

DESIGN REVIEW - AVALON BALLARD



1 4 0 0 N W M a r k e t S t | S e a t t l e , W a s h i n g t o n

AVALONBAY COMMUNITIES | ANKROM MOISAN ASSOCIATED ARCHITECTS

DPD Project No.: 3009098

April 27, 2009

CONTEXT



- | | |
|---------------------|---|
| 1 SITE | 10 BALLARD PLACE CONDOS |
| 2 SAFEWAY | 11 HJARTA CONDOS |
| 3 MCDONALDS | 12 FORMER DENNY'S SITE (MIXED USE PROPOSED) |
| 4 FIRESTONE TIRES | 13 LEVA APARTMENTS |
| 5 PARKER PAINT | 14 FIRE STATION |
| 6 GILMAN PLAYGROUND | 15 WALGREENS |
| 7 BALLARD MARKET | 16 BALLARD SEWING AND VACUUM |
| 8 BURGER KING | 17 SAFEWAY GAS STATION |
| 9 SHELL GAS STATION | |

CONTEXT



DESIGN REVIEW BOARD RECOMMENDATIONS

| | | | |
|---|---|---|---|
| 1 | <p>EDG#2 Issue: The design and function of the porch entries to the units at the street level along N.W. 56th Street.</p> | <p>Recommendation: Some members of The Board liked the three part division of the façade at the base; however, the group asked the applicant to look into continuing the stoops into the western third of the façade.</p> | <p>Response: In response to The Board's request, the residential entry was enhanced with additional planting areas and an entry stoop was added to the west. The cascading planters were also expanded to compliment the pedestrian environment of the stoop entries to the east.</p> |
| 2 | <p>EDG#2 Issue: The design of the west façade which is close to the property line, has the potential for large blank facades and is likely to be visible for the foreseeable future, until the adjacent site is developed.</p> | <p>Recommendation: The west façade elevation is found to be highly successful. One additional design measure should be to incorporate some patterning into the two end walls</p> | <p>Response: The west property line façade provides a visually interesting pattern of color in response to the speed of traffic and scale of NW Market Street. The central portion of the west façade is pushed back at grade to allow for dense vertical plantings covering the adjacent wall.</p> |
| 3 | <p>EDG#2 Issue: The composition and design of the north façade of the building along N.W. 56th St. including measures to control its appearance of bulk and scale.</p> | <p>Recommendation: The residential entry on N.W. 56th does not look very residential. An effort to create a residential presence in the ground plane with transparency elements greater than six feet in height should be undertaken</p> | <p>Response: The NW 56th Street entry is marked by a prominent canopy, gracious stairs, cascading planters and full-width and full-height storefront glazing inviting future residents to use this access.</p> |
| 4 | <p>A-1: Responding To Site Characteristics: Cladding materials need to respond to location and provide a sense of scale.</p> | <p>Recommendation: The main building entrance could have masonry brought all the way down to street level rather than the wood-like material shown at the meeting.</p> | <p>Response: The glassy main residential entry is clad in dark textured porcelain tile and wood composite panel. These materials set this area apart from the building above and the adjacent retail. They are scaled appropriately to the pedestrian and the slower traffic along 14th Avenue NW.</p> |
| 5 | | <p>Recommendation: The promised "fine grain" of storefronts should rely on existing storefronts in the Ballard area for inspiration. Something of better texture and finish than painted concrete should be used for the building base around the commercial uses.</p> | <p>Response: The contemporary storefronts are clad in large panels of dark porcelain tile. The retail signage, canopies and lighting all combine to give the commercial frontage an intimate scale.</p> |
| 6 | <p>A-4: Human Activity: Revise site circulation patterns</p> | <p>Recommendation: Improve the connection to the private courtyard</p> | <p>Response: The interior circulation patterns have been redesigned to give direct visual and physical access between the NW 56th Street entry and the internal courtyard</p> |



DEVELOPMENT STANDARD DEPARTURE MATRIX

| | DEVELOPMENT STANDARD REQUIREMENT | REQUEST/ PROPOSAL | JUSTIFICATION |
|----|--|--|--|
| A1 | SMC 23.47A.005.D Residential uses may not occupy more than 20% of a street-level street-facing façade on an arterial; both NW Market Street and 14 th Avenue NW are designated as arterials. | Project proposes to increase percentage of residential use along 14 th Avenue NW to 45% on the ground floor to utilize space for a leasing office/ amenity space in an area less conducive to commercial functions. The leasing office/amenity spaces are considered as accessory spaces to residential, therefore count as a residential use. | The leasing office and residential amenity spaces are not residential units, but they are accessory to residential. They function in a similar way to a retail storefront. The applicant proposes a high percentage of transparency and detailing similar to the retail areas at grade. ACTION: Notes from EDG #1 – Board was in support, noting that leasing and amenity spaces also create an active environment. |
| A2 | SMC 23.47A.008.D First floor of the structure shall be four feet above sidewalk for residential use or set back ten feet from sidewalk. | Project proposes the leasing office/amenity space occur in a street-level street-facing façade on 14 th Avenue NW where commercial functions do not work due to clearances. Classified as residential uses, residential standards apply to this façade. The setback varies from 0 at the fitness center and leasing office to 7' at the main entry. The average setback is 2-1/2' | The leasing office and residential amenity spaces function in a similar way to a retail storefront. The applicant proposes a high percentage of transparency and detailing similar to the retail areas at grade. ACTION: Notes from EDG #1 – Board was in support. |
| B | SMC 23.47A.032.A.c Where site abuts two streets, access must be from the street with the fewest lineal feet of commercially zoned frontage; 14 th Avenue NW has the least commercially zoned frontage. | Project proposes to place parking entrance on NW 56 th Street, rather than 14 th Avenue NW, due to site conditions and more efficient vehicular access based on traffic frequency. | The applicant wishes to support the neighborhoods/ long term vision of 14 th Avenue NW as a green boulevard with minimal curb cuts by locating the parking access across NW 56 th Street from Ballard Market's loading dock. ACTION: Notes from EDG #1 – Board was in support. |



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



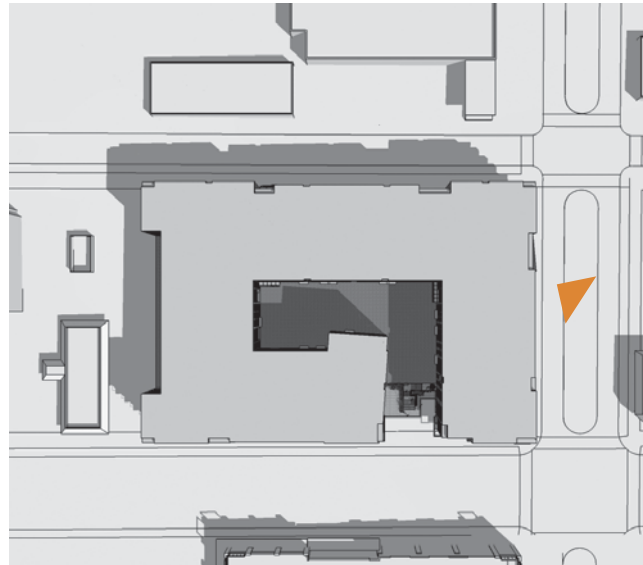
WEST ELEVATION



VIEW FROM NW MARKET STREET AND 14TH AVENUE NW



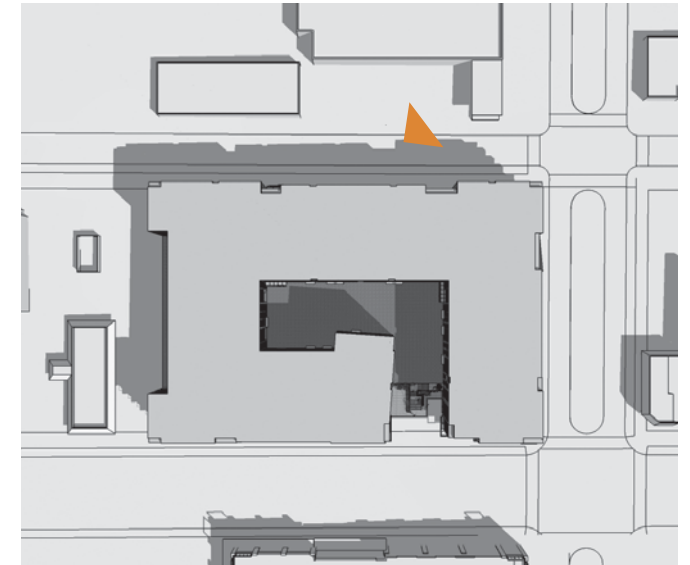
VIEW FROM 14TH AVENUE NW LOOKING AT MAIN ENTRY



- ③ MAIN ENTRY MATERIALS
- ① RESIDENTIAL PERCENTAGE ON FACADE
- ② RESIDENTIAL USE ADJACENT TO SIDEWALK

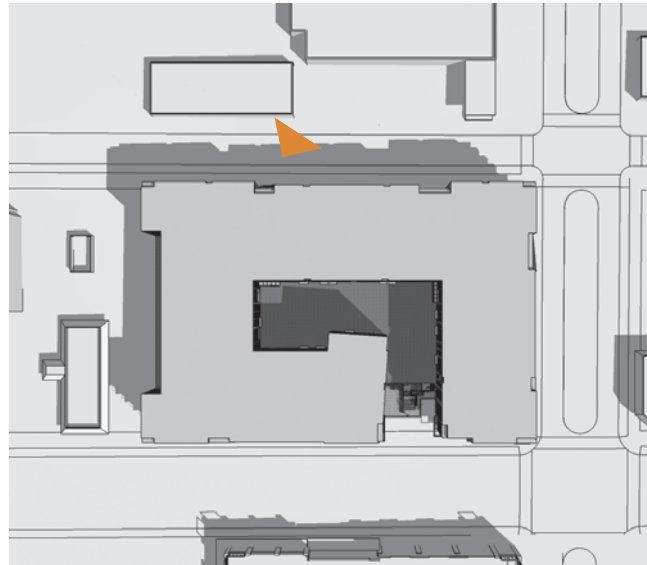


VIEW FROM NW 56TH STREET LOOKING WEST AT STOOPS



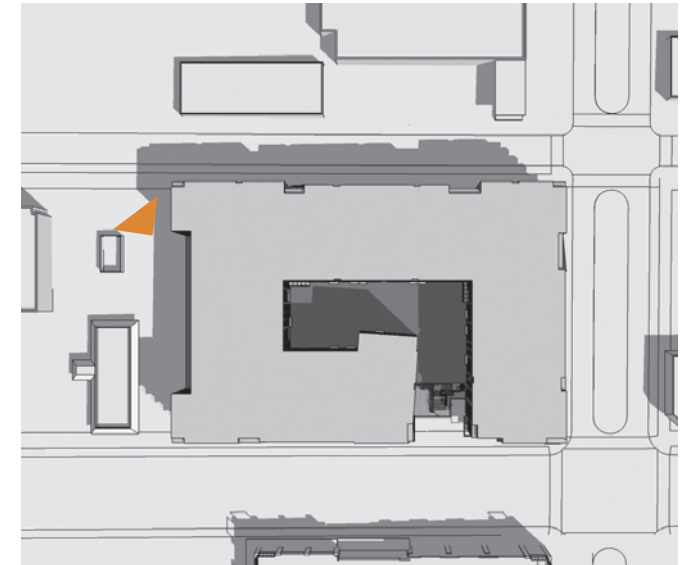
① STOOP ENTRIES AND PLANTING AREAS

VIEW FROM NW 56TH STREET LOOKING AT SECONDARY ENTRY



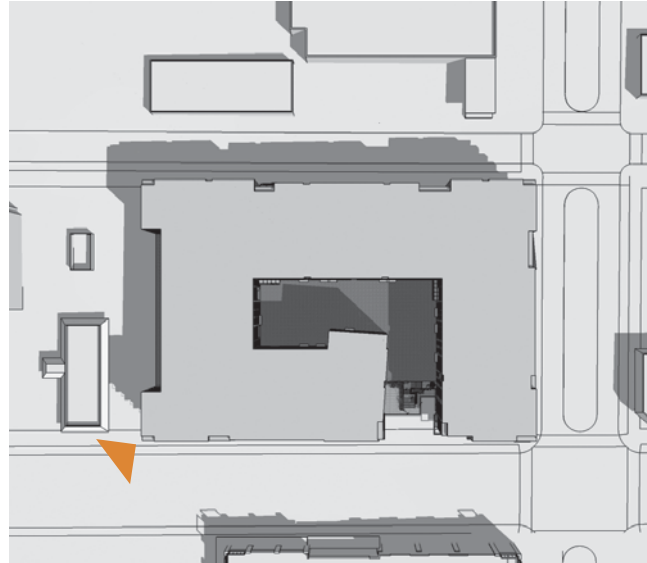
- ③ NW 56TH STREET RESIDENTIAL ENTRY
- ⑥ NORTH ENTRY COURTYARD CONNECTION

VIEW FROM WEST LOOKING AT NW MARKET STREET



② WEST FACADE PATTERNING AND SCREENING

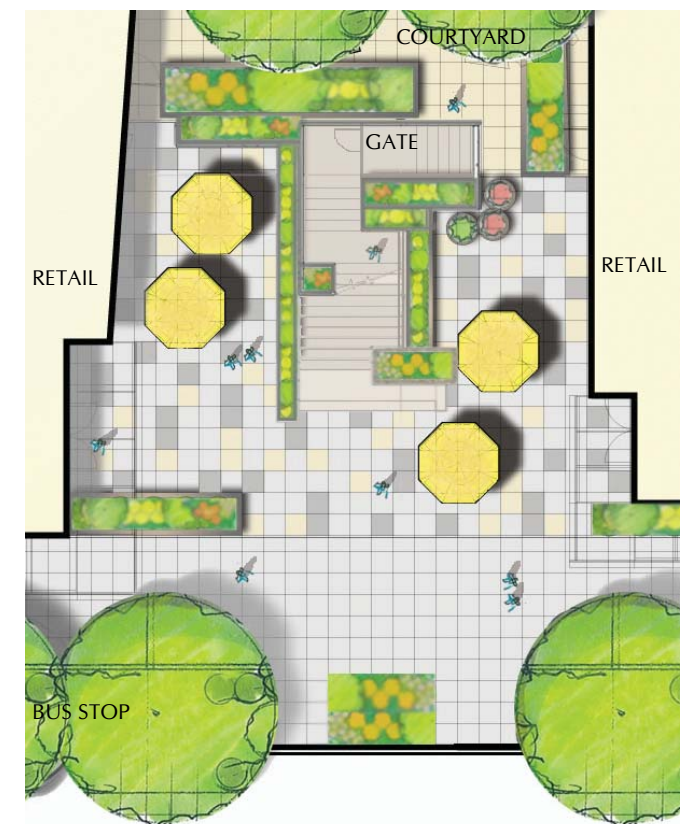
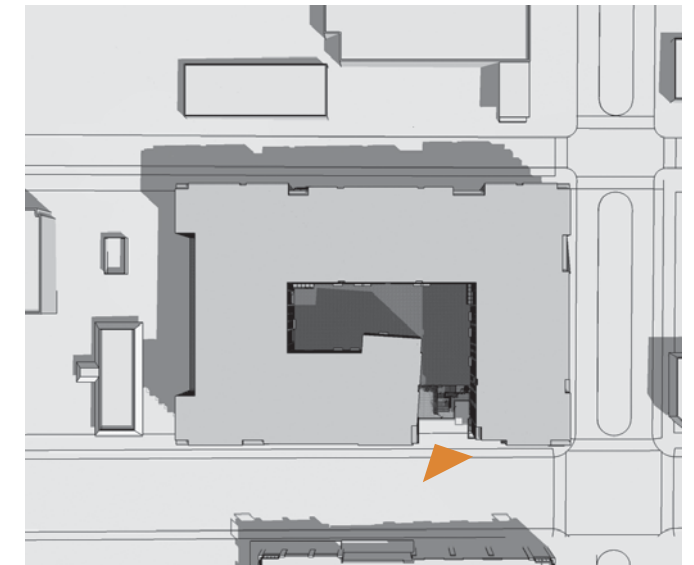
VIEW FROM NW MARKET STREET LOOKING AT RETAIL



- ② WEST FACADE PATTERNING AND SCREENING
- ⑤ RETAIL STOREFRONTS



VIEW FROM NW MARKET STREET LOOKING AT PLAZA



5 RETAIL STOREFRONTS

VIEW FROM NW MARKET STREET LOOKING DOWN NW 14TH AVENUE



LANDSCAPE - OVERALL



LANDSCAPE - GREEN ROOF



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