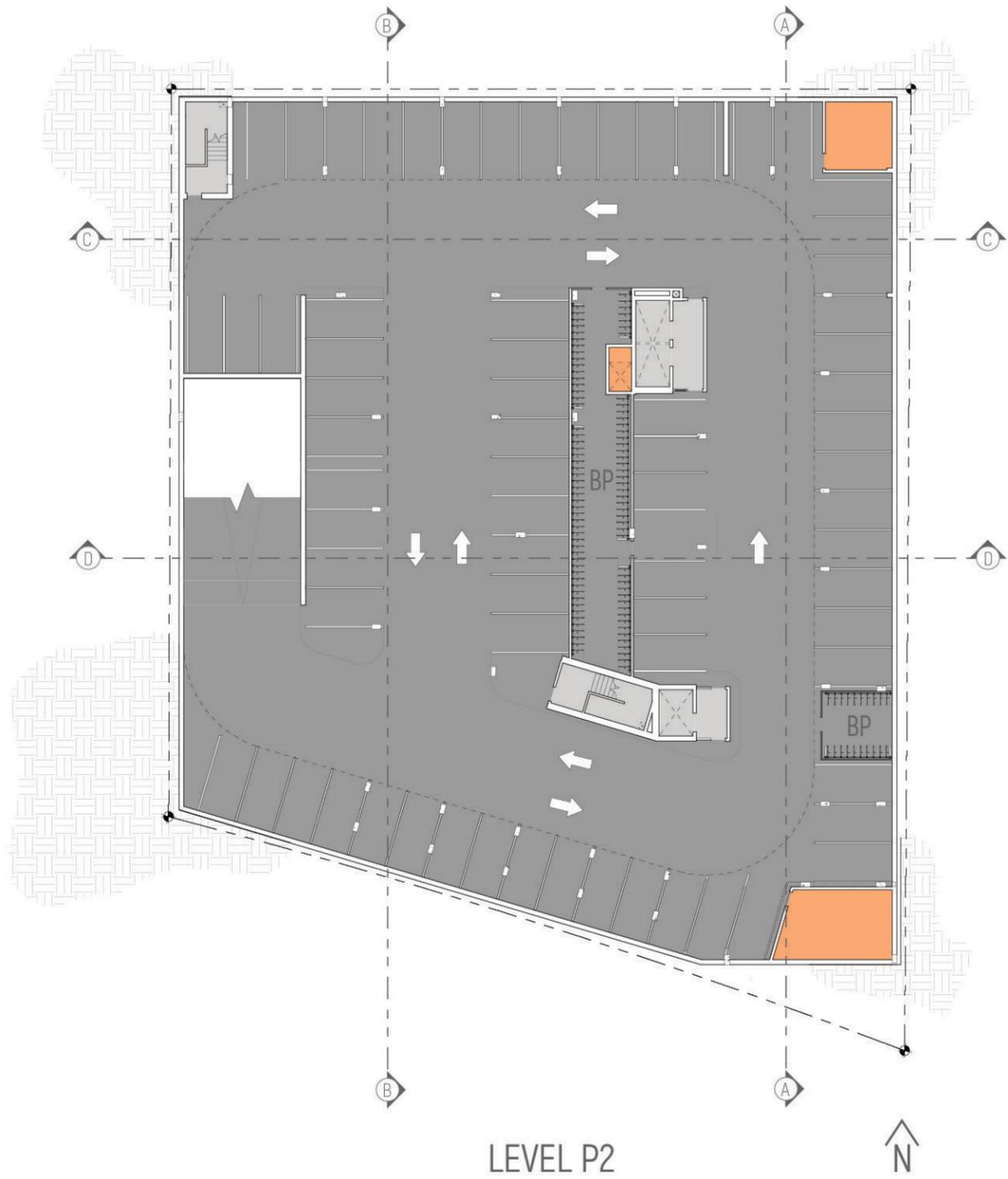
### 3.A1 | CONNECTION TO THE STREET: CHARACTER CORE

STREET-LEVEL FACADE DESIGN SHOULD CREATE A STRONG CONNECTION TO PEDESTRIANS. STREET LEVEL FACADES SHOULD HAVE GREATER PROPORTION OF WINDOWS THAN SOLIDS.

#### RESPONSE:

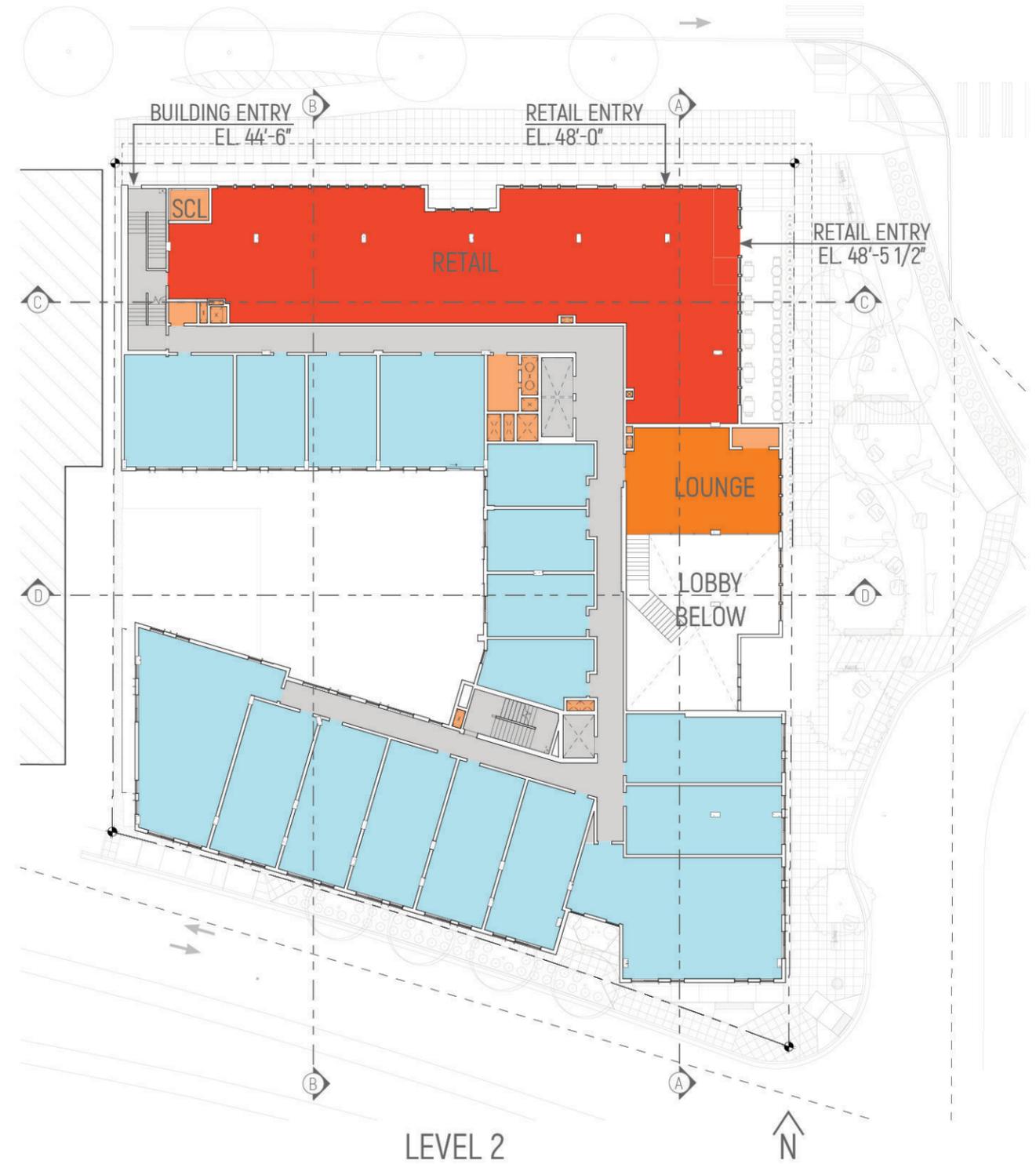
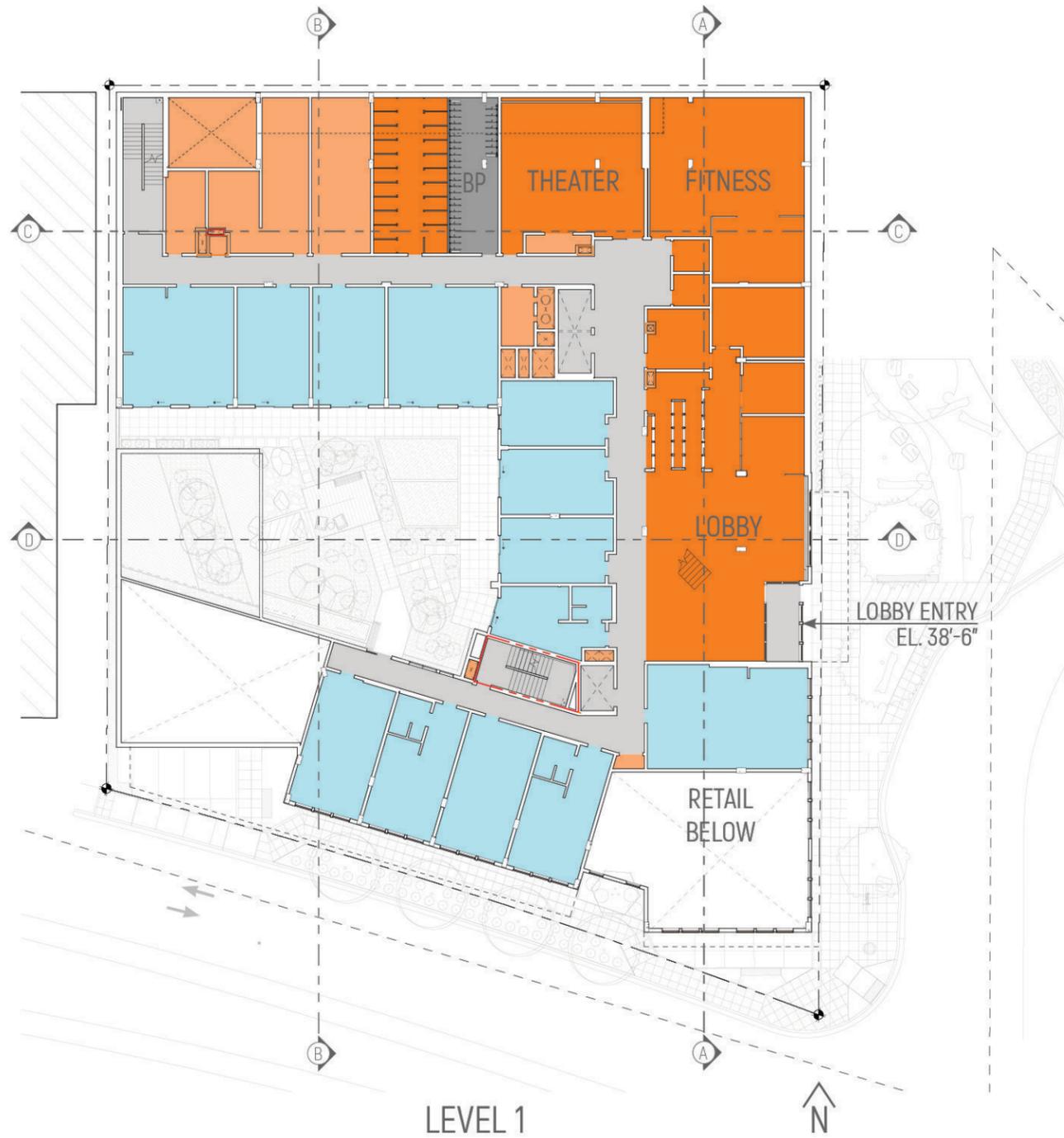
- CREATE A TRANSPARENT GROUND LEVEL WHILE ALSO SETTING BACK THE GROUND LEVEL FACADE TO ALLOW FOR A MORE INVITING PEDESTRIAN FOOT AND BIKE TRAFFIC.
- CREATE A CONTINUOUS STREET LEVEL WALL WITH ENGAGING STOREFRONT FEATURES TO SUPPORT AND CREATE AN ACTIVE ENVIRONMENT.
- USE WARM MATERIALS LIKE WOOD AT STREET LEVEL TO RESPOND AND CONTINUE THE LINEAGE OF NORDIC HISTORY AND ARCHITECTURE IN BALLARD.

# PLANS

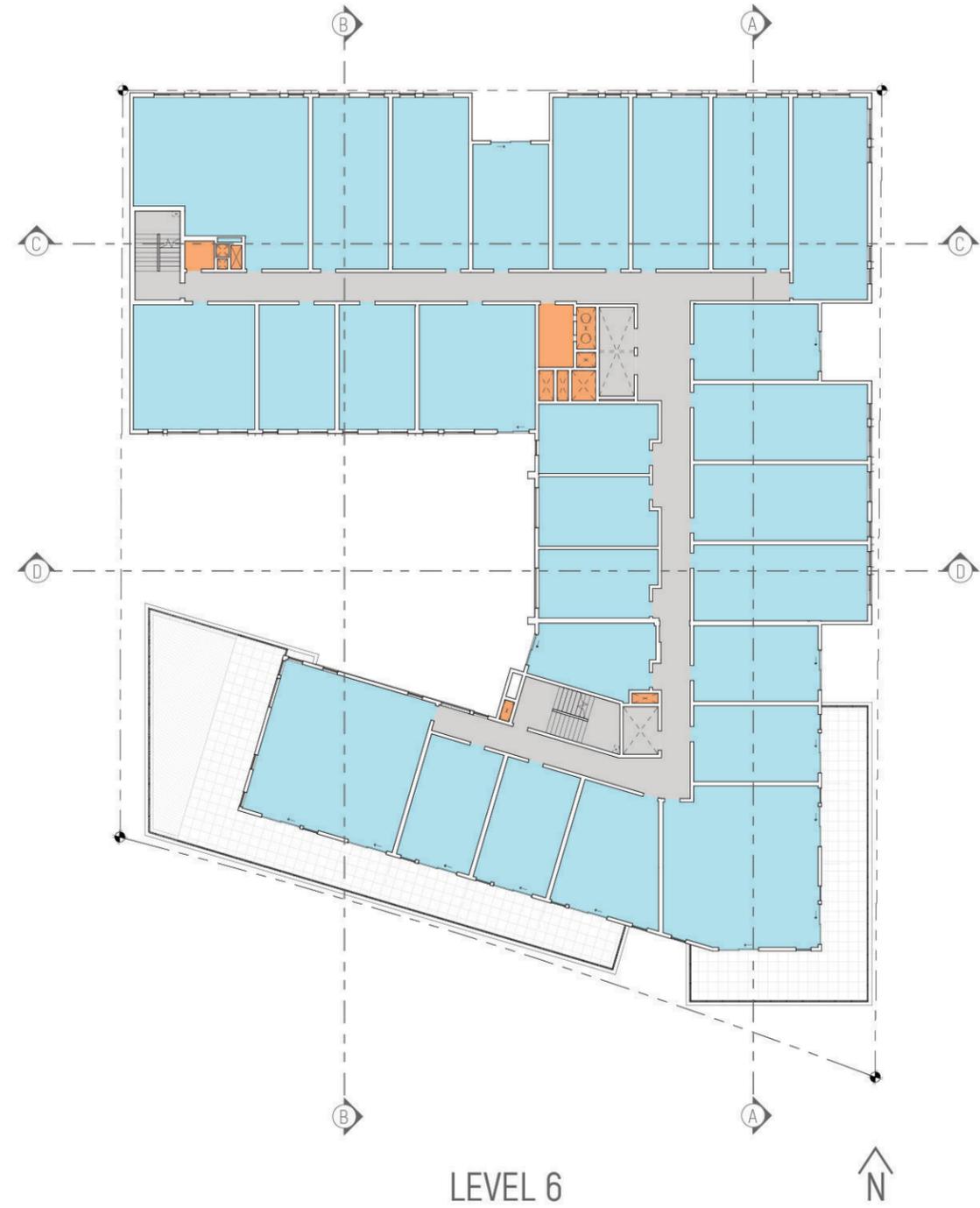
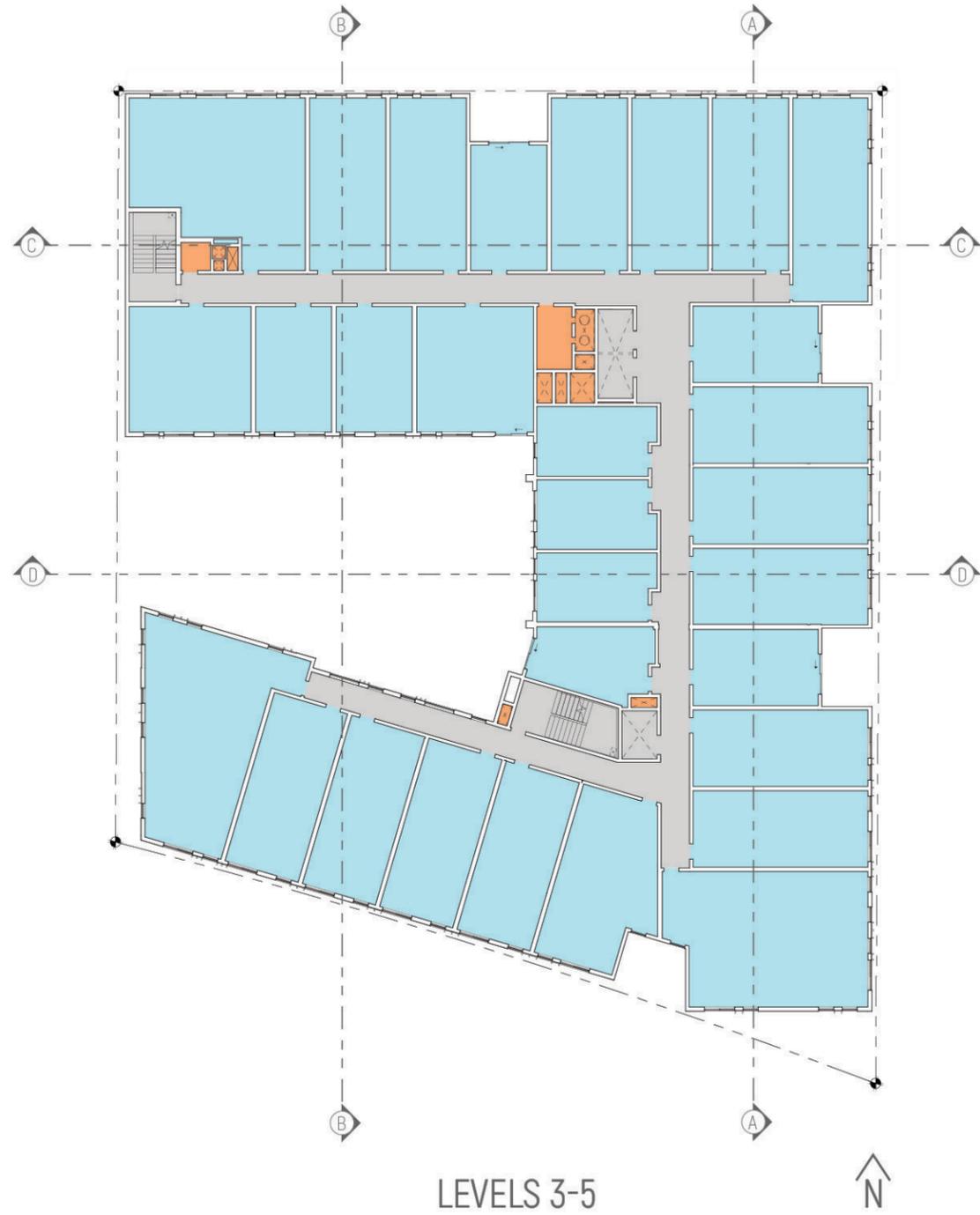


- COMMERCIAL
- RESIDENT COMMON
- BACK OF HOUSE - MECHANICAL
- RESIDENTIAL UNITS
- CIRCULATION
- PARKING

# PLANS

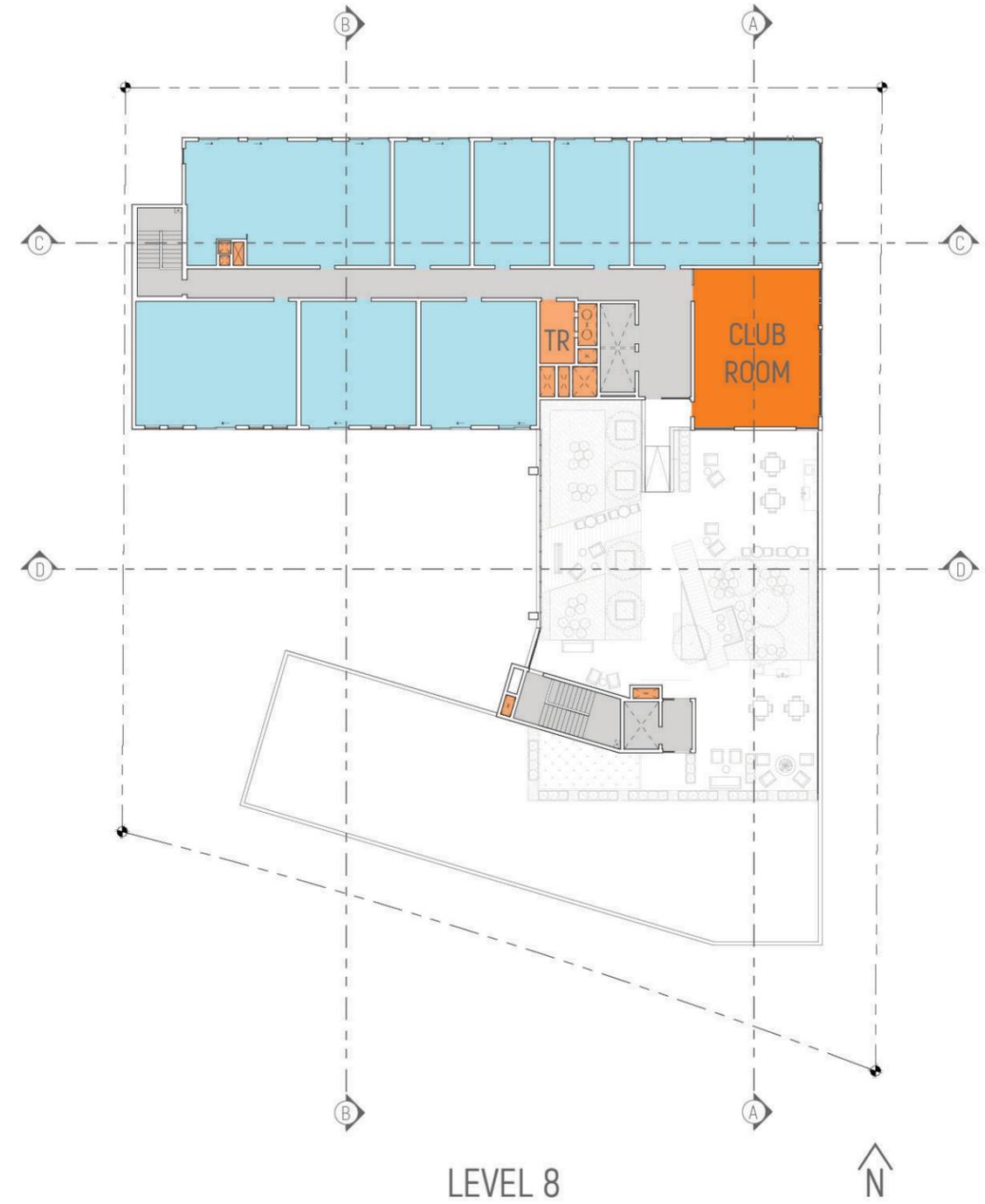
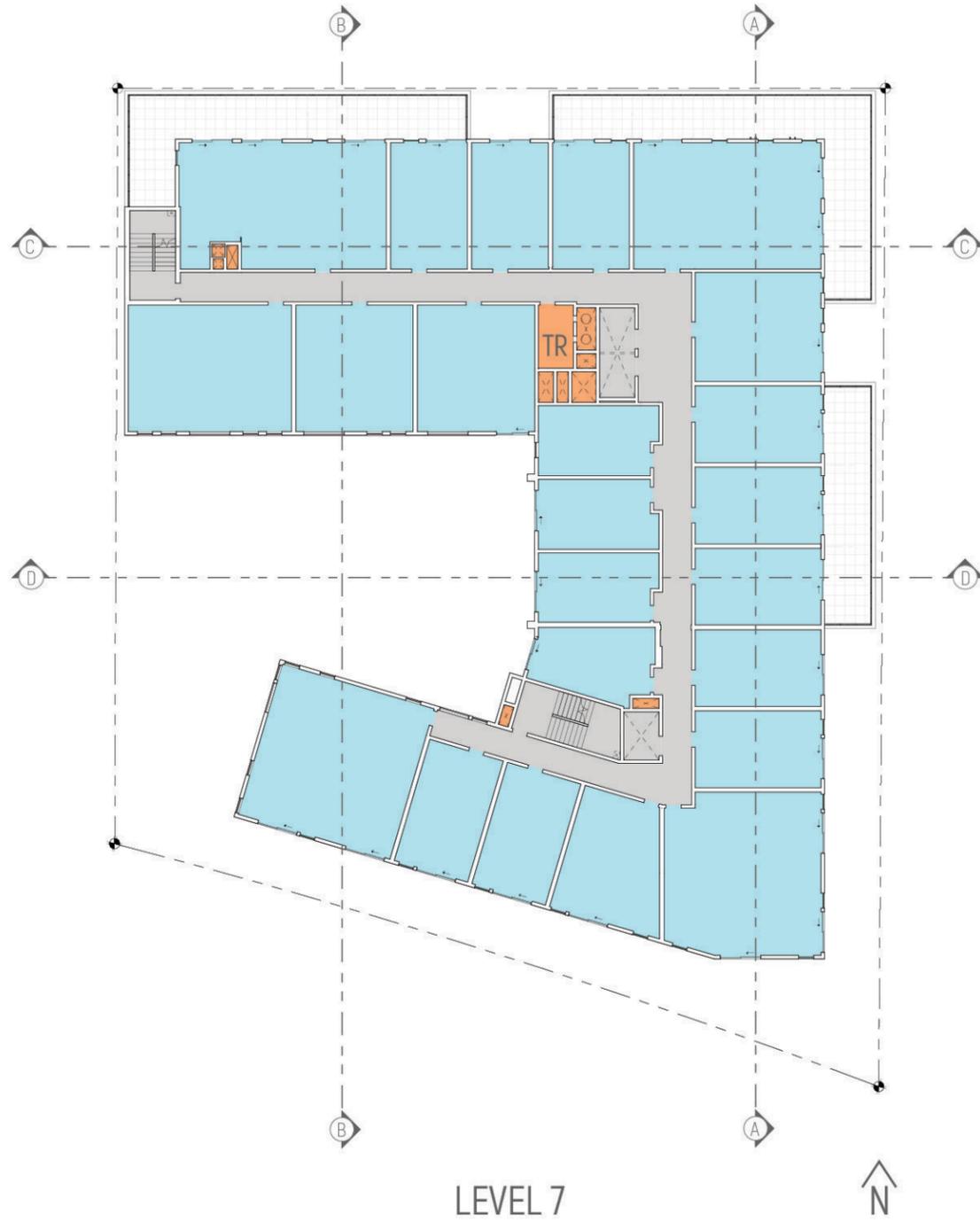


# PLANS



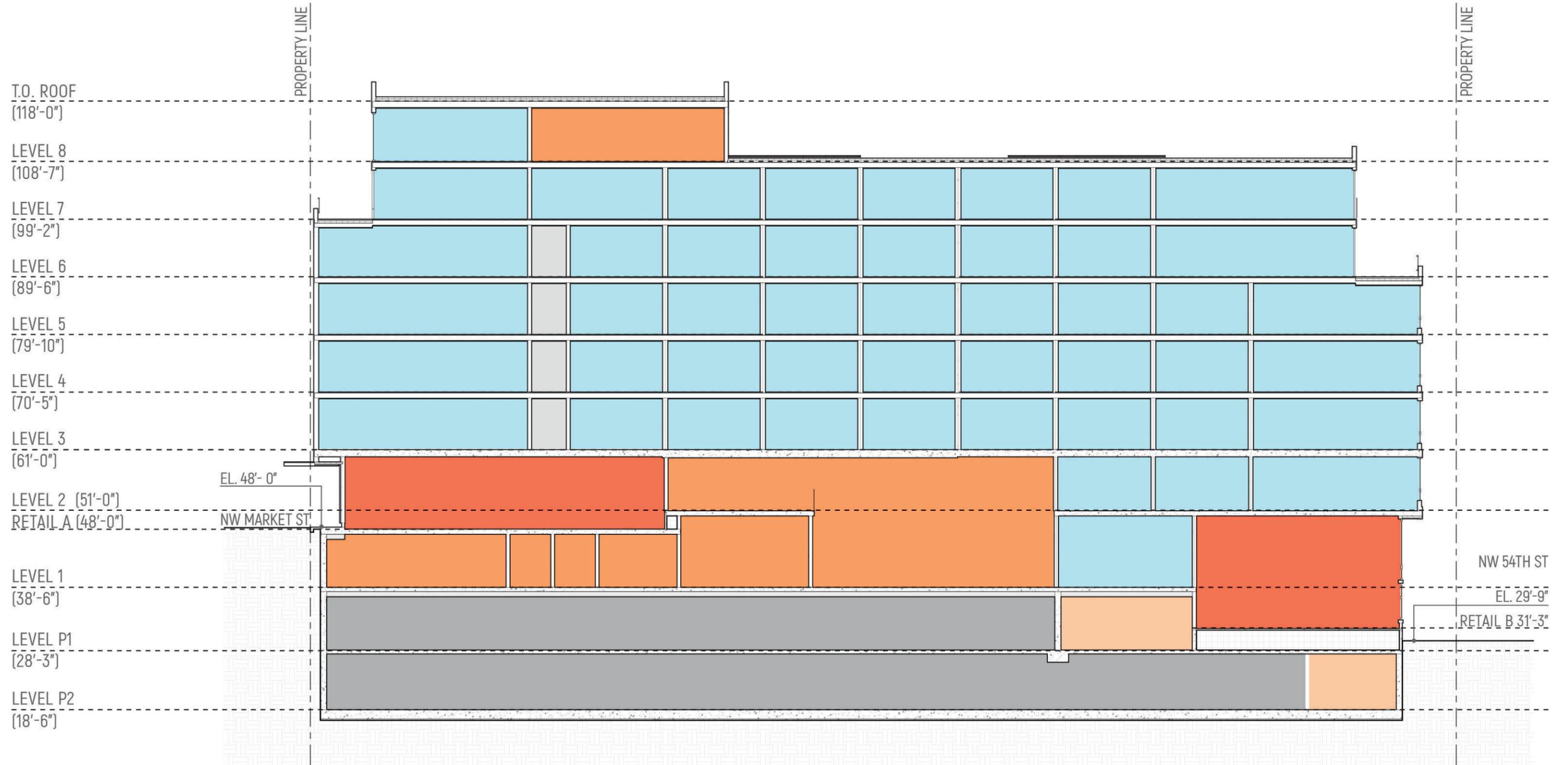
- COMMERCIAL
- RESIDENT COMMON
- BACK OF HOUSE - MECHANICAL
- RESIDENTIAL UNITS
- CIRCULATION
- PARKING

# PLANS



- COMMERCIAL
- RESIDENT COMMON
- BACK OF HOUSE - MECHANICAL
- RESIDENTIAL UNITS
- CIRCULATION
- PARKING

# SECTIONS



COMMERCIAL

RESIDENT COMMON

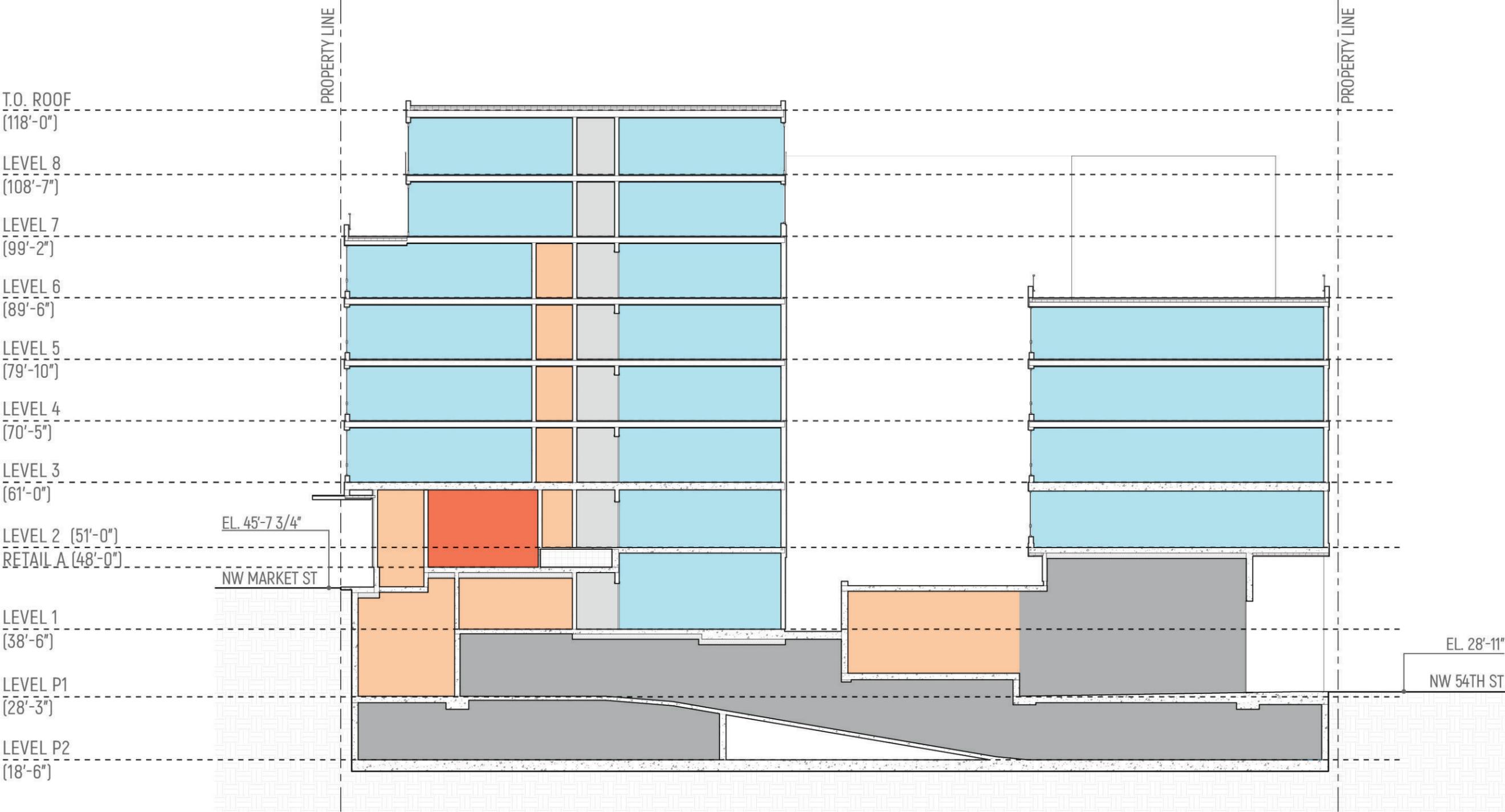
BACK OF HOUSE - MECHANICAL

RESIDENTIAL UNITS

CIRCULATION

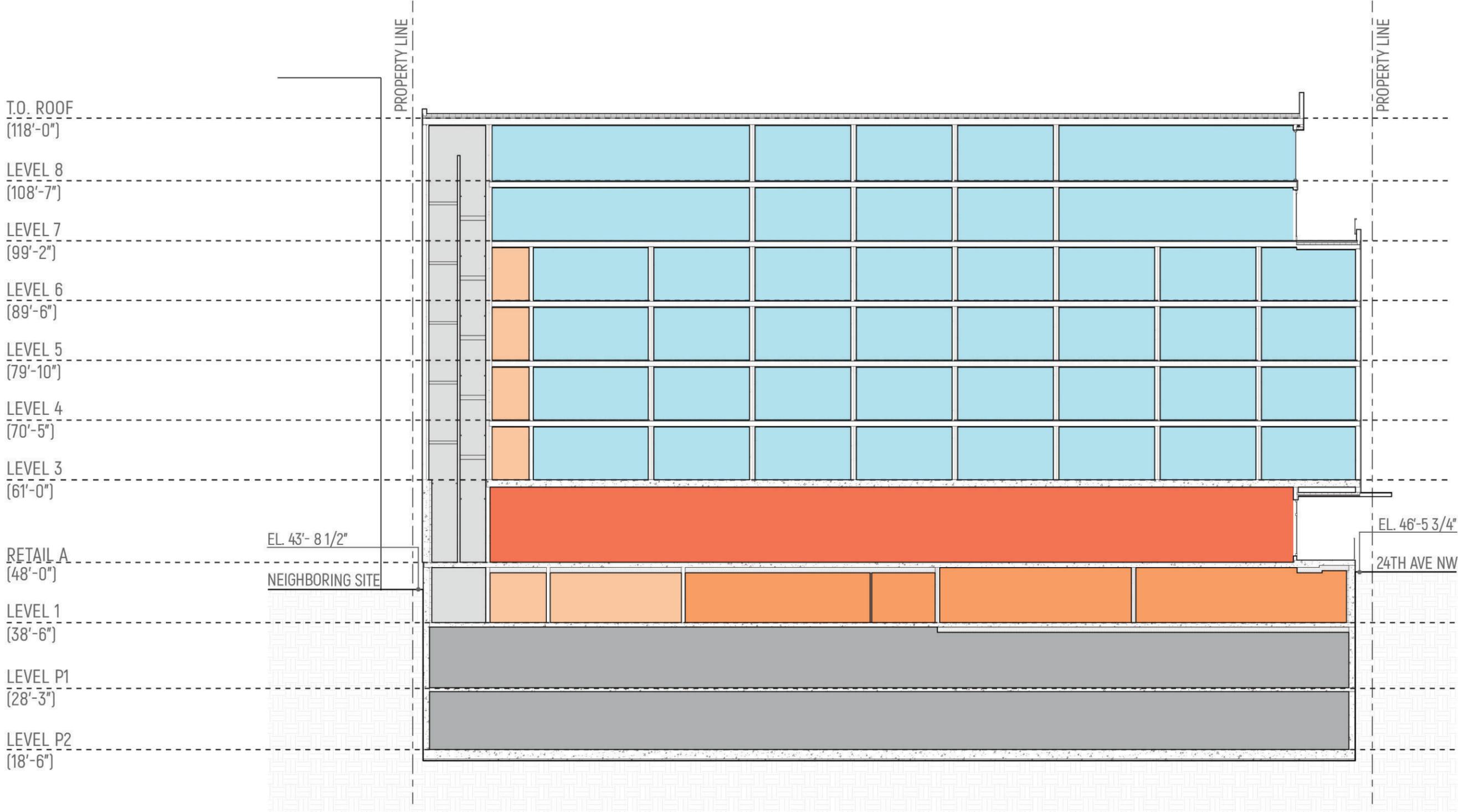
PARKING

# SECTIONS



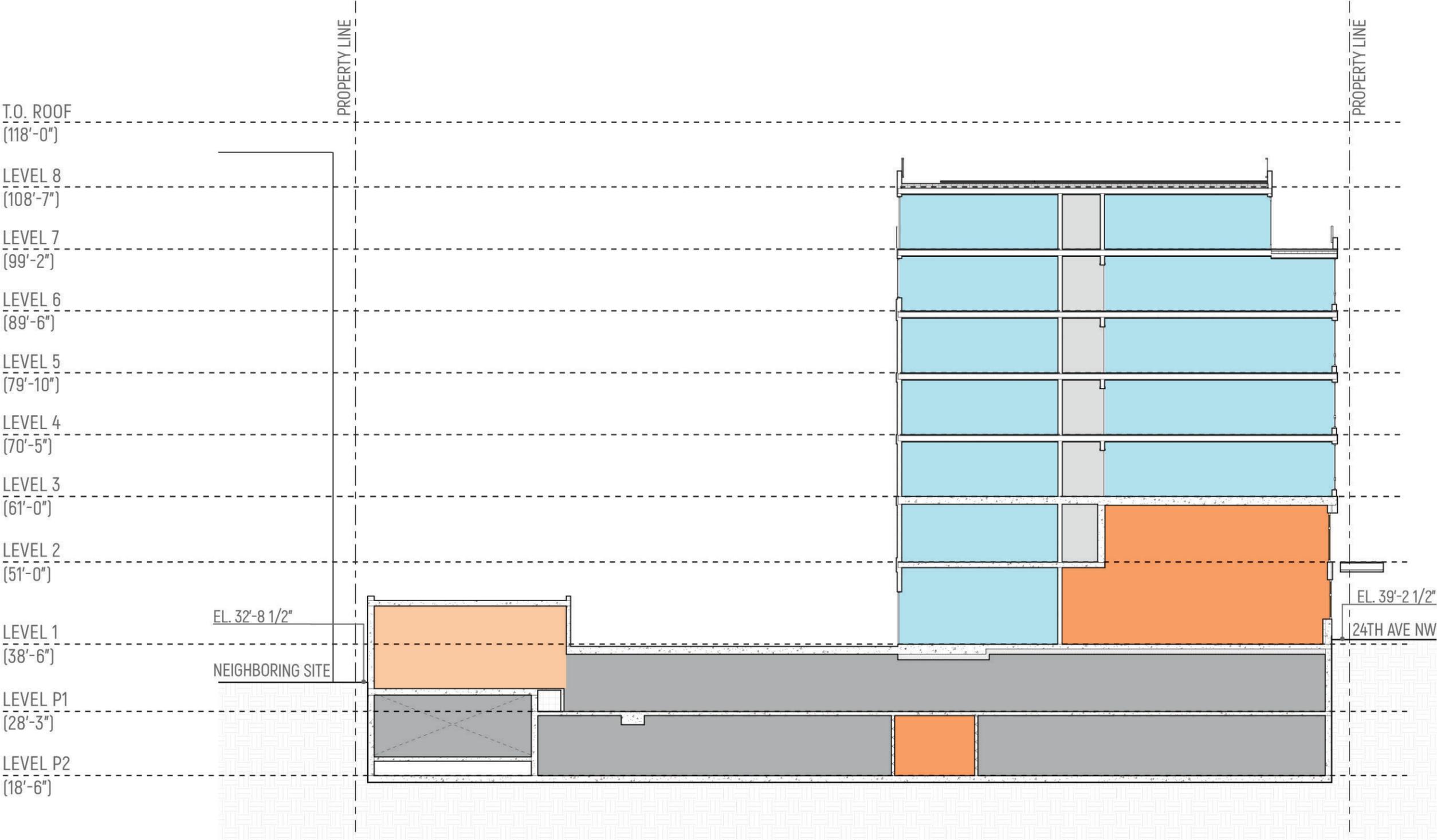
- COMMERCIAL
- RESIDENT COMMON
- BACK OF HOUSE - MECHANICAL
- RESIDENTIAL UNITS
- CIRCULATION
- PARKING

# SECTIONS



COMMERCIAL
  RESIDENT COMMON
  BACK OF HOUSE - MECHANICAL
  RESIDENTIAL UNITS
  CIRCULATION
  PARKING

# SECTIONS



- COMMERCIAL
- RESIDENT COMMON
- BACK OF HOUSE - MECHANICAL
- RESIDENTIAL UNITS
- CIRCULATION
- PARKING

# MATERIALS

THE NATURAL LANDSCAPE, HISTORY AND WARM TEXTURES OF BALLARD INSPIRE US TO EXPLORE SMALL SCALE MATERIALS LIKE WOOD AND MASONRY. IT ALSO INSPIRES US TO RECALL THE DEEPLY EMBEDDED NORDIC HISTORY OF BALLARD THROUGH ARCHITECTURAL FORM, MATERIALS, AND DETAILS.



COMPOSITE PANEL SMOOTH,  
BLACK



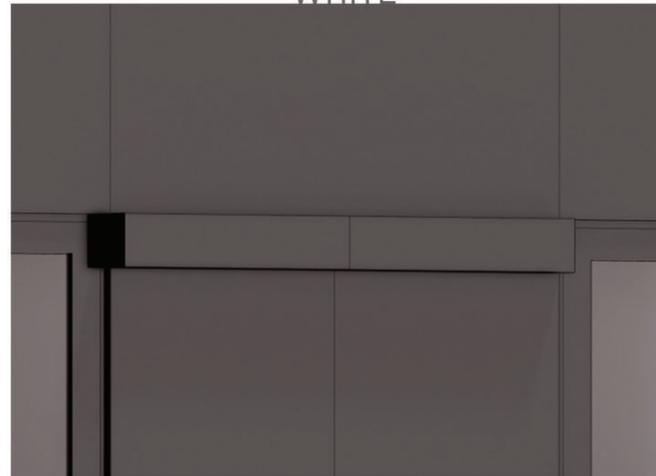
COMPOSITE PANEL SMOOTH,  
WHITE



THIN BRICK,  
ASH



LONGBOARD PLANK SIDING,  
BEACHWOOD



REMOVABLE HOOD VENT,  
BLACK



REMOVABLE HOOD VENT,  
WHITE

# MATERIAL LOCATIONS

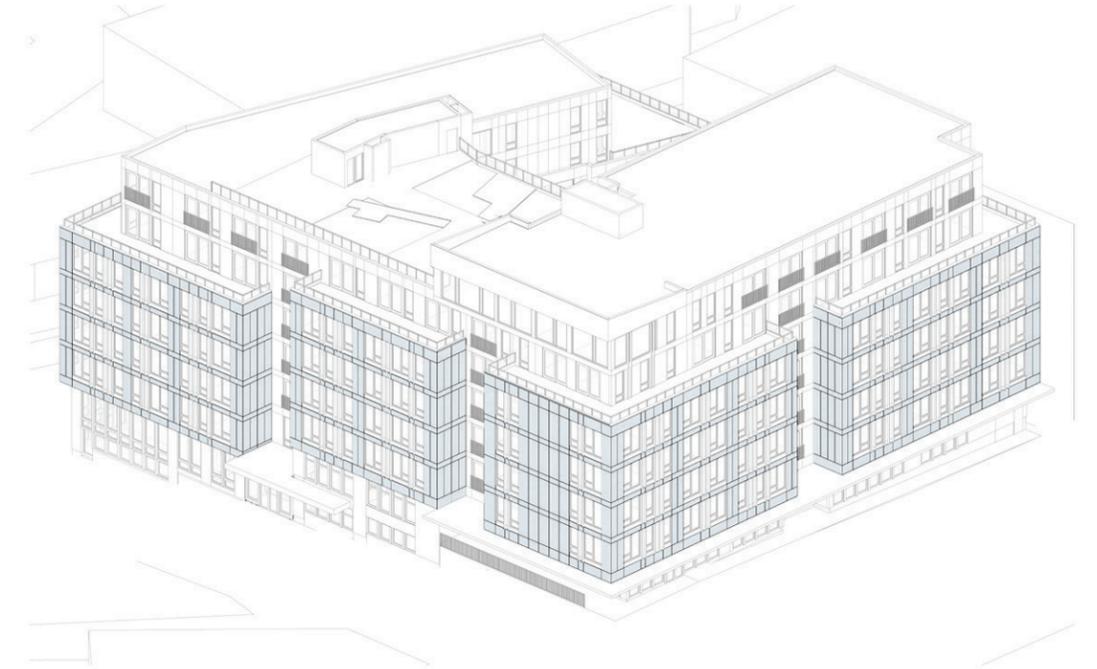
WHITE COMPOSITE PANEL



SOUTHEAST CORNER



NORTHEAST CORNER



LONGBOARD PLANK, BEACHWOOD



SOUTHEAST CORNER



NORTHEAST CORNER



# MATERIAL LOCATIONS

THIN BRICK, ASH



SOUTHEAST CORNER



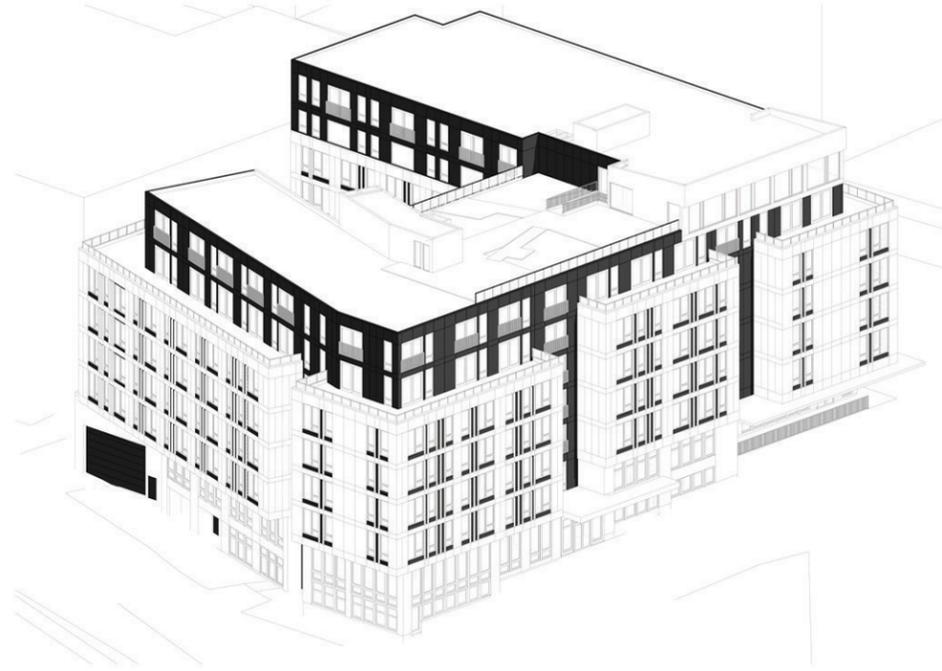
NORTHEAST CORNER



BLACK COMPOSITE PANEL



SOUTHEAST CORNER



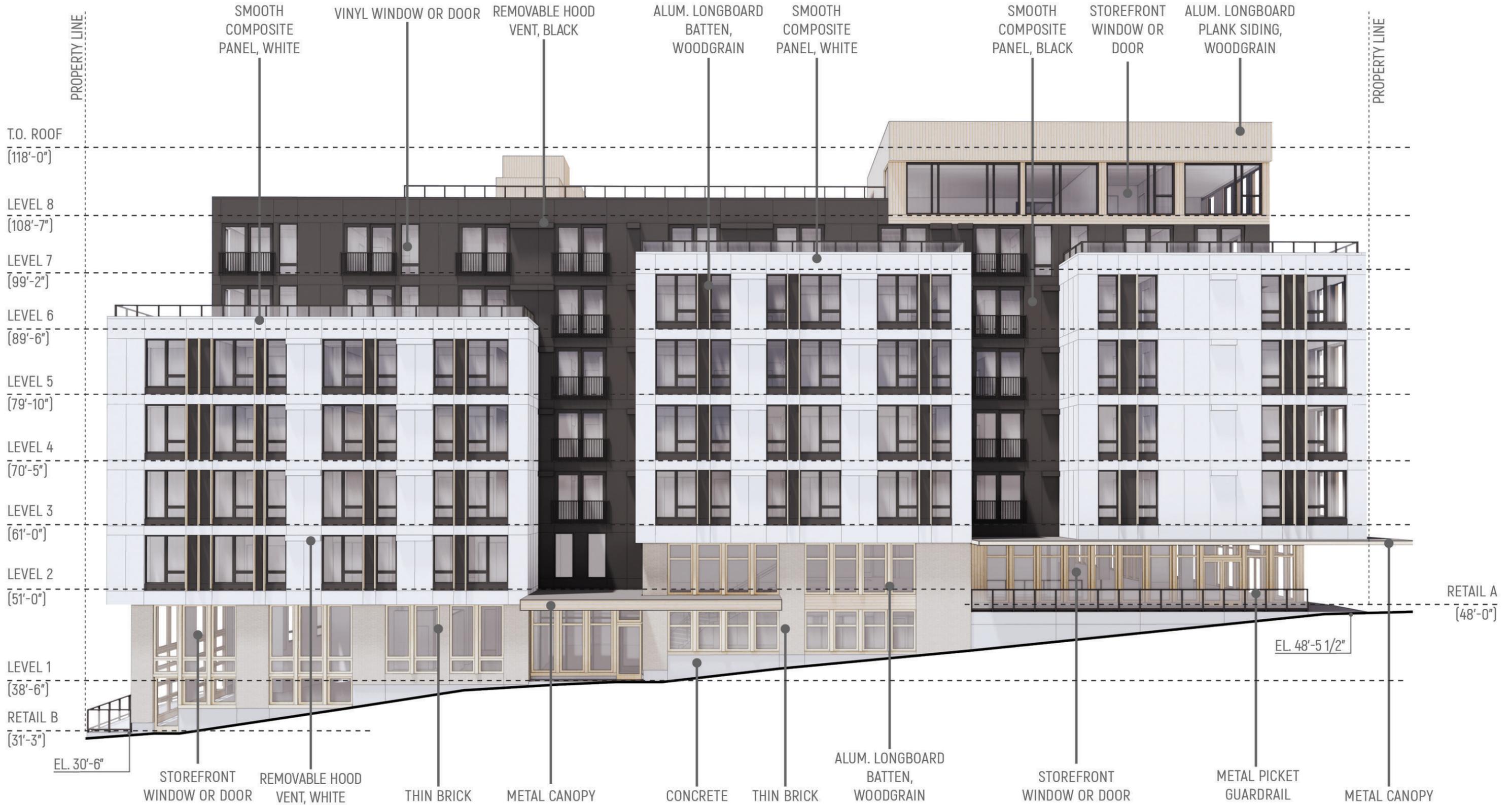
NORTHEAST CORNER



# ELEVATIONS - NORTH



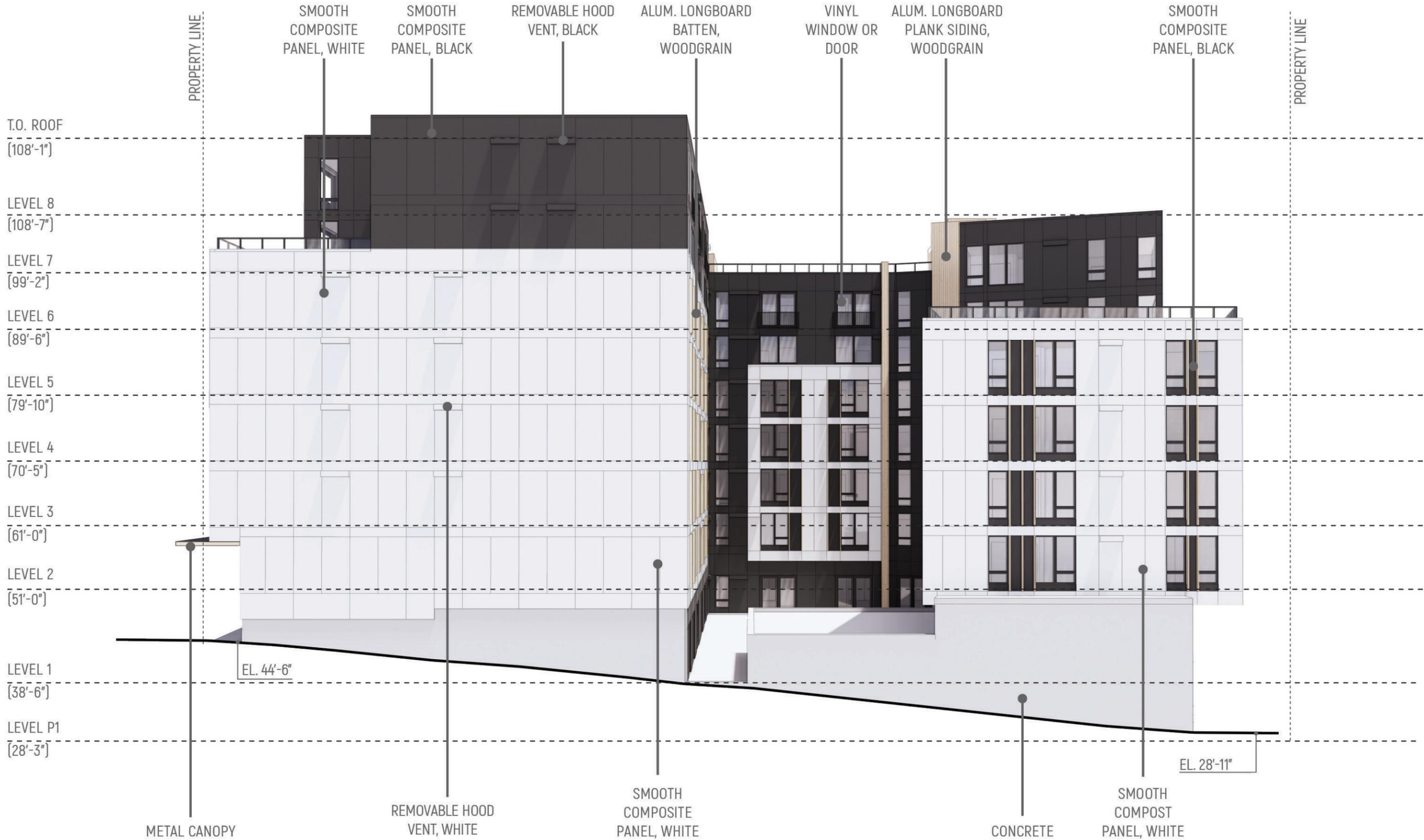
# ELEVATIONS - EAST



# ELEVATIONS - SOUTH



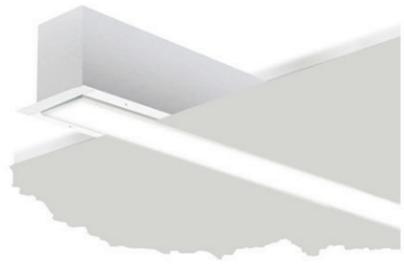
# ELEVATIONS - WEST



# ELEVATIONS - COURTYARD



# LIGHTING PLAN



ALCON LIGHTING  
1.5-INCH RECESSED TRIMLESS LINEAR LED LIGHT



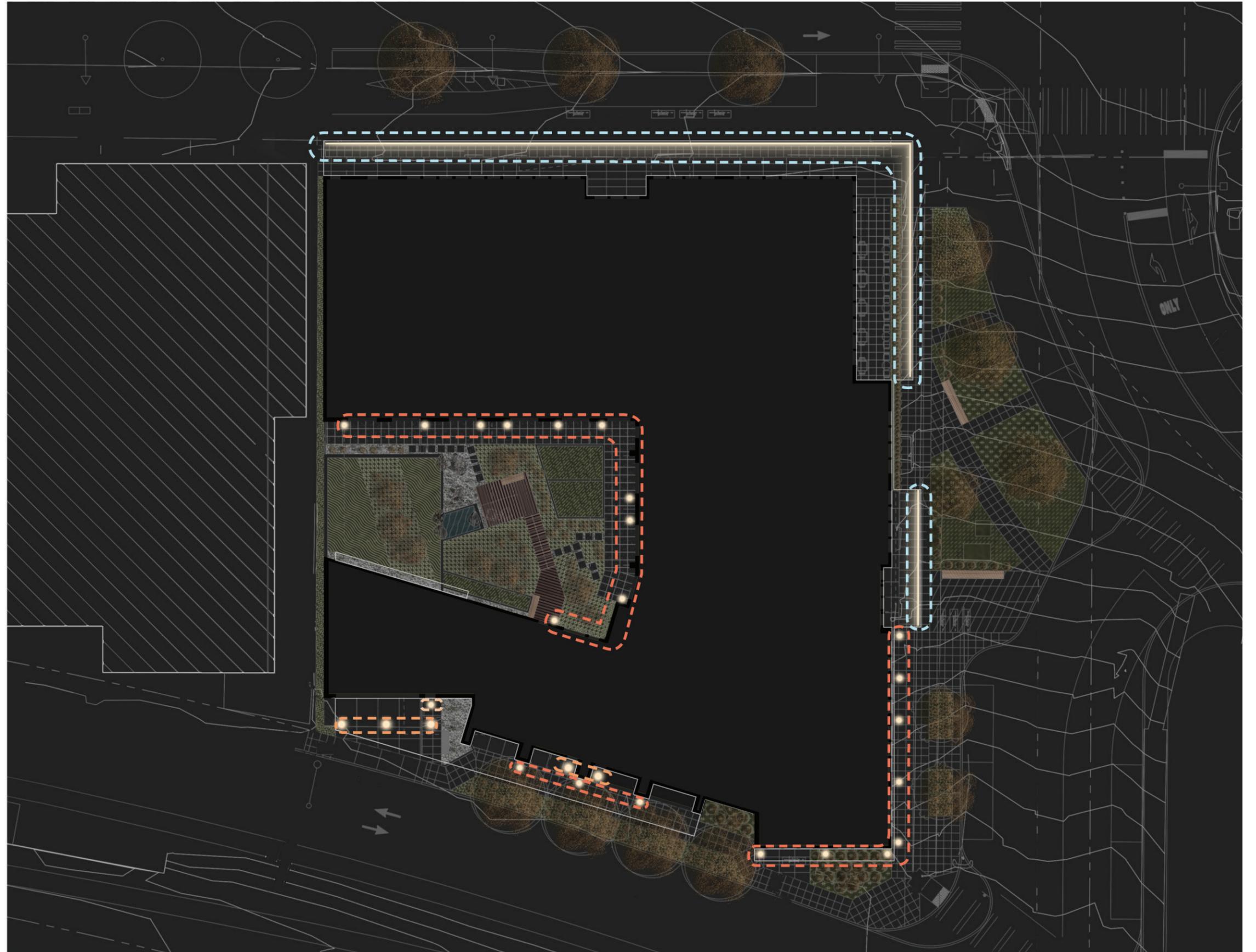
PROGRESS LIGHTING  
6" SQUARE CYLINDER DOWN WALL LANTERN



MODERN FORMS  
BLOC LED INDOOR / OUTDOOR WALL SCONCE



ASPECT LED  
6" ULTRA-THIN LED RECESSED LIGHT



# SIGNAGE INSPIRATION



# PRELIMINARY SIGNAGE LOCATIONS

