

2501 NW Market St. —

(SITE)

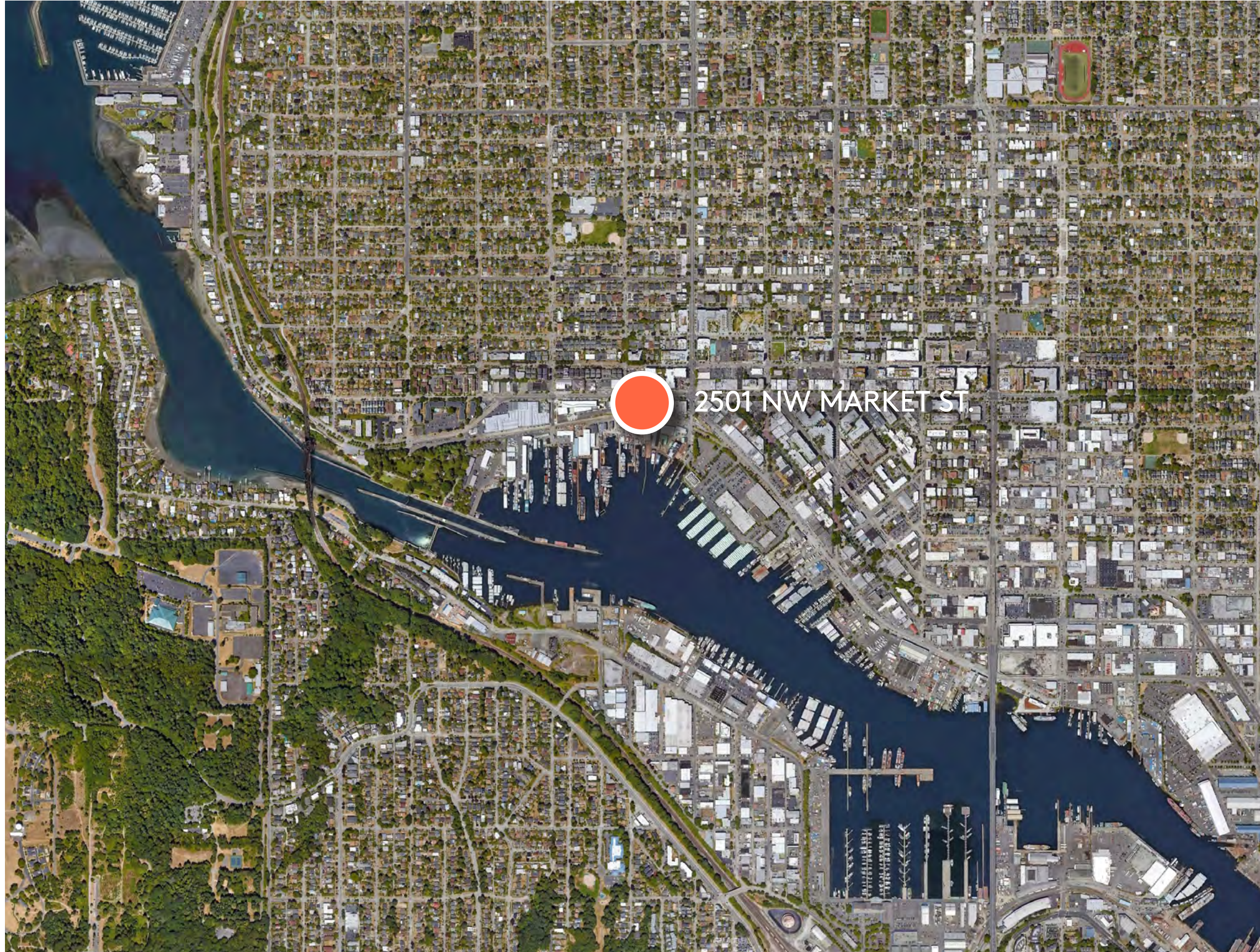
Early Design Guidance —
(Draft)
May 2021 (Tentative)

Address —
2501 NW Market St.
Seattle, WA 98107

Project Number —
3037522-EG

Applicant Team —
Developer: J. Selig Real Estate LLC
Architect: Mithun

CONTENTS



EDG Checklist Section Number		Page Number
3.0	Project Information	03
	Development Objectives	04
		<u>2</u>
4.0	Site Plan	05
5.0	Urban Design Analysis	06-24
6.0	Zoning Data	25-27
7.0	Design Guidelines	28-29
8.0	Massing Concepts	30-60
9.0	Departures	46, 53

PROJECT INFORMATION



Address:

2501 NW Market St.
Seattle, WA 98107

Developer:

J. Selig Real Estate LLC

Architect / Landscape Architect:

Mithun

Number of Residential Units:

115-140 Units

Gross Floor Area:

117,000 - 125,500 GFA

Commercial Square Footage:

~6000-7000 SF

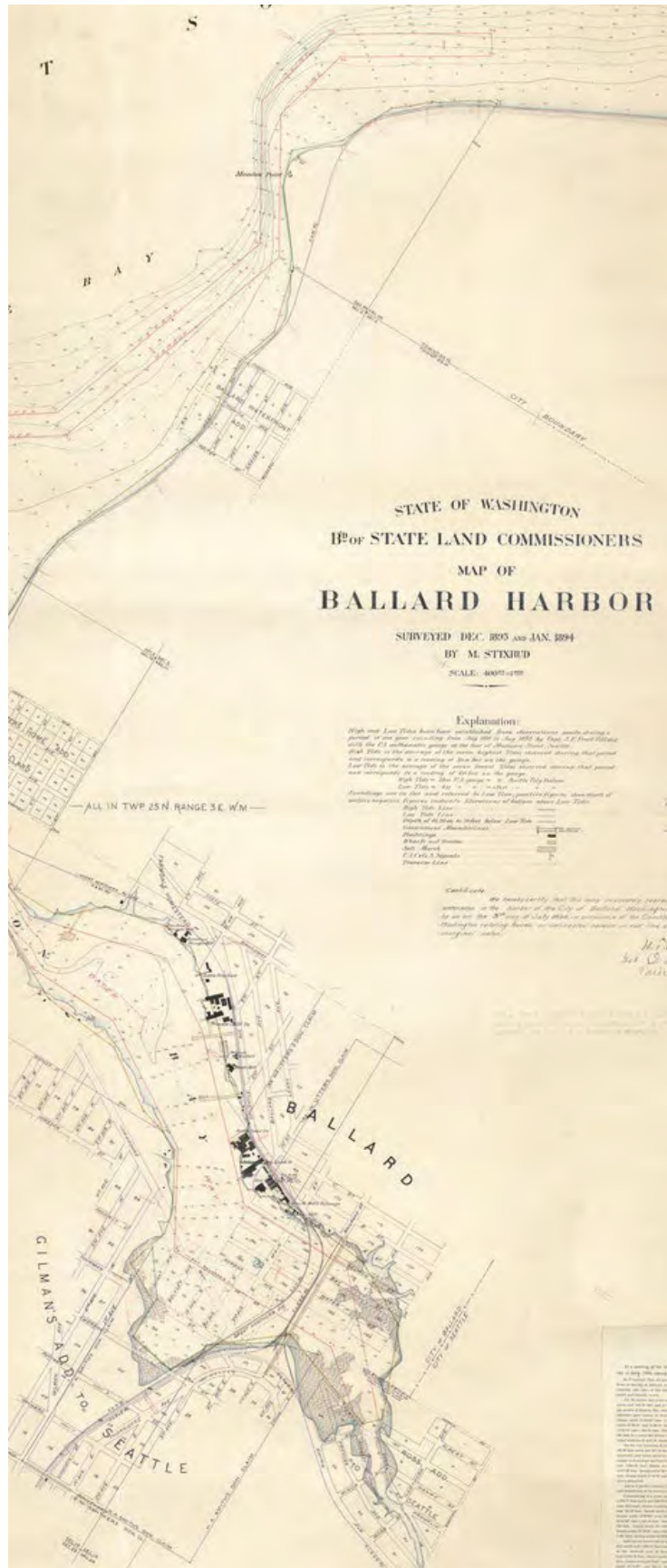
Number and Location of Parking Stalls:

65-78 Below-Grade Parking Stalls (0.5 per unit)

Project Description:

7-story mixed-use multi-unit residential building (117,000 - 125,500 GFA) containing approximately 115-140 residential units, 6000-7000 SF of commercial space and parking for approximately 65-78 vehicles. Residential use will consist of a mix of market rate and low income residential units. The project site is currently a split zone with NC3P-75 (M) on the east; and IC-65 (M) on the west. The applicant is pursuing a Contract Rezone in addition to a Master Use Permit (MUP). The development proposal shown in this package is based on NC3P-75 M zoning across the entire site, with an alternate option included requesting a Contract Rezone to NC3P-85 (M) for the entire site in order to provide additional housing units.

DEVELOPMENT OBJECTIVES



Development Objectives:

1. Contribute **exceptional housing** for the evolving Ballard Community.
2. **Compliment and connect to the Ballard Avenue Landmark District** with the extension of a **walkable** and **bikeable** Market Street.
3. **Create a contextually responsive design** informed by the **character** and **history of place**.
4. Promote a walkable streetscape.
5. Prioritize **unique, high-quality, timeless design** inspired by contemporary Scandinavian architecture and Ballard's maritime-industrial neighborhood.
6. Incorporate **climate-responsive** design into the architecture.
7. Contribute to the **irreplaceable character** and culture that is **unique to Ballard**.

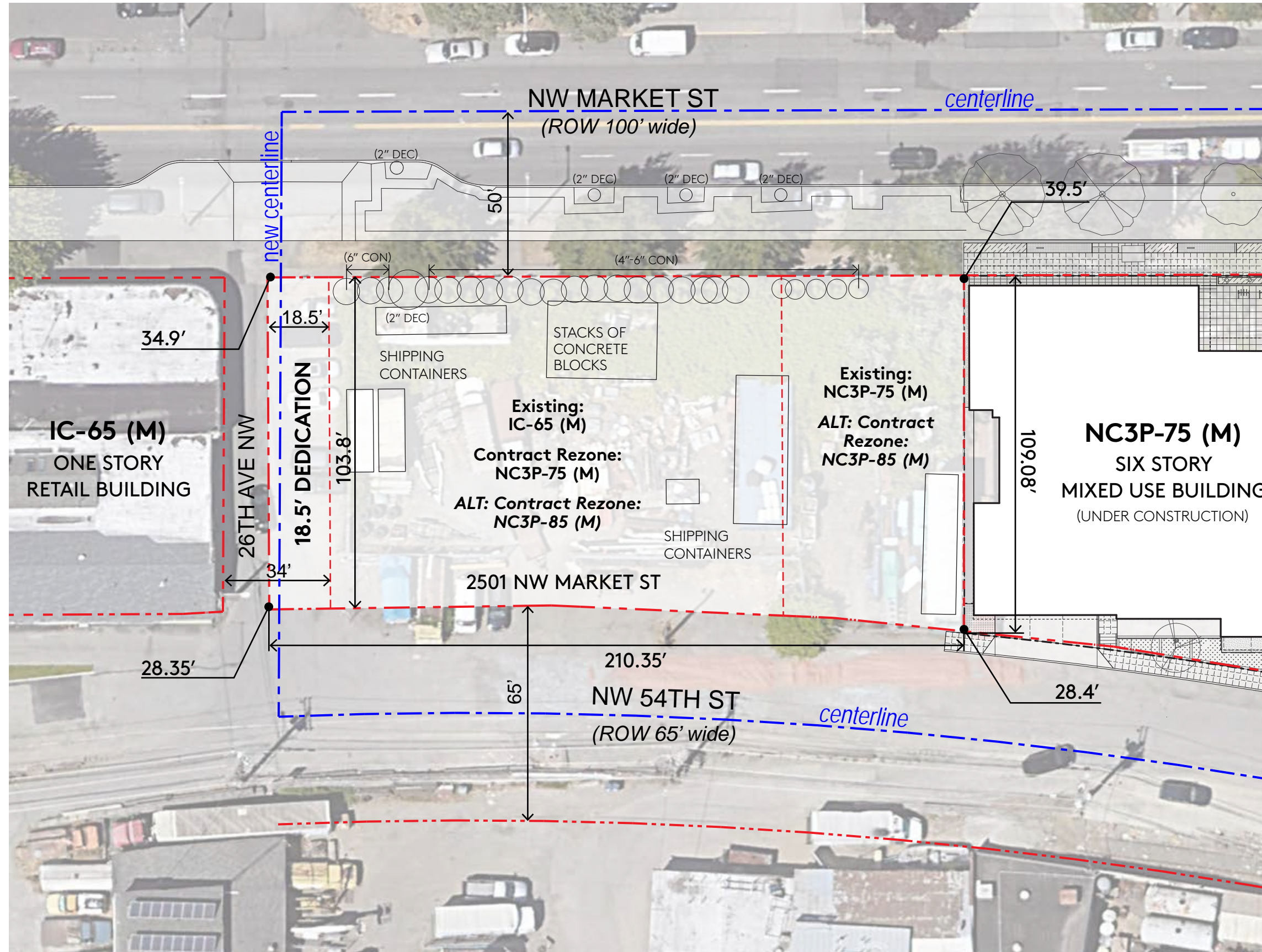
Community Outreach Summary:

1. 50 percent of survey respondents said **environmentally-friendly** features are most important to them.
2. Respondents also said that **attractive materials**, an **interesting and unique design**, quality parking, the relationship to **neighborhood character**, and drawing design inspiration from the **history and present day** of the area were important to them.
3. 56 percent of survey respondents said lighting and **safety features** are the most important consideration for the exterior space on this property. Others said **landscaping, seating options** and **places to congregate**, and **bicycle parking** were important to them.
4. A few respondents expressed concern that lost views of the ship canal, cityscape and Mt. Rainier will have a major impact on neighbors.
5. Others encouraged the project team to consider short-term noise, disruption and **aesthetics**.

Design Response to Outreach Summary:

1. The design will include a **high performing building envelope** and utilize **stormwater planters** on the site. Additionally, vegetation will be incorporated into terraces and rooftop decks.
2. The schemes shown will incorporate materials that reflect the **traditional architecture and industrial character of Ballard**. Although not required, the project will include below-grade parking to **reduce the impact** of spill over parking in the surrounding community.
3. All schemes prioritize **safety, privacy, and lighting**, to create a **space for interaction and connection** between residents, neighbors, and people passing by. Additionally, both **long and short term bicycle parking** feature prominently.
4. The schemes presented explore strategies to **reduce the scale of the building massing** in order to provide both daylight to the residents and allow continued upland views and access to the water.

URBAN ANALYSIS - EXISTING SITE CONDITIONS



Location

The site is bounded on the north by NW Market Street, on the south by NW 54th Street, and on the west by 26th Avenue NW.

Parcel Size

21,824 SF (0.5 Acres) (Parcel Number: 1125039037)

Legal Description

POR OF WLY 210.75 FT (MEAS ALG MARKET ST) OF VAC TRACT 49 FARMDALE HOMESTEAD LY N OF GN RR R/W & S OF SD MARKET ST

Existing Uses and Structures

The site is vacant and used for the laydown and storage of industrial material associated with ship yard across NW 54th Street.

Topography

The site slopes gently down from the northeast corner to the southwest corner. In total, the site slope measures approximately 11 feet in elevation difference from corner to corner, with approximately 6% slope along 26th Avenue NW from north to south.

Existing Trees

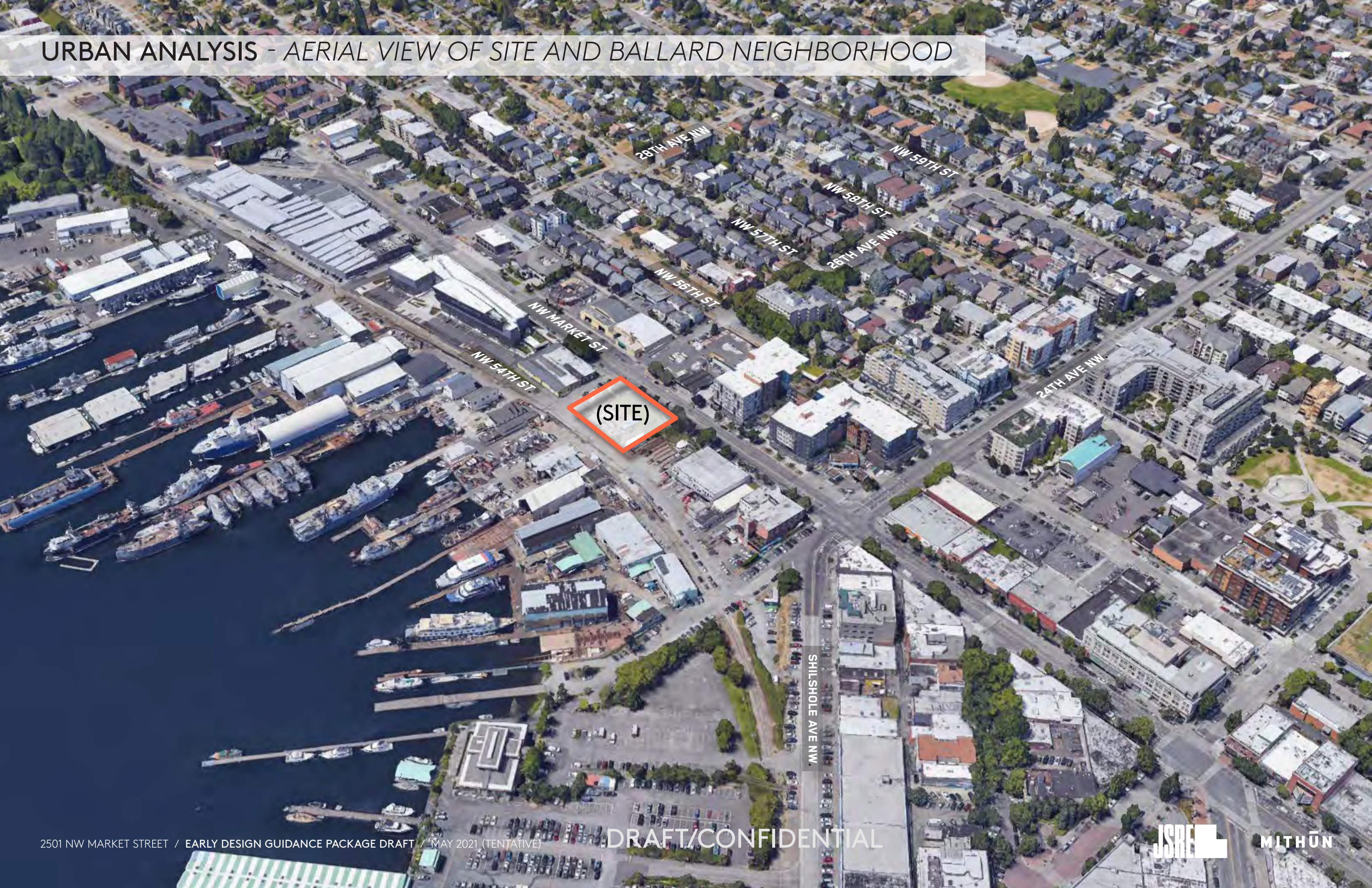
24 coniferous trees are located along the north edge of the site, ranging from 4"-6" in caliper, along with one 2" caliper deciduous tree. Additionally, four 2" caliper deciduous trees are located along Market Street, outside of the property line.

Contract Rezone

The western portion of the site is currently zoned "IC-65 (M)". A Contract Rezone is requested to change this portion to "NC3P-75 (M)" to match the eastern portion of the site and the neighbors to the east and northeast.

An alternate option is included requesting a Contract Rezone to "NC3P-85 (M)" for the entire site in order to provide additional housing units.

URBAN ANALYSIS - AERIAL VIEW OF SITE AND BALLARD NEIGHBORHOOD



(SITE)

URBAN ANALYSIS - AERIAL VIEW OF SITE



Aerial View Looking Southeast



Aerial View Looking Southwest

URBAN ANALYSIS - URBAN CENTERS / VILLAGES



BALLARD URBAN VILLAGE

2501 NW Market St

BALLARD GATEWAY

MAJOR BALLARD GATEWAY

NW MARKET ST

MAJOR BALLARD GATEWAY

15TH AVE NW

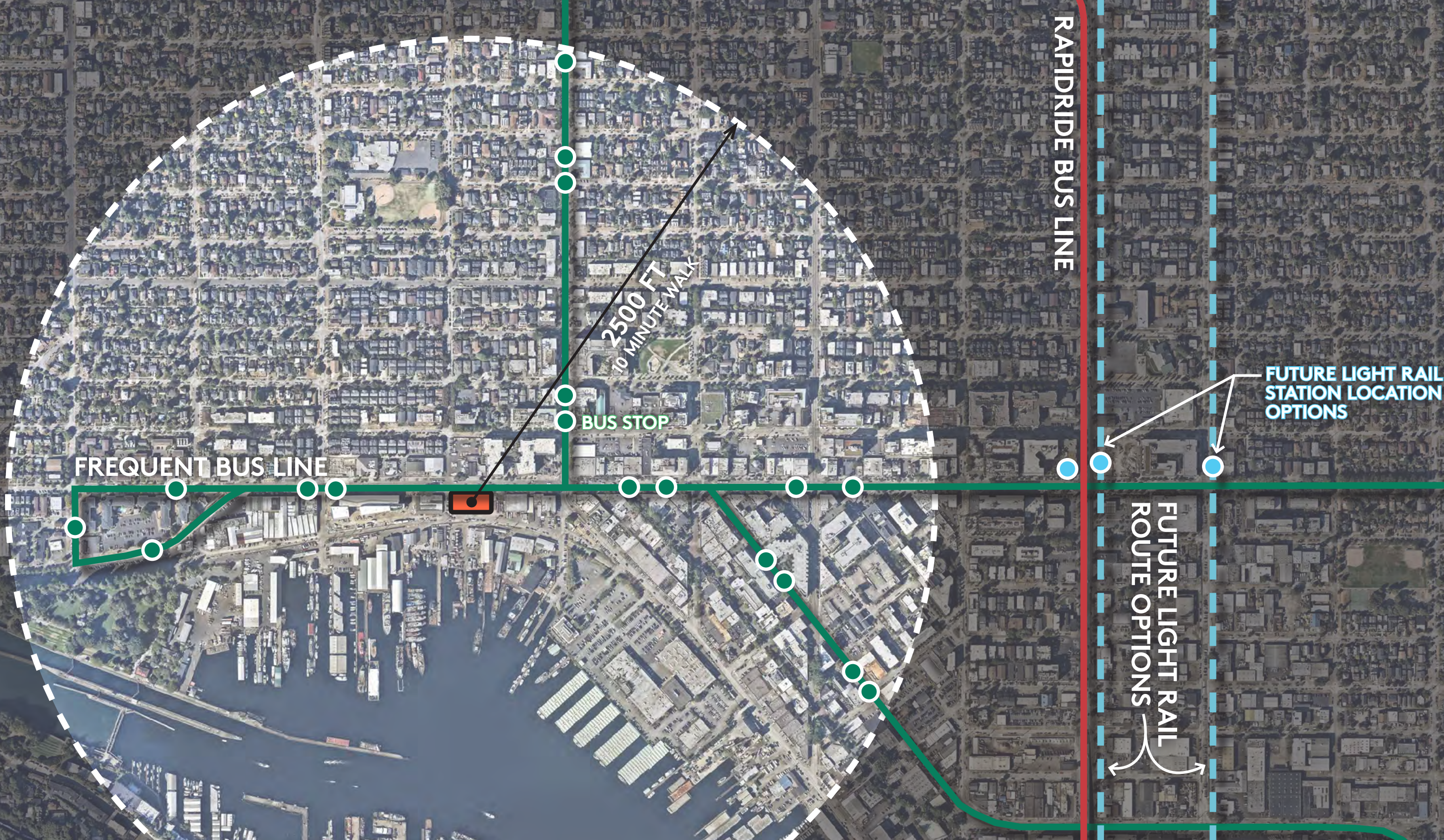
SHORELINE MASTER PROGRAM BOUNDARY

BINMIC BOUNDARY

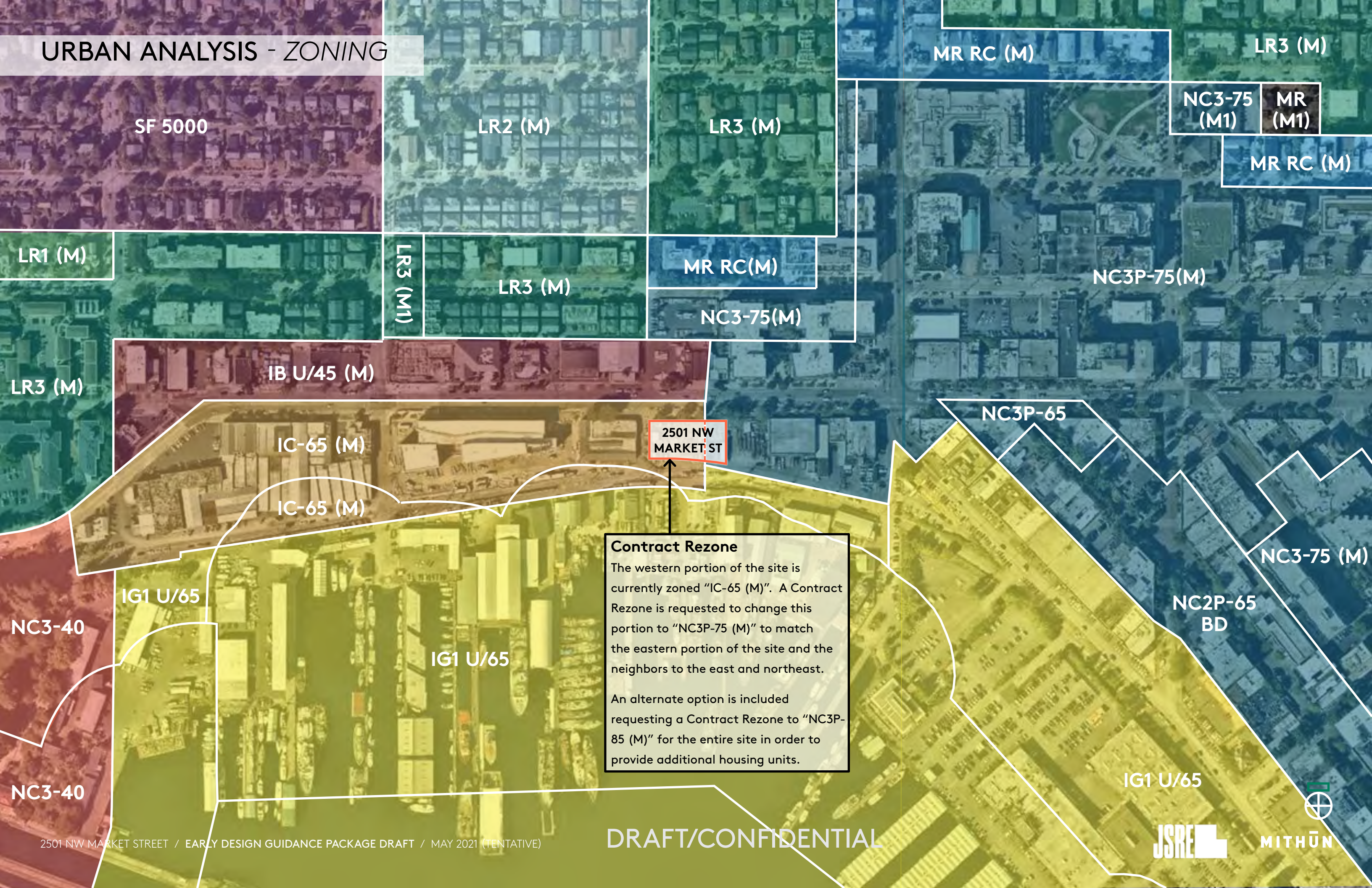
BALLARD GATEWAY



URBAN ANALYSIS - FREQUENT TRANSIT LOCATIONS



URBAN ANALYSIS - ZONING



2501 NW MARKET ST

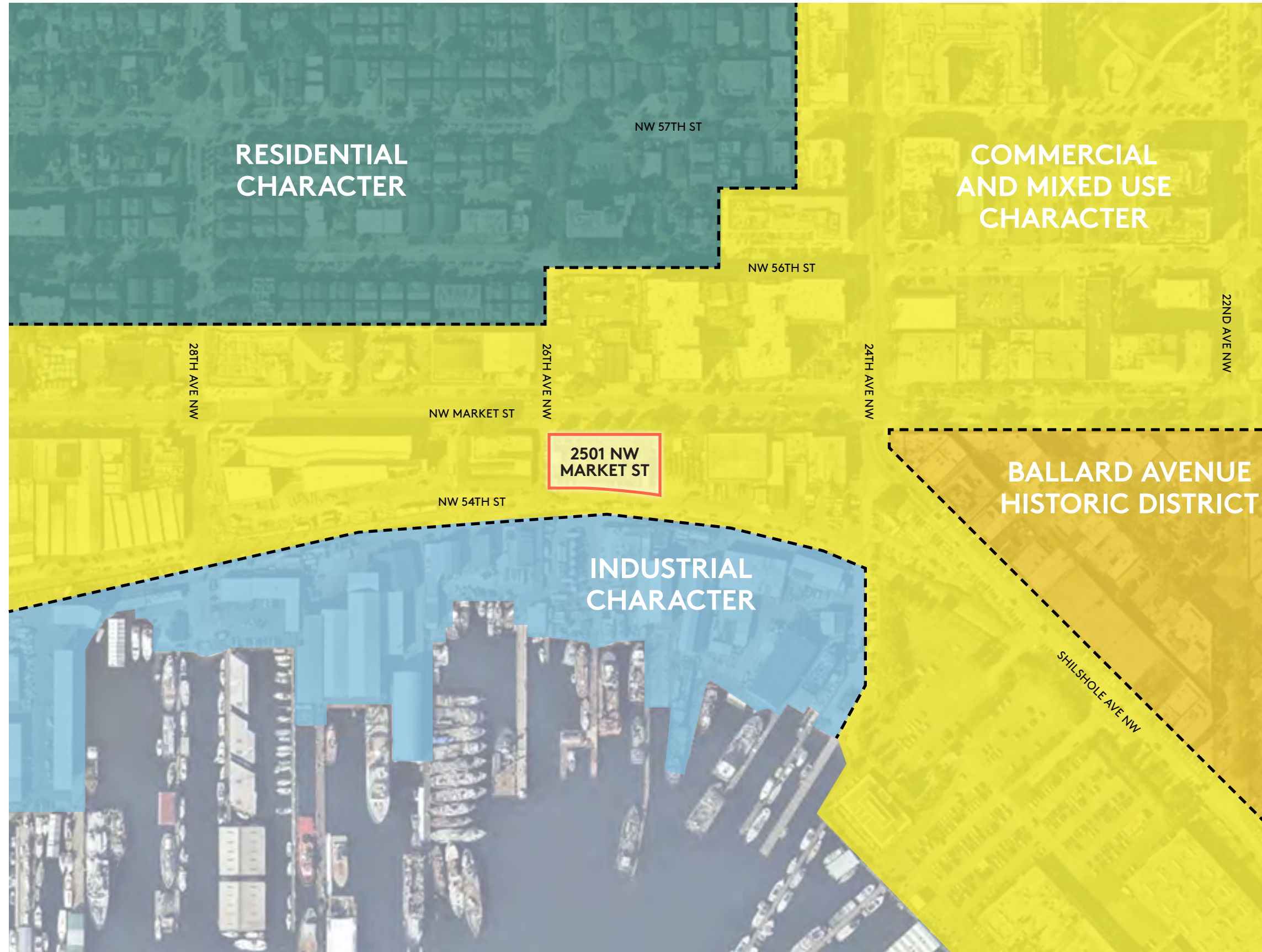
Contract Rezone
The western portion of the site is currently zoned "IC-65 (M)". A Contract Rezone is requested to change this portion to "NC3P-75 (M)" to match the eastern portion of the site and the neighbors to the east and northeast.

An alternate option is included requesting a Contract Rezone to "NC3P-85 (M)" for the entire site in order to provide additional housing units.

URBAN ANALYSIS - ZONING



URBAN ANALYSIS - TRANSITION IN USE / CHARACTER



Commercial and Mixed Use ●●

This zone is characterized by newer mixed-use buildings, with retail at grade and housing above.



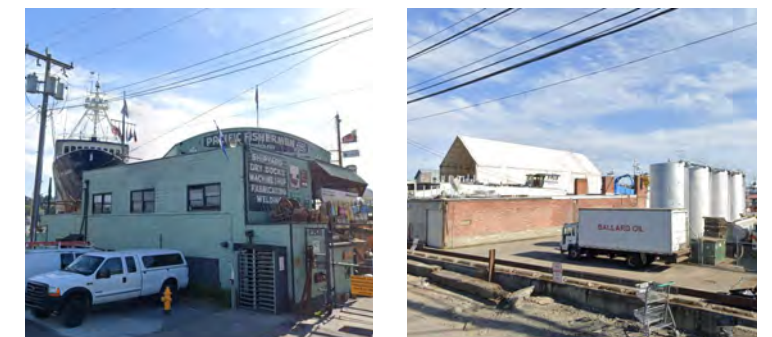
Residential ●

This zone includes single family houses and small multi-unit housing structures. The majority of these buildings are between 1 and 4 stories tall.



Industrial ●

The industrial area consists of warehouses, supply buildings, and shipyards. Buildings vary in height along the harbor/waterfront.



URBAN ANALYSIS - SURROUNDING USES (EXISTING)



LEGEND

- COMMERCIAL
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MIXED USE
- EDUCATIONAL
- COMMUNITY FACILITIES
- MANUFACTURING / INDUSTRIAL
- RELIGIOUS
- MUSEUM



URBAN ANALYSIS - TRANSPORTATION AND BOUNDARIES

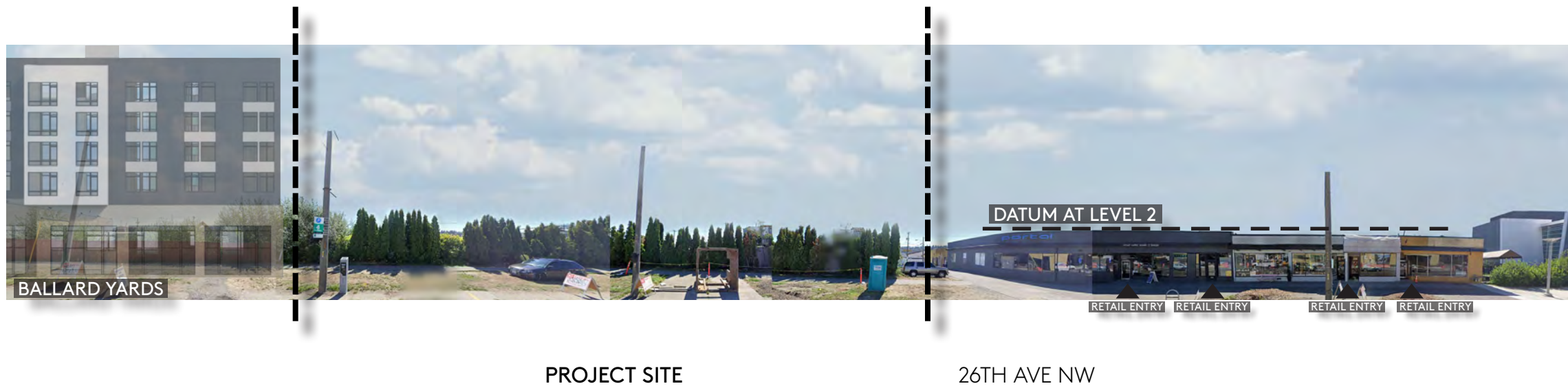


URBAN ANALYSIS - STREETScape

01 ELEVATION - LOOKING NORTH FROM MARKET STREET

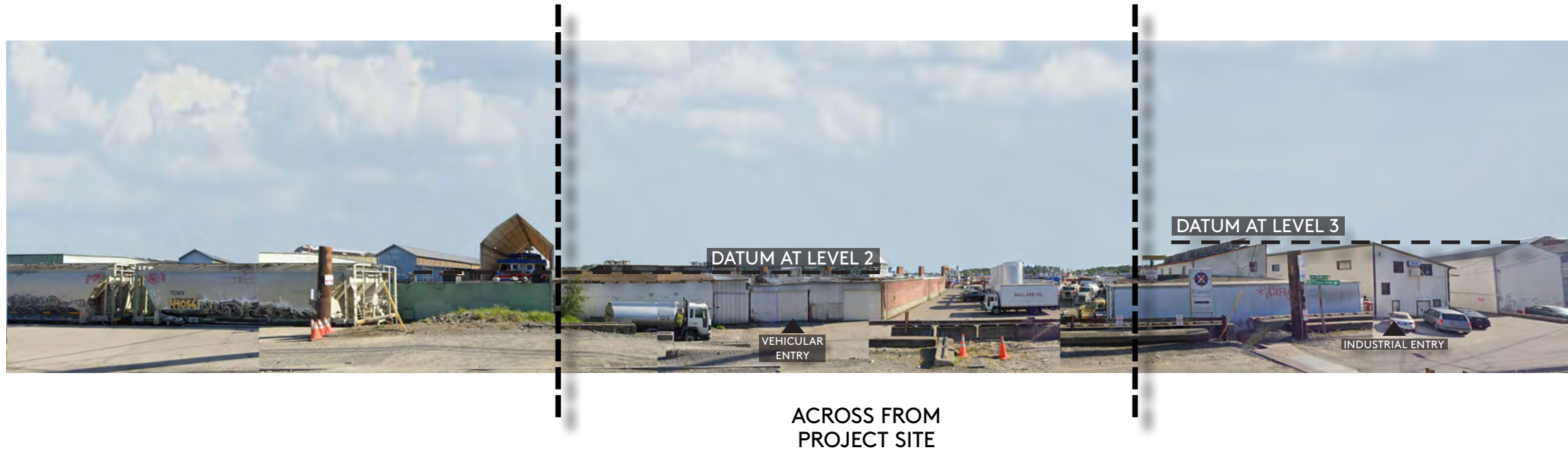


02 ELEVATION - LOOKING SOUTH FROM MARKET STREET



URBAN ANALYSIS - STREETScape

03 ELEVATION - LOOKING SOUTH FROM NW 54TH STREET



04 ELEVATION - LOOKING NORTH FROM NW 54TH STREET



URBAN ANALYSIS - STREETScape

05 ELEVATION - LOOKING WEST FROM 26TH AVE NW



06 ELEVATION - LOOKING EAST FROM 26TH AVE NW



URBAN ANALYSIS - SITE PHOTOS



1. VIEW EAST TO AMLI MARK 24



2. INDUSTRIAL TO SOUTH



3. NORTH EDGE OF PROPERTY FROM MARKET



4. WEST EDGE OF PROPERTY LOOKING SOUTH



5. PROPERTY FROM MARKET



6. LOOKING WEST TOWARD THE NORDIC MUSEUM



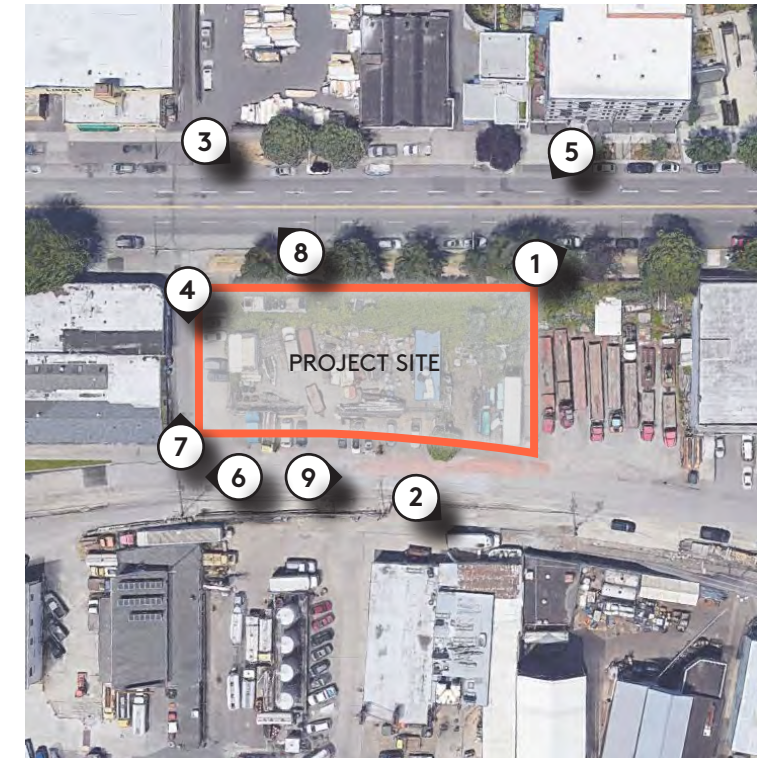
7. WEST EDGE OF PROPERTY



8. NORTH TO LIMBACK LUMBER



9. SOUTH EDGE OF PROPERTY LOOKING EAST



URBAN ANALYSIS - BALLARD INDUSTRIAL CHARACTER



1. PACIFIC FISHERMEN INC.



2. BALLARD INDUSTRIAL



3. BARDAHL OIL SIGN



4. SALMON BAY



5. STABBERT MARITIME



6. SEATTLE MARITIME ACADEMY



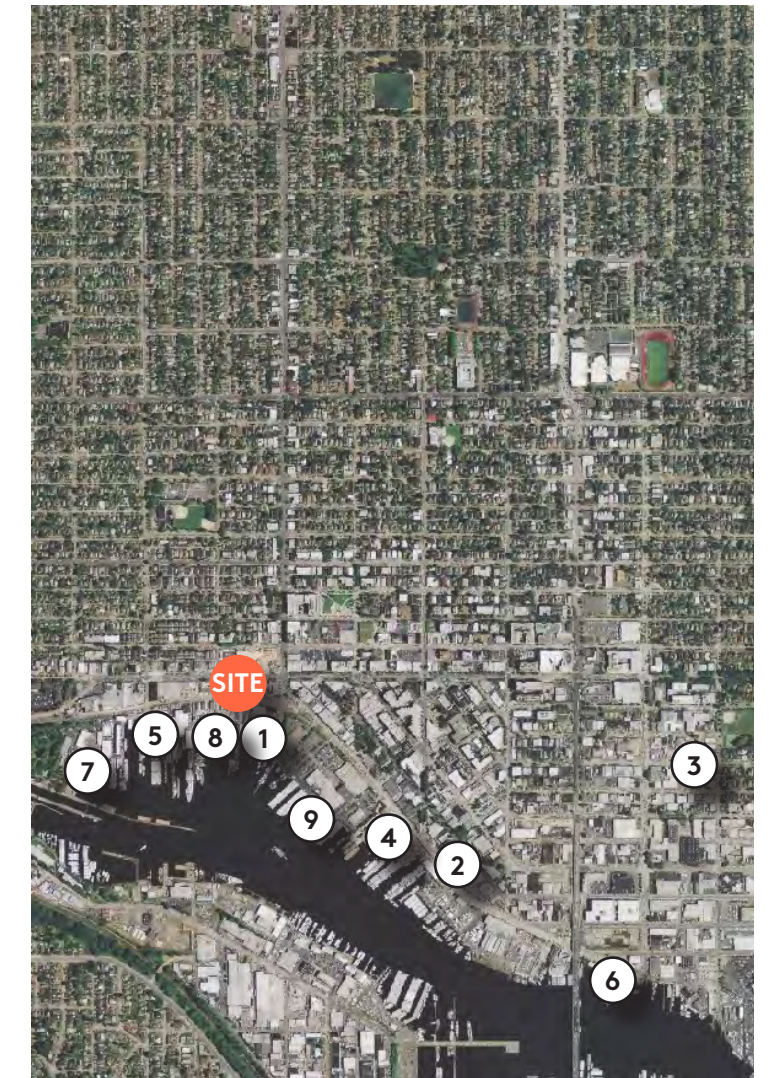
7. WAYPOINT MARINE



8. BALLARD OIL



9. BOAT STORAGE FACILITY



URBAN ANALYSIS - BALLARD HISTORY



URBAN ANALYSIS - TRADITIONAL BALLARD CHARACTER (BALLARD AVE LANDMARK DISTRICT)



1. SPACE ODDITY VINTAGE



2. PATXI'S PIZZA



3. STUDIO RA



4. CAFFÈ UMBRIA



5. BELLTOWER



6. THE MATADOR



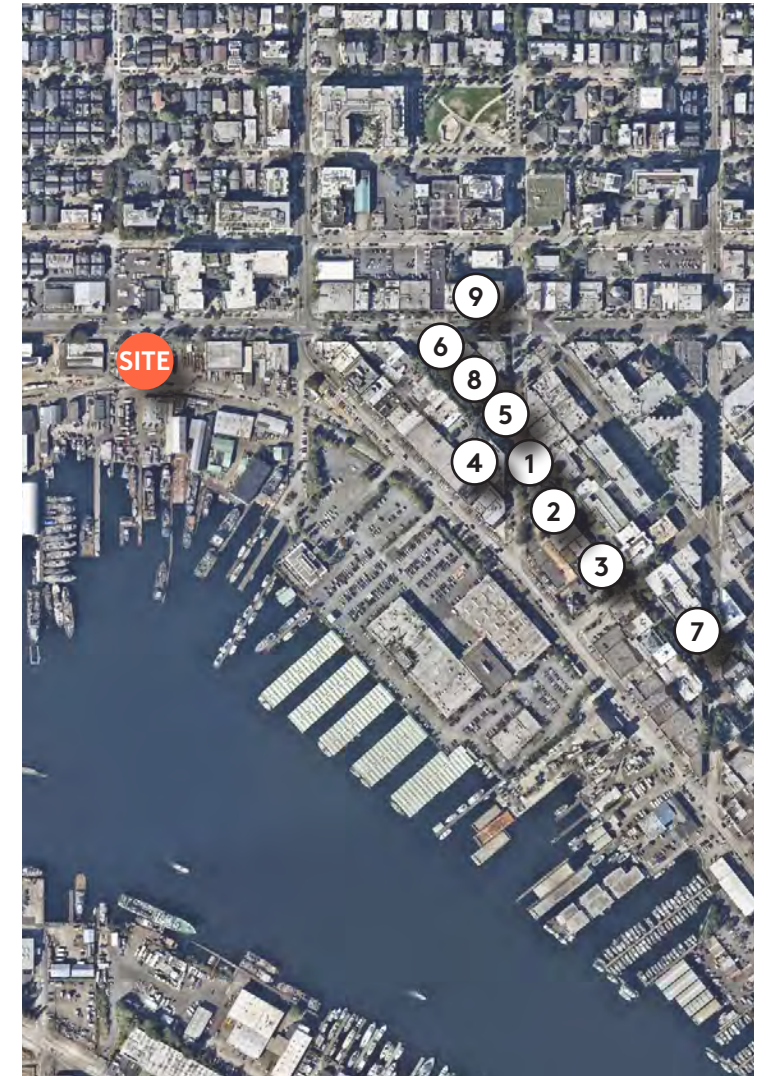
7. MACLEOD'S



8. BALLARD ANNEX



9. SECRET GARDEN BOOKS



URBAN ANALYSIS - BALLARD NEIGHBORHOOD CHARACTER



1. NORDIC MUSEUM



2. 14TH AVENUE BOAT LAUNCH



3. BALLARD INN



4. BALLARD COFFEE WORKS



5. BALLARD RETAIL MURAL



6. ODIN STREET LEVEL



7. BALLARD AVENUE LANDMARK DISTRICT



8. BALLARD LIBRARY



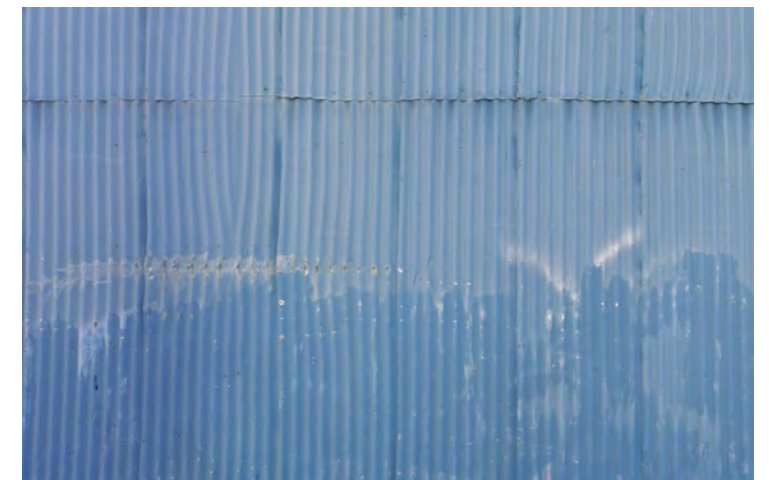
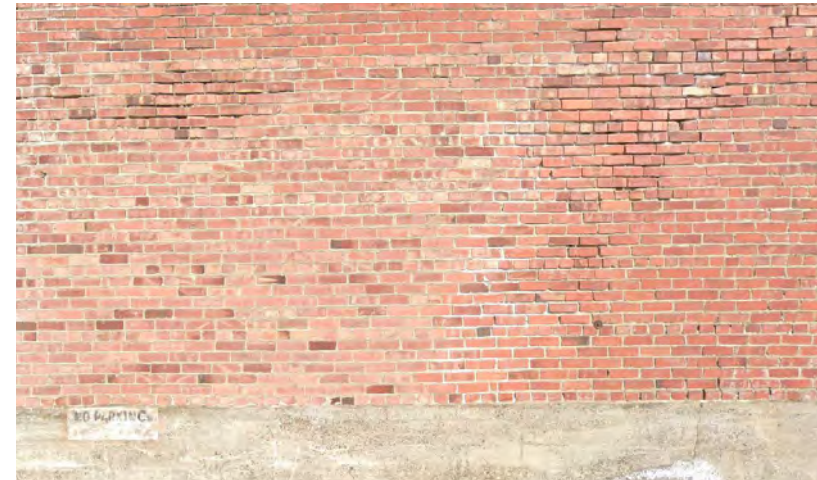
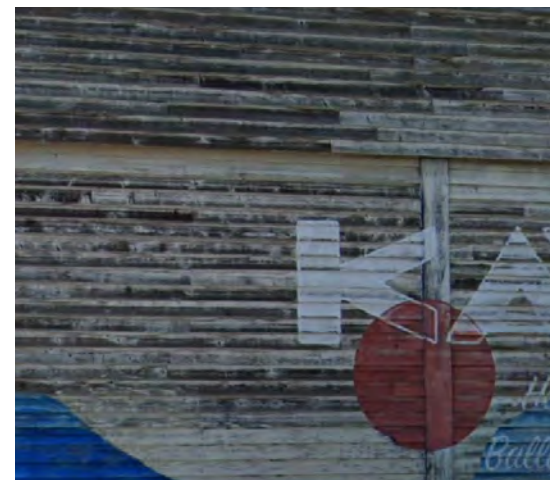
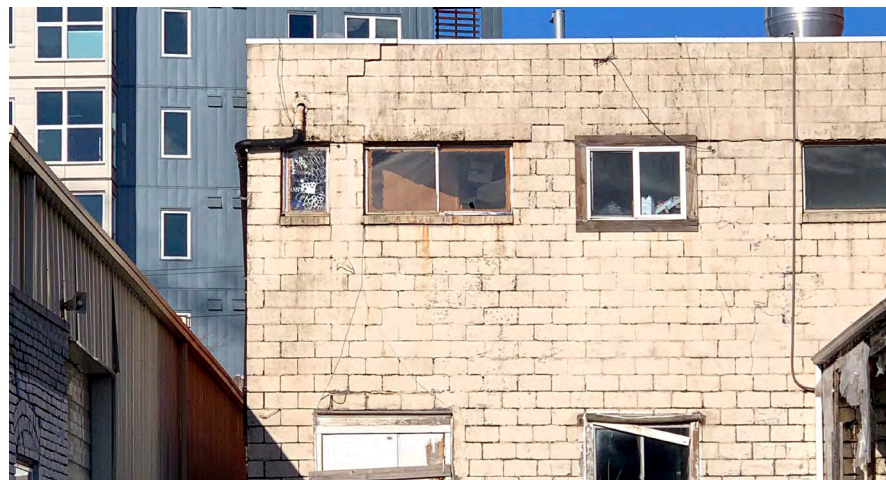
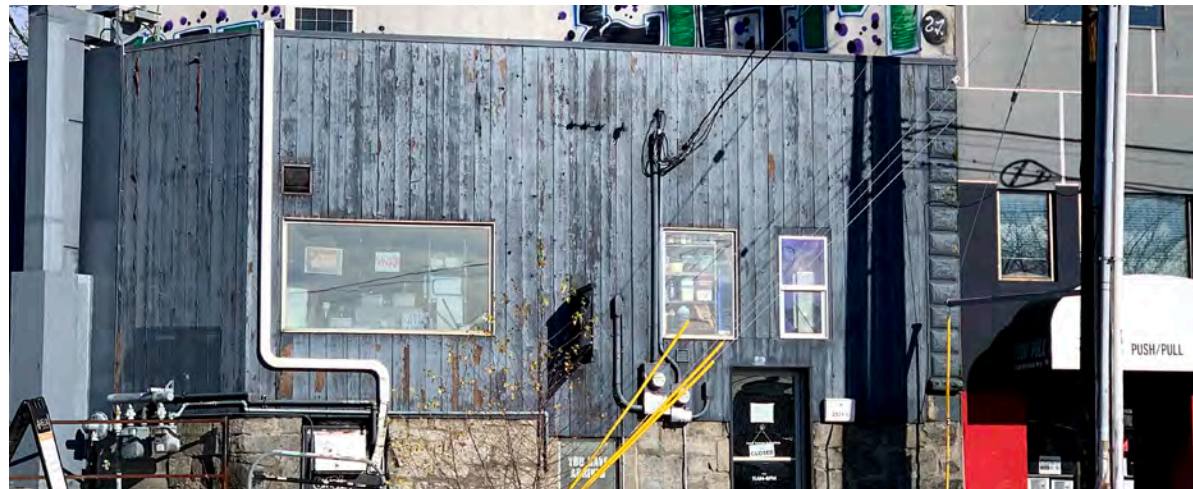
9. TRAILBEND TAPROOM



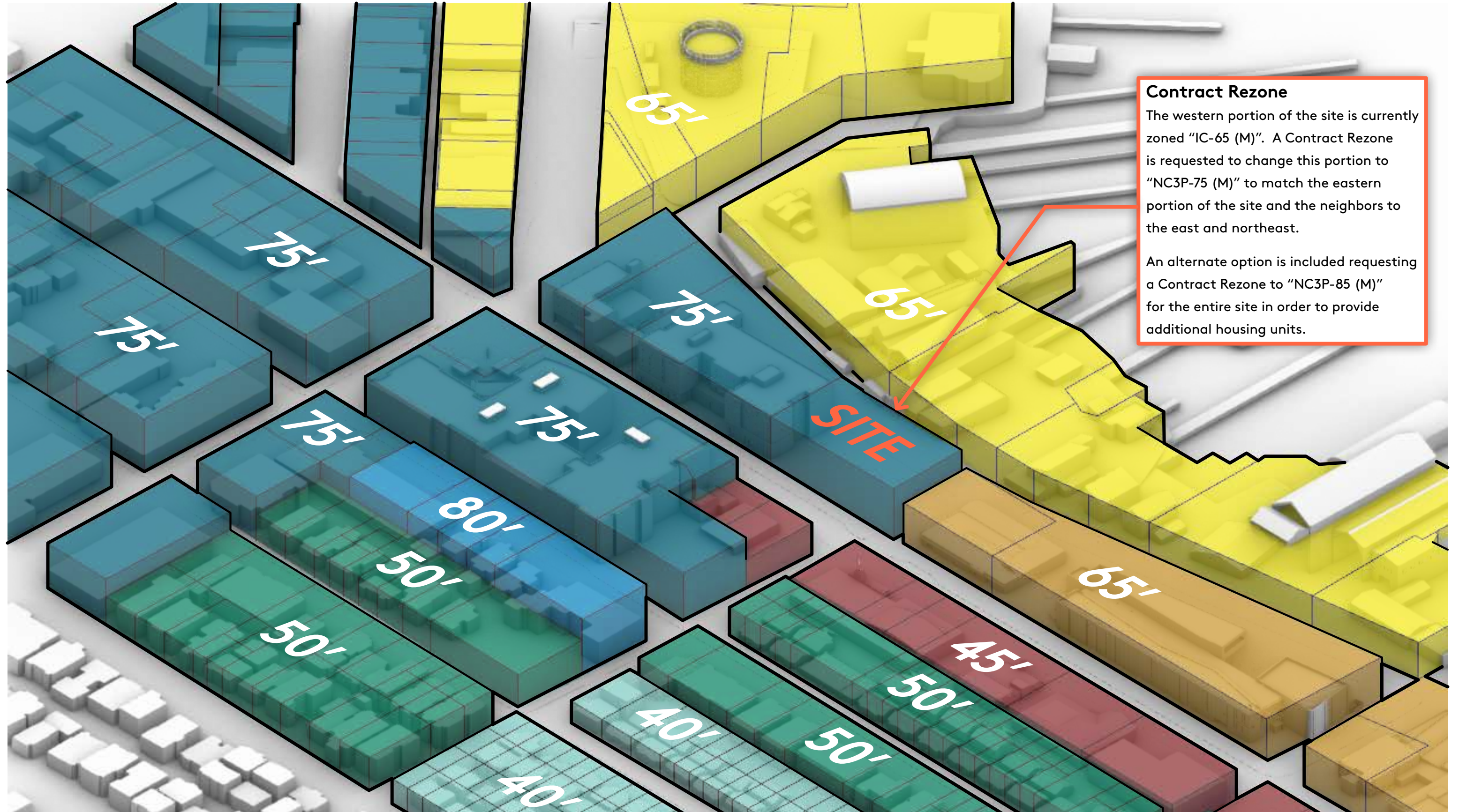
10. OBEC BREWING



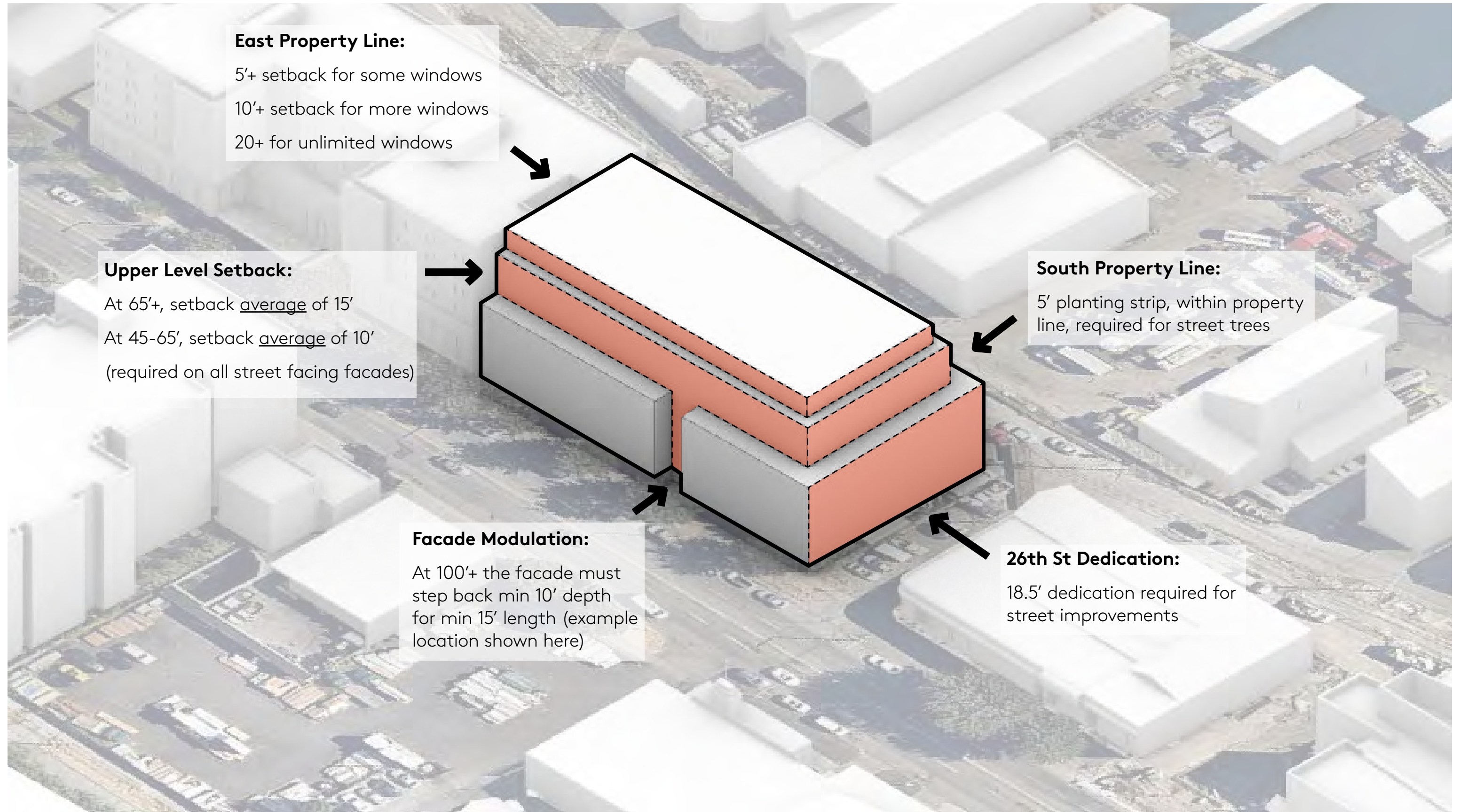
URBAN ANALYSIS - NEARBY MATERIALS AND TEXTURES



URBAN ANALYSIS - CONTEXT ZONING POTENTIAL



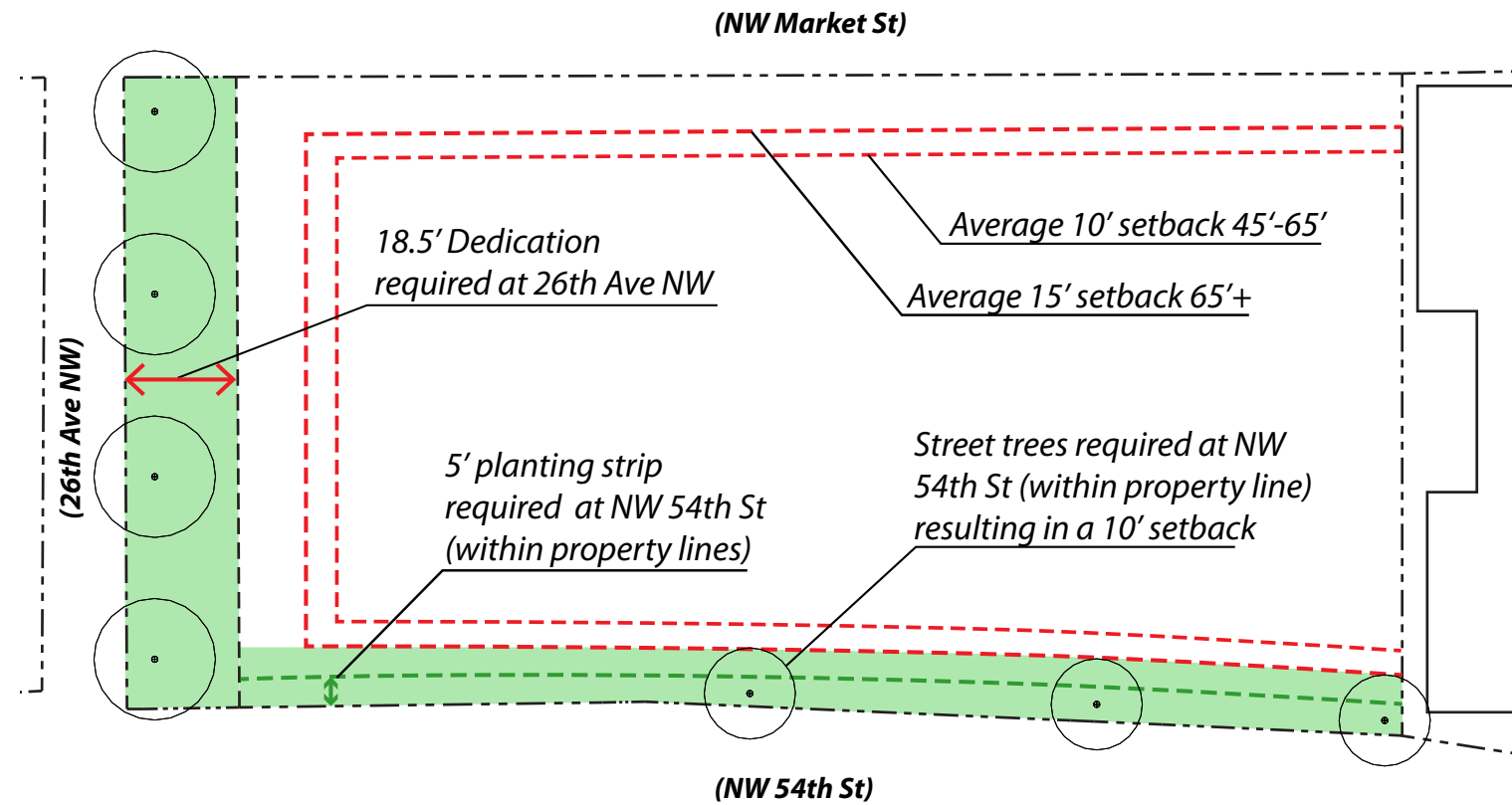
URBAN ANALYSIS - ZONING SUMMARY DIAGRAM - NC3P-75 (M)



SITE CONSTRAINTS & CAPACITY

Restrictive SDOT design directives limit development potential of the site and the range of design options. An 18.5' dedication is required on 26th Ave NW, running along the entire west property boundary. SDOT requests a planting strip and street trees along NW 54th St, located **WITHIN** the property boundaries. Due to the proximity of the trees to the building, this results effectively in a 10' setback along NW 54th St. In total, these requirements result in 3,850 sf of lost buildable site area. The SDOT street improvement requirements greatly reduce the capacity of the site and limit the range of viable massing options. In order to better utilize the development capacity and provide much needed housing for residents of Seattle, the applicant requests development standard departures from the upper level setbacks along two of the three streets (Ref. massing Options 2 and 3).

<i>(18.5')</i> 26th Ave NW - street dedication	1,900 sf
<i>(5')</i> NW 54th St - planting strip	1,000 sf
<i>(5')</i> NW 54th St - street tree additional setback (beyond the planting strip)	950 sf
<i>Total affected site area</i>	<i>3,850 sf</i>



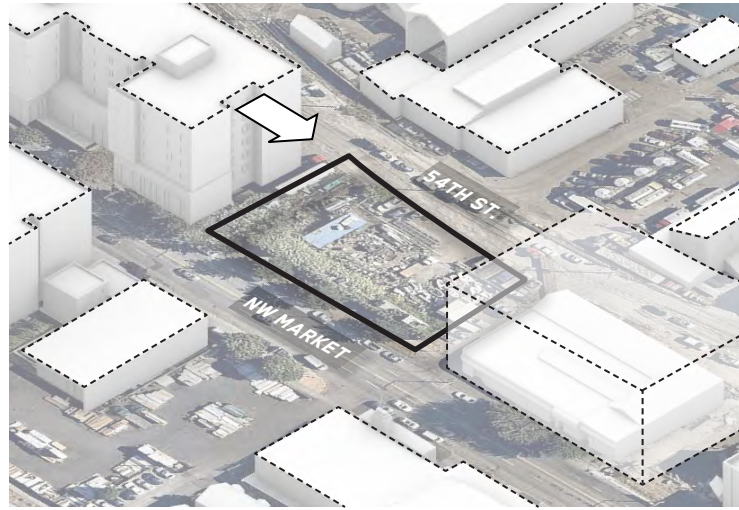
ZONING SUMMARY - SEATTLE - TITLE 23 LAND USE CODE

Applicable Code	Seattle Municipal Code - Title 23 - Land Use Code
Address	2501 NW Market St
Parcel Number	1125039037
Zoning / Land Use Classification	NC3P-75 (M), NC3P-85 (Contract Rezone)
Site Area	21,825 SF (0.5 Acres)
Special Review District	NONE
Urban Center Overlay	Ballard Hub Urban Village
Present Use	Vacant (Industrial)

23.47A.005 - Street Level Uses 23.47A.005.D.1: Along designated principal pedestrian streets, 80% of the street-level street-facing facade must be a use listed in 23.47A.008.C (non-residential use).	<i>Applies to NW Market St: Non-Residential proposed along 80% of the street-level facade.</i>
23.47A.008 - Street-Level Development Standards 23.47A.008.A.2 - Blank Facades Blank segments of the street-facing facade between 2 feet and 8' above the sidewalk may not exceed 20' in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.	<i>Applies to all three street frontages. Blank facades will not exceed 20' in width or 40% of total area.</i>
23.47A.008.B - Non-residential street-level requirements Transparency: 60% of the street-facing facade between 2' and 8' above the sidewalk shall be transparent.	<i>Applies to all three street frontages.</i>
Depth Provisions: non-residential uses greater than 600 sf are required to have an average depth of at least 30' and a minimum depth of 15'. In a pedestrian designated zone, non-residential uses less than 600 sf are required to have an average depth of at least 20' and a minimum depth of 10'.	<i>Commercial space proposed along NW Market St and will be compliant.</i>
Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	<i>Commercial space proposed along NW Market St and will have a floor to floor height of 13' or greater.</i>
23.47A.008.C.4 - Overhead Weather Protection Continuous overhead weather protection is required along at least 60% of the street frontage of a structure on a principal pedestrian street. The covered area shall have a minimum width of 6'.	<i>Applies to NW Market St. At least 60% coverage will be provided.</i>
23.47A.008.D.2. The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4' above or 4' below sidewalk grade or be set back at least 10' from the sidewalk.	<i>Apartment units NW 54th St. Refer to plans.</i>

23.47A.009.F - Ballard Hub Urban Village 23.47A.008.F.2.B Facade Modulation The maximum width of any street-facing facade is 100 feet. Facades longer than 100 feet shall be modulated at 100-foot intervals by stepping back the facade a minimum depth of 10 feet and a minimum width of 15 feet.	<i>Applies to all three street frontages.</i>
23.47A.008.F.4.B Upper-Level Setbacks A setback with an average depth of 10' from all abutting street lot lines is required for portions of a structure above a height of 45' / and 15' average above 65'.	<i>See departure requests.</i>
23.47A.012 Structure Height 23.47A.012.A Height limit - 75' / 85' ALLOWED.	<i>75' and 85'</i>
23.47A.013 Floor Area Ratio (FAR) 23.47A.013.A FAR allowed - 5.5 / 5.75 ALLOWED.	<i>Schemes vary between 5.3 and 5.75.</i>
23.47A.024 Amenity Area 23.47A.024.A - Amenity areas are required in an amount equal to 5% of the total gross floor area in residential use (Gross floor area, for the purposes of this subsection, excludes areas used for mechanical equipment and accessory parking).	<i>5% minimum will be provided through a mix of public and private amenity space.</i>
23.47A.032 Parking Location and Access 23.47A.032.A.1.A. In NC zones, access to parking shall be from the alley if the lot abuts an alley.	<i>Refer to ground floor plans for garage access location.</i>
23.54.015 Required Parking and Maximum Parking Limits 23.54.015 - Required vehicular Parking NO MINIMUM REQUIREMENT IN FREQUENT TRANSIT SERVICE AREA.	<i>Though not required, APPROX. 65-78 residential stalls provided.</i>
23.54.015.K Bicycle Parking - table D Commercial Uses (eating and drinking): Long-term - 1 per 5,000 sqft / short-term - 1 per 1,000 sqft Commercial Uses (sales and services): Long-term - 1 per 4,000 sqft / short-term - 1 per 2,000 sqft Residential Uses (Multi-family structures): Long-term - 1 per dwelling unit / short-term - 1 per 20 dwelling units	<i>Commercial bike parking - 2 long term and 4 short term spots provided.</i> <i>Residential bike parking in excess of minimum requirement proposed.</i>
23.54.040 - solid waste and recyclable material storage and access	<i>Refer to ground floor plans for waste staging location.</i>

PRIORITY DESIGN GUIDELINES



CS2 Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area. Consider the following:

1. Reinforce the character and role of Ballard's Character Core, and Industrial character areas.
2. Break up the length of the street facing facades and limit to 50'-100' segments to reflect historic lot widths.
3. Reflect traditional buildings with detail and quality materials, transparent facades at the street, and clearly identifiable building entrances.
4. Create unified facades from bottom to top.
5. Work with upper level setbacks to avoid street canyons.
6. Respect for adjacent sites.

Response:

The project team carefully analyzed the neighborhood and adjacent buildings when studying massing for this site. The massing options explore strategies of providing daylight for the neighbor to the east and consider the future development potential of the site to the west. The changing urban character of the district, transitioning from industrial to urban, is addressed through material selection and massing division.



CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood. Consider the following:

1. Create a unified design and integrate the upper levels into the overall building design.
2. Reflect the scale and proportion of the Ballard Avenue Landmark District and older buildings along NW Market Street.
3. Strong architectural elements that define and create human scale are preferred over an unorganized mix of styles and materials.
4. Reference history and culture that is unique to the site and context.

Response:

The massing options respond to the surrounding architectural character of the project site. The maritime-industrial uses south of the site, the traditional character along Ballard Ave east of the site, and the expansion of the urban center along Market St. are considered. The massing options presented reflect the utility and simplicity of industrial buildings, while employing modern urban design principles of breaking down the scale of the overall mass in compositional ways. Schemes provide access to light and air, promote outdoor areas for tenants, and accommodate street level activity along Market.



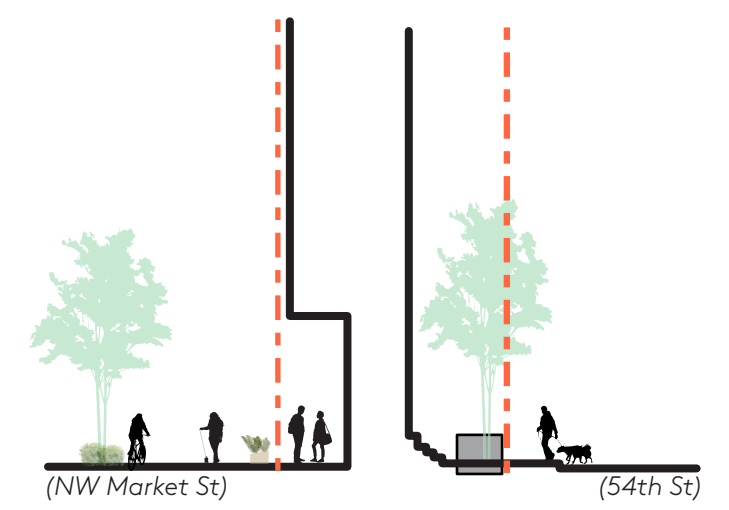
PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features. Consider:

1. Access challenges
2. Eyes on the street
3. Lighting for safety
4. Street-level transparency
5. Overhead weather protection
6. People friendly spaces
7. Design as wayfinding

Response:

NW Market St. and NW 54th St. have distinct characters and the proposed layout of the ground plane reflects those distinct identities. The ground floor facade on Market St. balances a separation from the Burke Gilman trail with the need for an active streetscape. Meanwhile, the project provides additional planting and screening along 54th to create a buffer between the project and the active industrial sites across NW 54th St. to the south.



PL3 Street Level Interaction

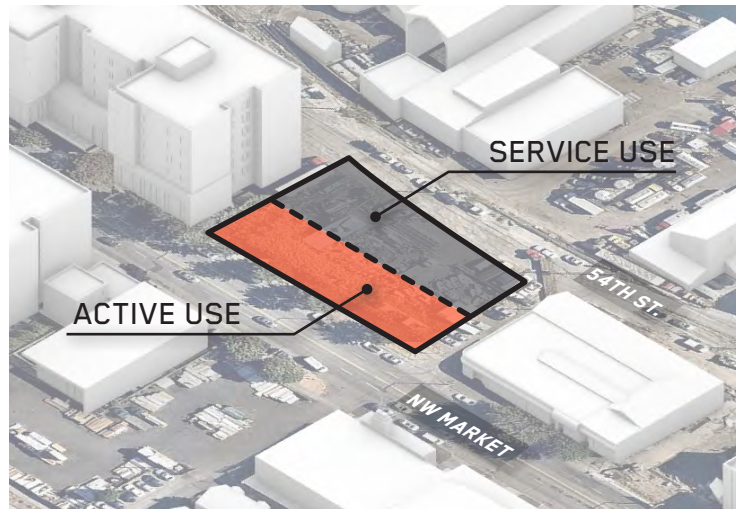
Encourage human interaction and activity at the street-level with clear connections to building entries and edges. Consider:

1. Create human-scaled street facades.
2. Encourage variety in awnings and signs along the street level facades.
3. Provide security and privacy for residential units that occur at the street.
4. Avoid deeply recessed commercial windows at the street level.
5. Consider small setbacks at the street level on busy streets and incorporate seating, displays, overhead weather protection, and relief from traffic.
6. Reduce the size of commercial spaces for small businesses that average 2000 SF, or less.

Response:

All schemes create space for interaction and connection between residents and visitors. As noted, the facade along 54th will maintain a buffer between the project and the industrial sites to the south. All facades will feature clearly demarcated entrances and transparency into active commercial spaces.

PRIORITY DESIGN GUIDELINES



DC1 Project Uses and Activity

Optimize the arrangement of uses and activities on site. Consider the following:

1. Design parking access to accommodate visitors, tenants, and shared or leased parking.
2. Combine and consolidate service areas with parking access.

Response:

Although not required, all schemes shown provide below-grade parking for residents both as an amenity and as a means to respond to parking concerns mentioned during community outreach. The ground floor plan of each option locates active commercial spaces along Market St. and orients other supporting ground floor uses along 54th St. and 26th Ave. NW to address concerns from the freight and maritime-industrial community neighbors.



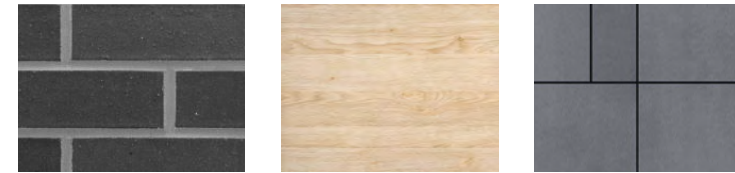
DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings. Consider the following:

1. Create horizontal divisions that make strong base levels, preferably two stories.
2. Reduce perceived building mass. The massing should reflect the dominant 50-100 foot parcel width that was common before 1930.
3. Ensure that overhangs are 13'-15' above the sidewalk.
4. At the street level, incorporate a variety of textures such as blade signs, uneven brick, gooseneck lights, and windows that add texture and scale.
5. Create well detailed highly visible storefronts, avoid small and deeply inset storefront windows.
6. Clearly differentiate residential use from commercial street-level uses.

Response:

The traditional, industrial, and maritime roots of Ballard provide inspiration for the schemes shown. The schemes allow for transparency and connectivity at the ground floor and explore different strategies to break down the upper level massing to reduce the structure height, scale, and bulk.



DC4 Exterior Elements and Finishes

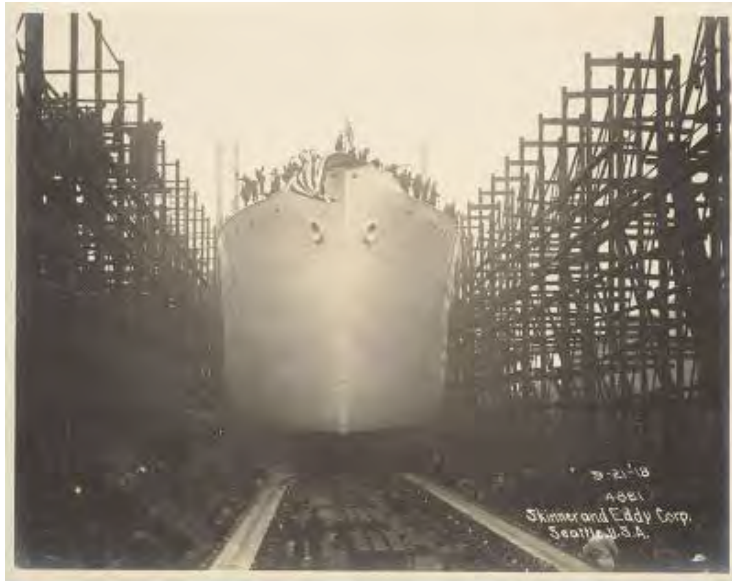
Use appropriate and high quality elements and finishes for the building and its open spaces. Consider the following:

1. Form and materials should respond to each other and changes in material should accompany a change in form or plane.
2. Select materials that convey permanence and require minimal maintenance such as brick, panel products with integral color, and metal.
3. Window openings should incorporate lintels and sills.
4. Avoid using a high variety of materials in an attempt to reduce bulk.
5. Use new technology and energy saving techniques.
6. Residential buildings should include operable windows.

Response:

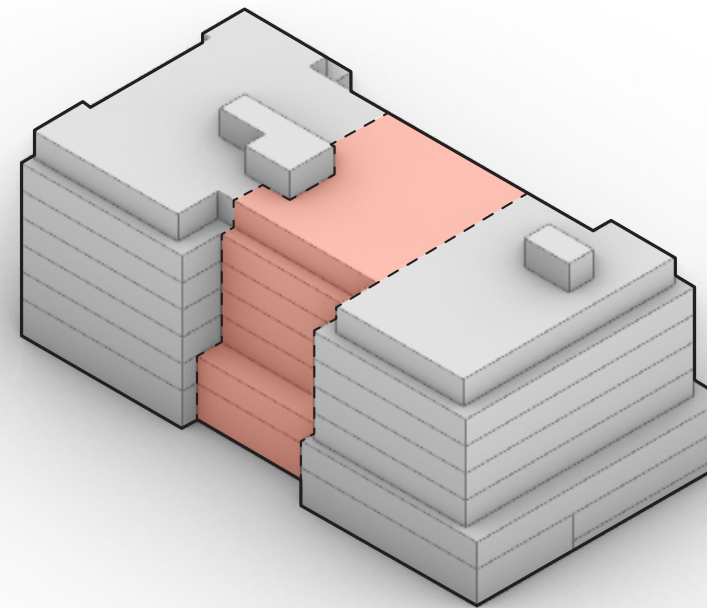
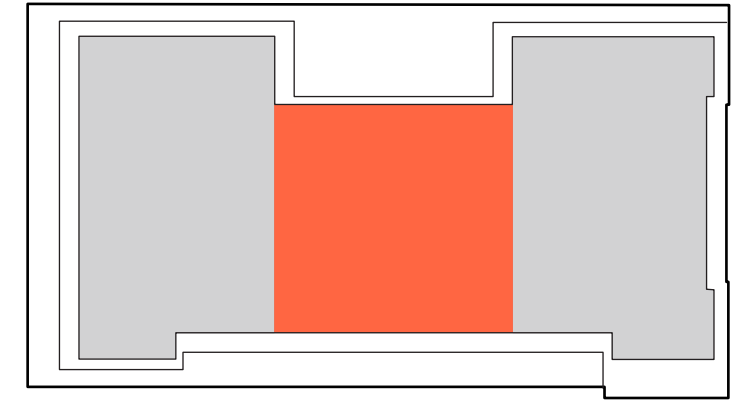
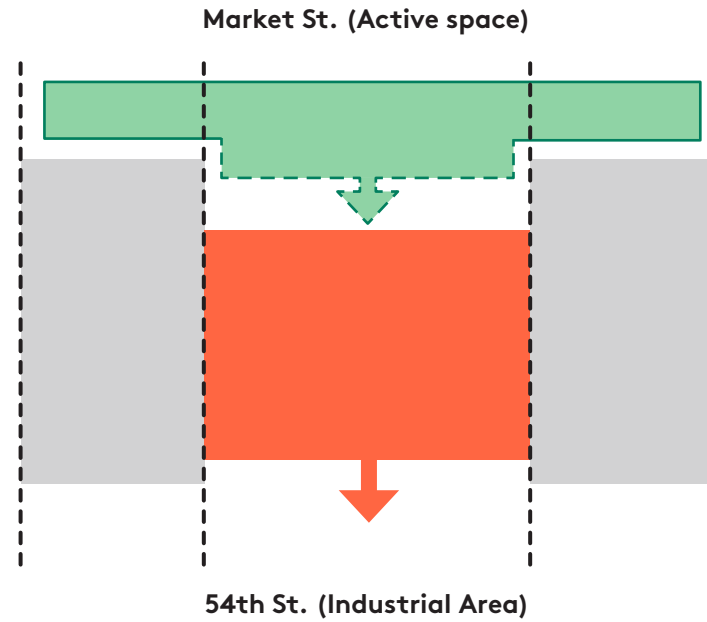
The project will employ materials with a restrained and timeless palette which acknowledges the maritime-industrial site adjacency, as well as the proximity of the design to the traditional character of nearby Ballard Ave. Lighting and signage will reinforce the design to establish a welcoming and safe environment. Lush landscaping both on site and within the right-of-way will contribute to a pedestrian oriented character and provide screened buffers.

COURTYARD / SCHEME 01 CONCEPT



Maritime Industrial History of Ballard

The Courtyard architectural concept stems from Ballard's history as an industrial waterfront and its association with ship construction, as well as Ballard's history as an independent town center. The image above depicts a ship launch in early Seattle. The image shows the ship held between anchoring scaffolding on each side. Ballard's landmark character area is defined by buildings constructed before 1930 and facade lengths less than 100' long, generally closer to 50'.



Relationship of Concept to Site Character

Market St. is an active east/west corridor in Ballard linking the site to the urban hub. The center massing is offset to the south toward the water, held between anchoring building ends, the concept is inspired by the process shown in the precedent image adjacent. Likewise, breaking the building into three divisions along the length of the street frontage allows for divisions closer to the historical lot width prevalent before 1930 (50'-100'). The proposed structure massing appropriately reduces the building scale along Market Street, as well as providing potential for quality outdoor space at the sidewalk for the use of retail patrons and building residents alike. Note that the courtyard is oriented toward the north away from industrial sites to the south to respond to comments from industrial neighbors.

EDDY / SCHEME 02 CONCEPT



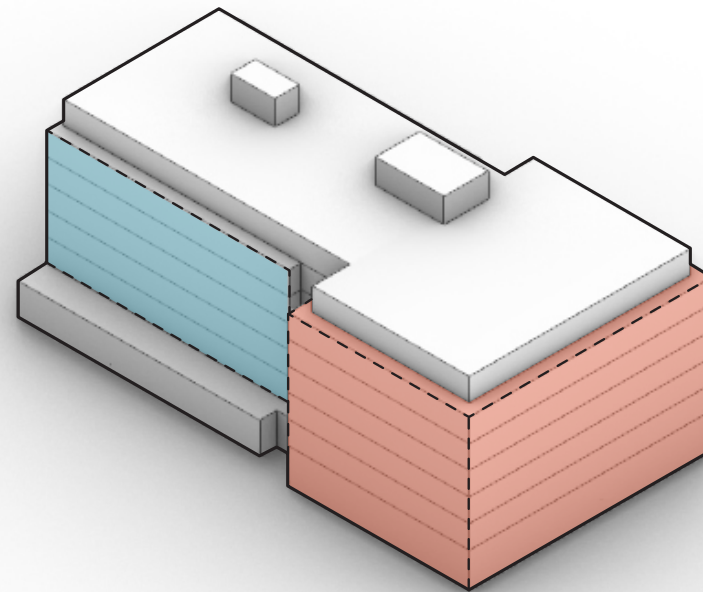
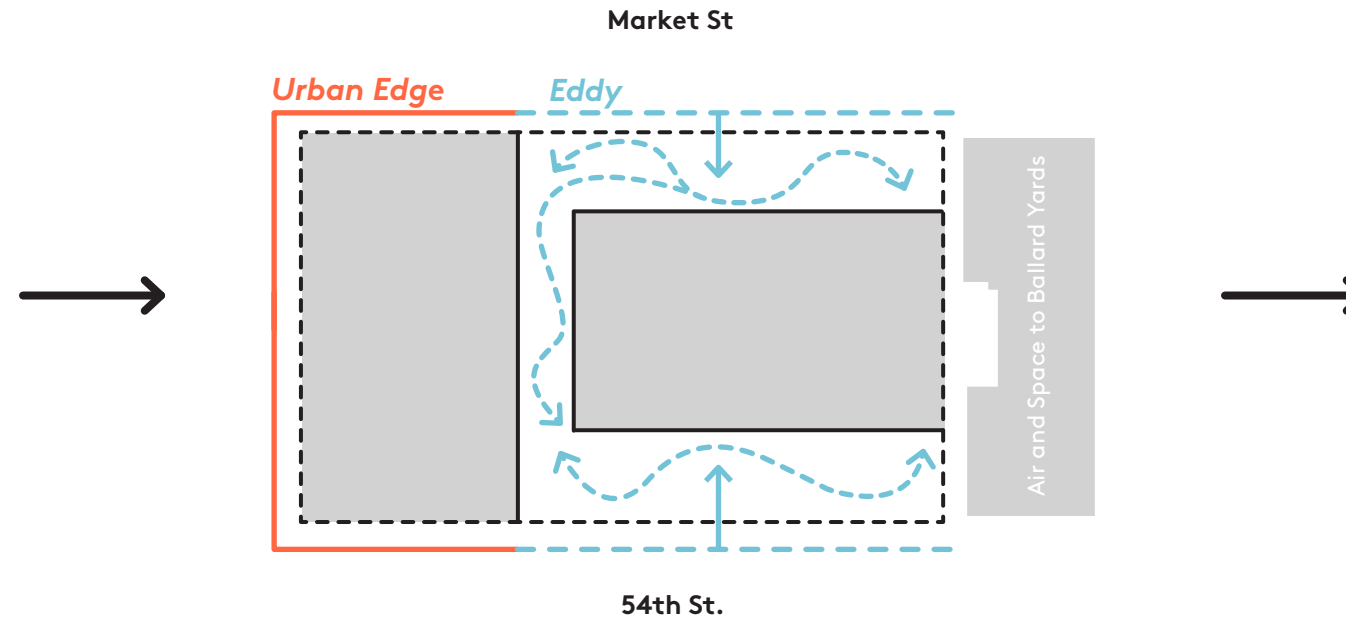
Urban Edge

The facades of buildings along Ballard Avenue define a continuous edge and provide coherent spatial definition. A character defining architectural presence along this edge creates a building with a unique visual impression and sense of place.

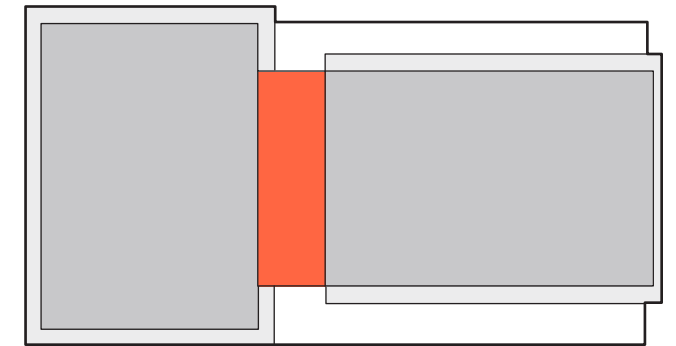


'Eddy'

An 'eddy' is defined as a circular movement of water, counter to a main current or flow. The eddy concept inspires a break along Market St., reducing the scale and bulk of the massing and directing views away from the eastern neighbor across the interior lot line.



- Urban Edge
- Eddy



Relationship of Concept to Site Character

Market St. serves as a primary east-west corridor in the community. Like the previous scheme, this scheme uses massing divisions to reduce the perceived scale of the building when viewed along the principal streets on the north and south frontages. A distinct building volume runs the length of 26th Ave. NW to clearly demarcate the corner site. Building setbacks provide visual breaks on the long Market St. and 54th St. facades while the project maintains a strong visual impression when traveling east on Market St. toward the Ballard urban center. The break between the two principal volumes will allow daylight into the corridor at the upper levels and provide views out to the north and south.

TERRACED / SCHEME 03 CONCEPT



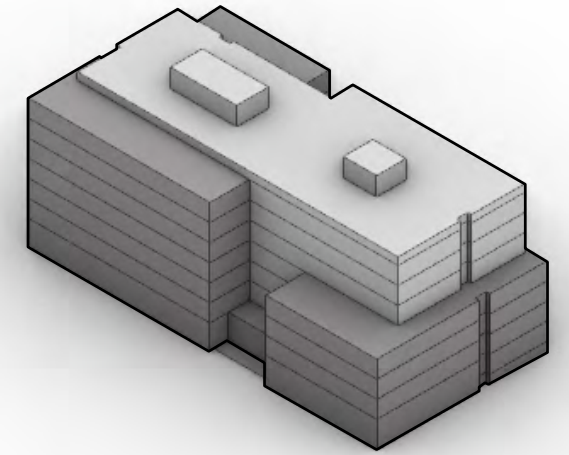
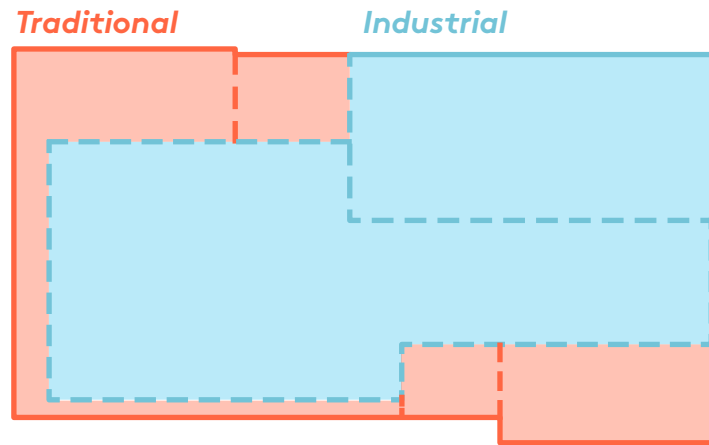
Traditional Ballard Character (Ballard Avenue Historic District)

The primary, street facing massing acknowledges the traditional architectural character along Ballard Avenue with historically resonant material application and simple rectilinear volumes that are inspired by the local landmarks.



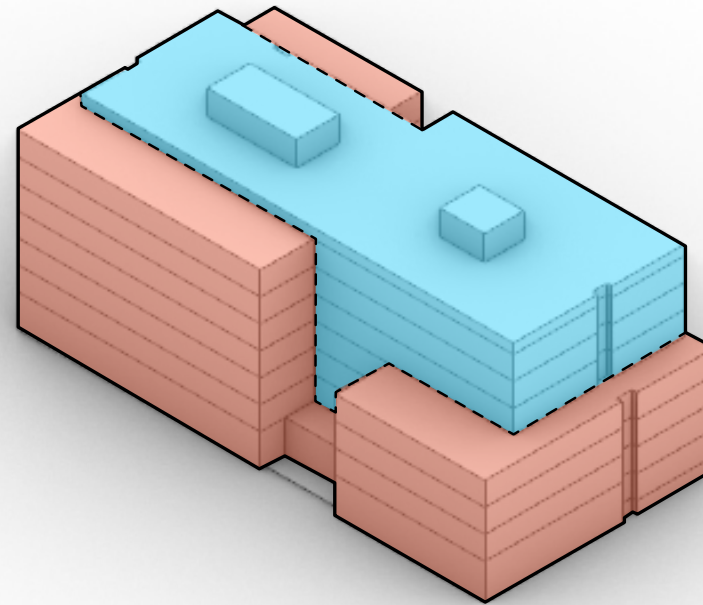
Industrial Ballard Character

The secondary, waterfront facing massing reflects the nearby maritime industrial uses located to the south of the site with a change in facade treatment, and a distinct architectural character that aligns with the massing divisions, all inspired by the utilitarian buildings in the area.



Relationship of Concept to Site Character

The resulting massing exercises architectural character, material application, and form to compliment the growing urban village, the nearby Ballard Avenue landmark character area, and acknowledge the adjacent industrial uses located along the waterfront. Building modulation reduces the perceived length of the project along NW Market Street. The building provides generous setbacks at the upper stories to create resident terraces and reduce the perceived height, scale, and bulk of the project when viewed from the street. The basic massing division also provides a break in the facade at the ground floor along Market Street to provide quality outdoor areas for residents and visitors along the sidewalk.

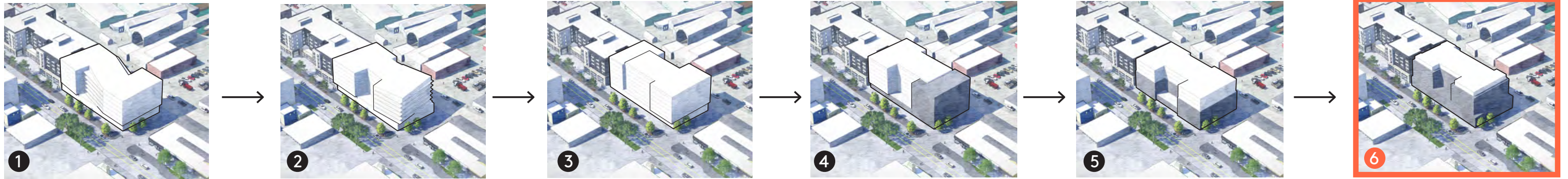


- Traditional Ballard Character
- Industrial Ballard Character

MASSING CONCEPTS - SCHEME DEVELOPMENT

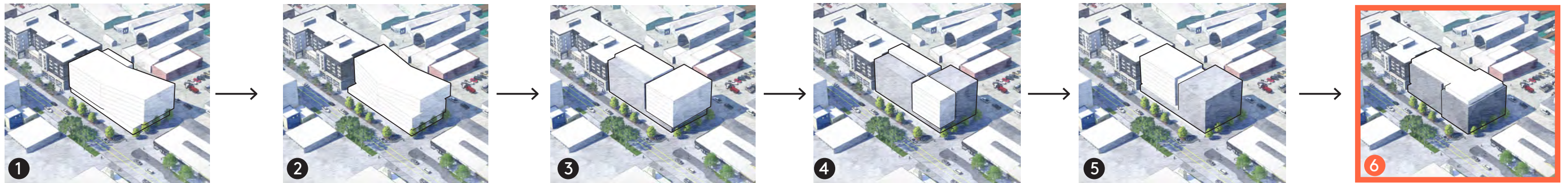
COURTYARD

Courtyard examines variations on a traditional multi-family typology. Early studies focus on the orientation of the building to direct views to the landscape and the offset of the building volume above the first story.



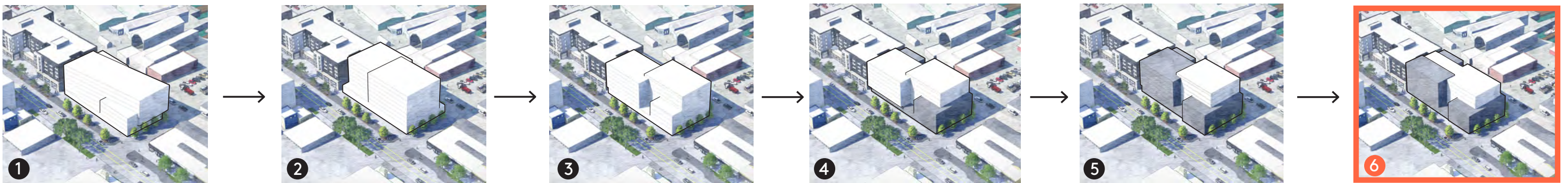
EDDY

Eddy explores ways to create a strong urban edge at the intersection of Market, 26th, and 54th by offsetting the structure mass against Ballard Yards on both Market and 54th, overhanging the upper volume above the base, and providing modulation for relief along NW Market St.

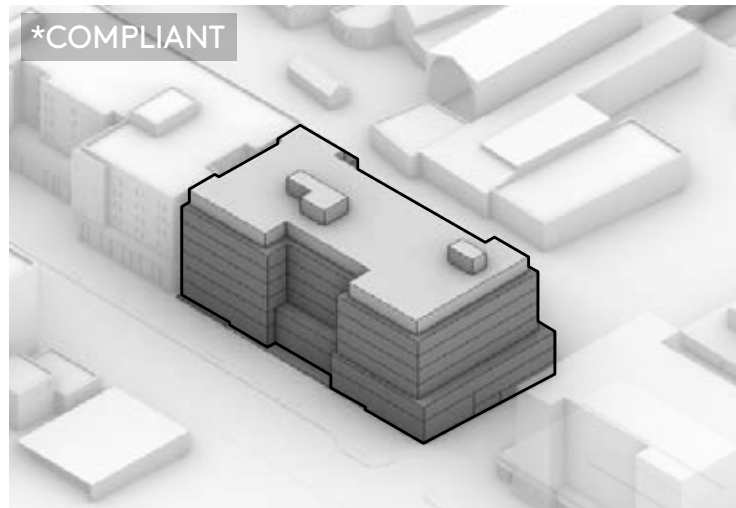


TERRACED

Terraced explores reduction of the building volume along the street facing facades to provide a better daylight penetration to the public right-of-way and create outdoor spaces with great views for residents. This scheme also provides a series of terraces at different levels to add visual interest and accessibility.



MASSING CONCEPTS - SUMMARY OF OPTIONS



COURTYARD / SCHEME 01

A courtyard is located along Market and 54th. The residential entrance, lobby, and commercial space are located along Market Street. Entries into ground floor apartments are located along 54th Street. The parking garage entrance and bicycle parking are accessed from 26th Avenue NW.

FAR / GFA: 5.36 / 117,000 GFA
 Unit Count: 125
 Parking Stalls: 65-78
 Commercial Area: ~6000 SF

PROS

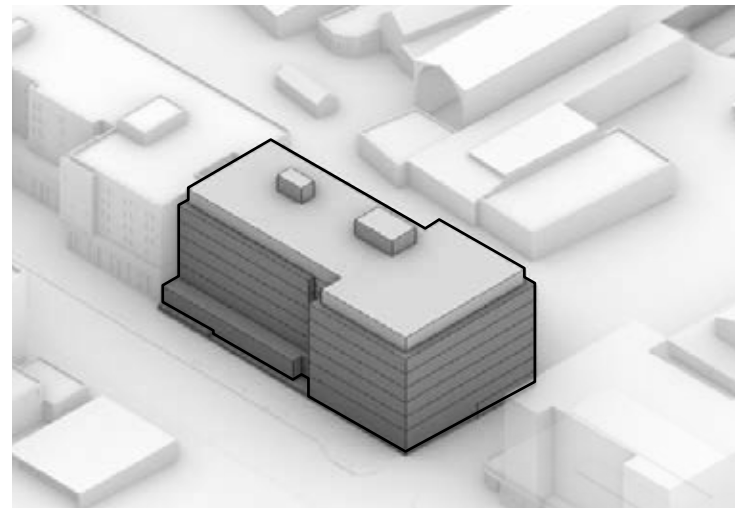
- Three divisions replicate historic site widths in Ballard.
- Courtyard provides usable open space at the street level.
- Courtyard is oriented to the north, away from active industrial waterfront uses located to the south.

CONS

- U-shaped organization mimics eastern neighbor.
- Required upper level setbacks and courtyard results in reduction in developable area.
- Long facade against the interior lot line.

DEPARTURES

- None.



EDDY / SCHEME 02

The massing employs a consistent language along Market St. and 26th Ave. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into amenity space and ground floor apartments are located along 54th Street. The parking garage entrance and bicycle parking are accessed from 26th Avenue NW.

FAR / GFA: 5.48 / 119,600 GFA
 Unit Count: 115
 Parking Stalls: 65-78
 Commercial Area: ~7000 SF

PROS

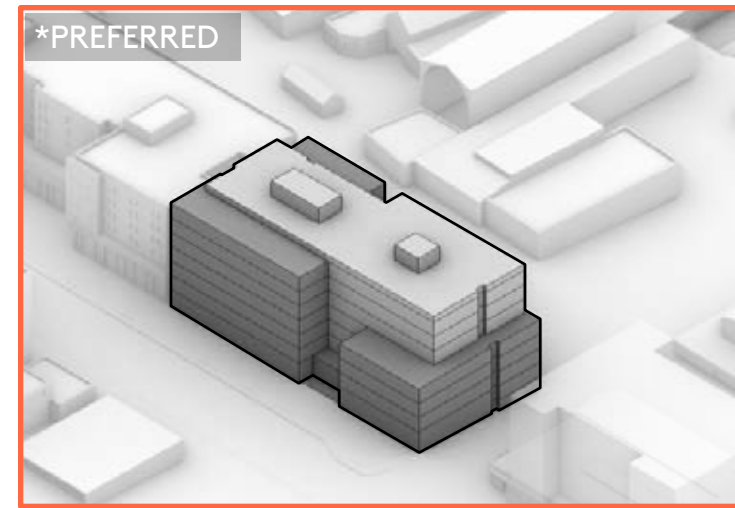
- Building organization allows outdoor amenity space above NW 54th Street facing the waterfront.
- Reduced facade length along NW Market Street.
- Unified massing composition.
- Reduced facade length along shared interior lot line.

CONS

- Tall continuous facade along 26th Ave NW facing western neighbor.
- Few opportunities for large outdoor amenity spaces below the roof

DEPARTURES

- Upper Level Setback Departure - A departure from the upper level setbacks at 45' and above along 26th Ave NW and NW 54th St.



TERRACED / SCHEME 03

The massing is setback from the street at the upper stories. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into 5 ground floor apartments are located along 54th Street. The parking garage entrance and bicycle parking are accessed from 26th Avenue NW.

FAR / GFA: 5.5 / 120,000 GFA
 Unit Count: 120
 Parking Stalls: 65-78
 Commercial Area: ~7000 SF

PROS

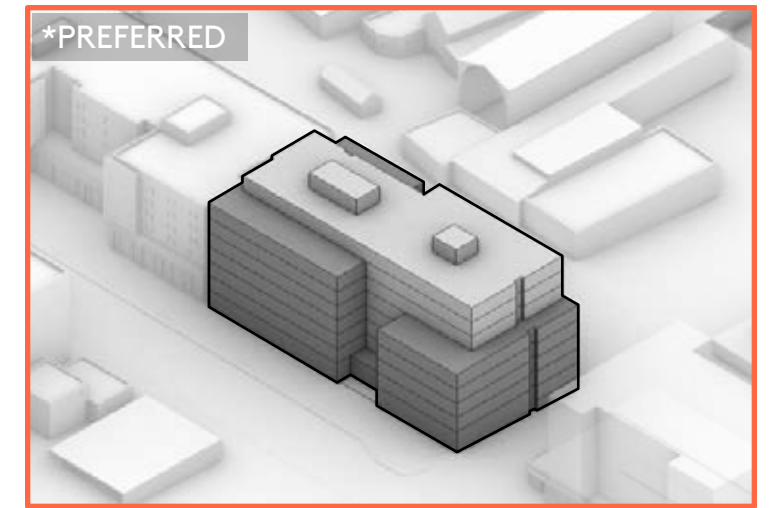
- Rich character and multiple opportunities for large outdoor amenity spaces.
- The varying size of building volumes relates to the smaller scale of existing industrial neighbors.
- Reduced building height, scale and bulk when viewed from NW Market Street and NW 54th Street.
- Setback upper level massing provides increased daylight penetration to the street.

CONS

- Reduction in the scale of the building at the NW corner when viewed east along NW Market Street.

DEPARTURES

- Upper Level Setback Departure - A departure from the upper level setback at 65' and above along Market St.



TERRACED / SCHEME 03 (85')

A variation on Scheme 03 that utilizes a 85' height limit through a NC3P-85(M) Contract Rezone.

FAR / GFA: 5.75 / 125,500 GFA
 Unit Count: 140
 Parking Stalls: 65-78
 Commercial Area: ~7000 SF

PROS

- Upper level setbacks reduce the apparent structure height along NW Market St. and NW 54th Street.
- Additional height allowance provides more affordable units and housing density at a prime urban village site.
- Increased height allows for additional modulation along the interior lot line by providing flexible application of FAR.
- Higher building volume along the west edge of the site creates stronger corner along 26th Ave. NW and more attractive proportions when viewed from grade.
- This site is in close proximity to the future Ballard light rail station (approx .6 miles to the east). Additional housing at a TOD location supports city-wide goals.

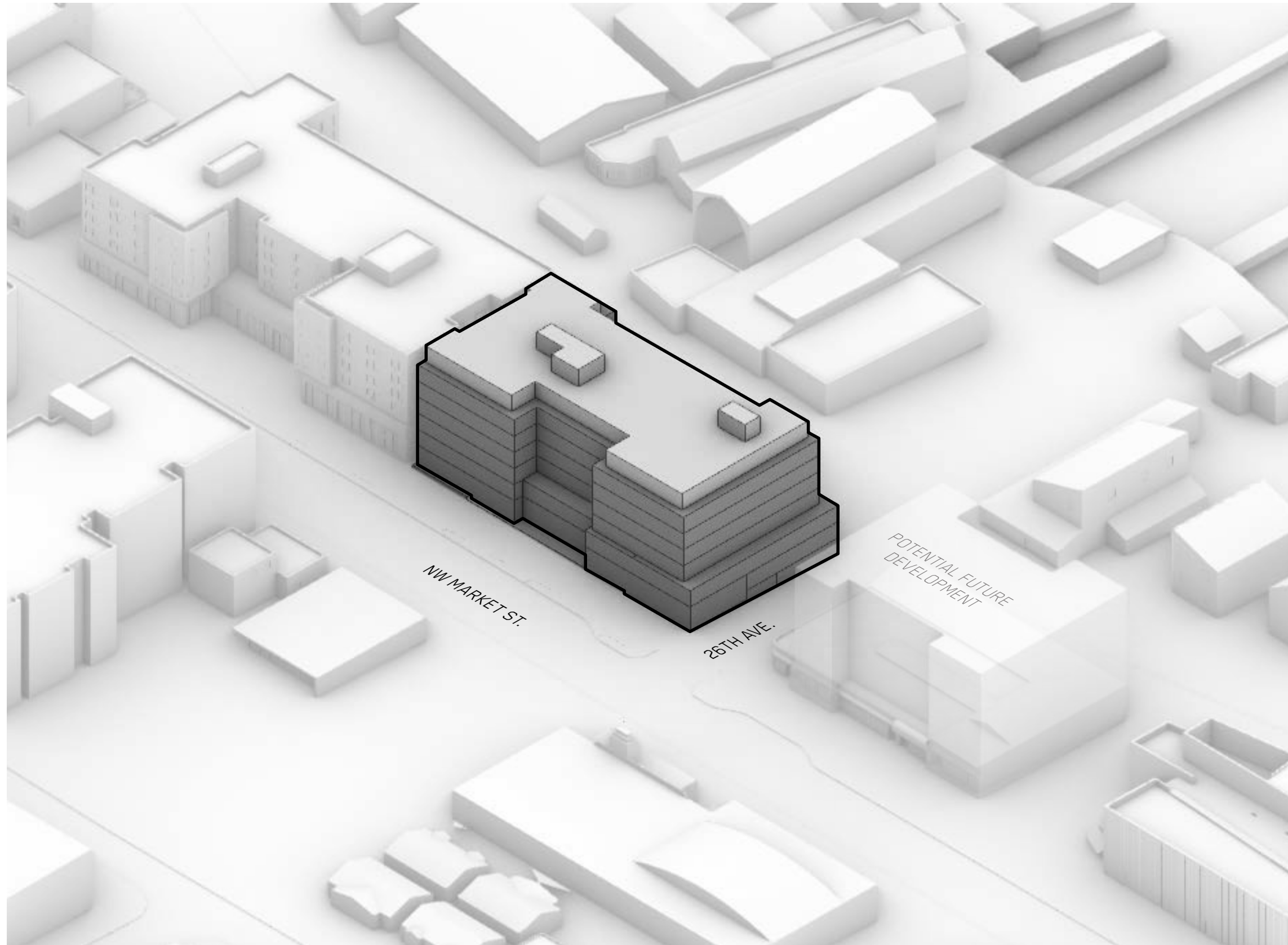
CONS

- The added height exceeds the scale of existing development around the site.

DEPARTURES

- None.

COURTYARD / SCHEME 01 SUMMARY



VIEW FROM NORTHWEST

COURTYARD / SCHEME 01 (COMPLIANT)

A courtyard is located along Market and 54th. The residential entrance, lobby, and commercial space are located along Market Street. Entries into ground floor apartments are located along 54th Street. The parking garage entrance and bicycle parking are accessed from 26th Avenue NW.

FAR / GFA:	5.36 / 117,000 GFA
Unit Count:	125
Parking Stalls:	65-78
Commercial Area:	~6000 SF

PROS

- Three divisions replicate historic site widths in Ballard.
- Courtyard provides usable open space at the street level.
- Courtyard is oriented to the north, away from active industrial waterfront uses located to the south.

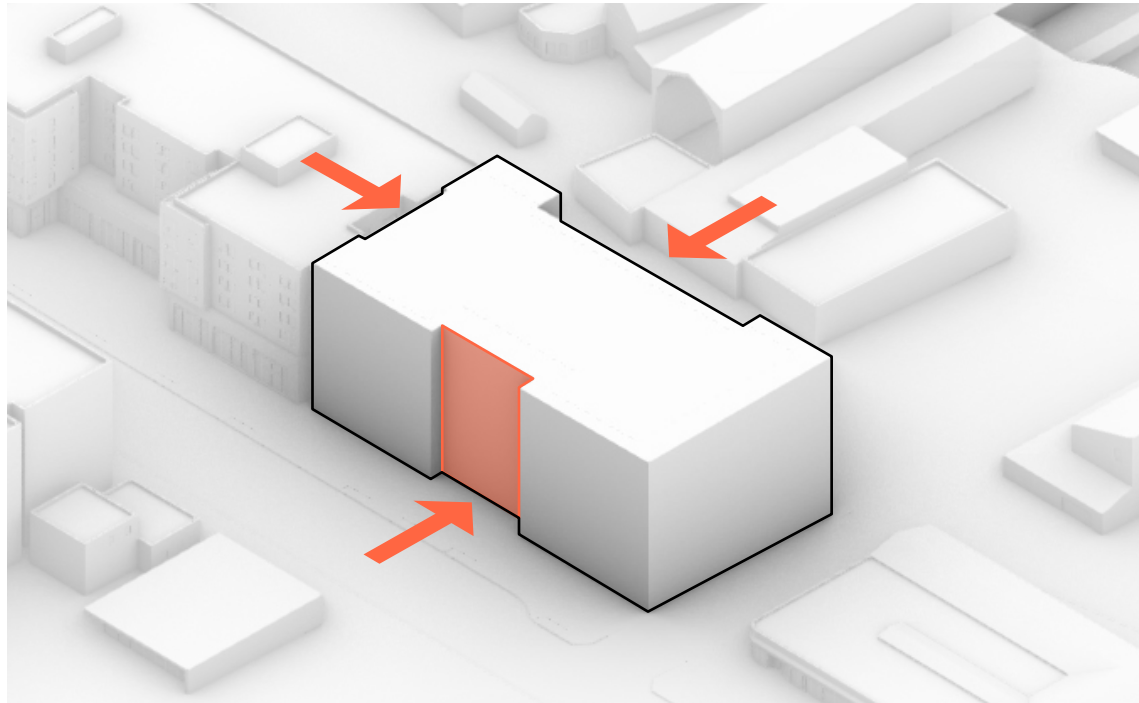
CONS

- U-shaped organization mimics eastern neighbor.
- Required upper level setbacks and courtyard results in reduction in developable area.
- Long facade against the interior lot line.

DEPARTURES

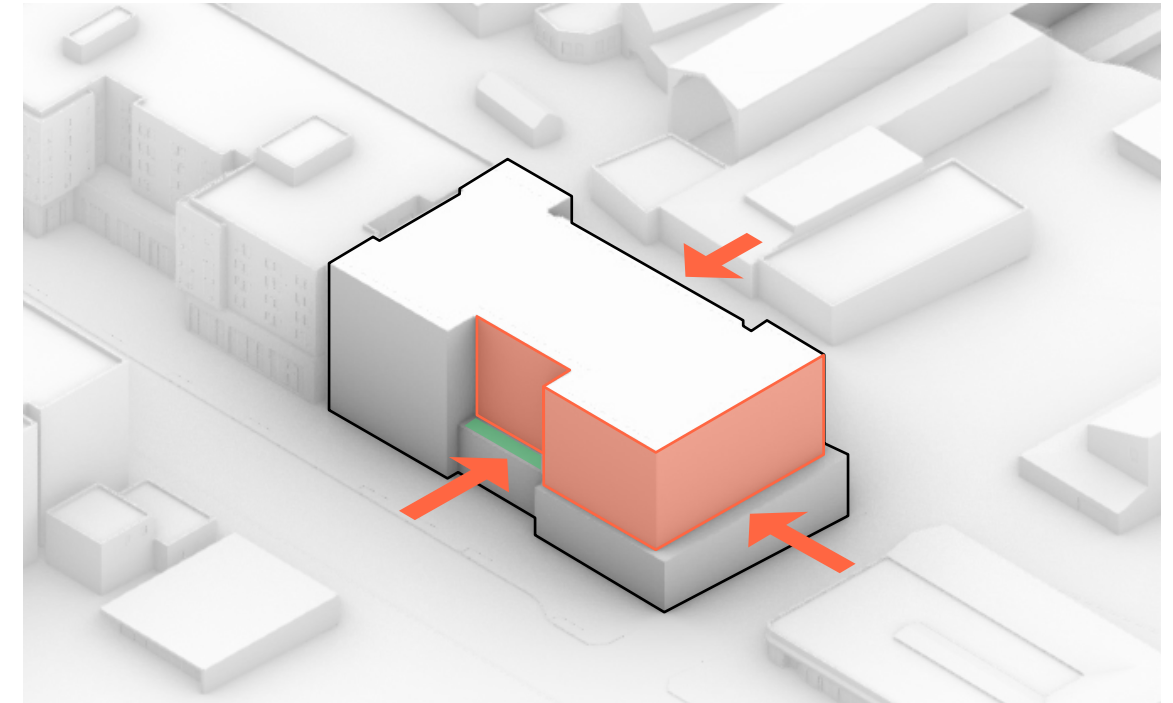
- None.

COURTYARD / SCHEME 01 CONCEPT DIAGRAM



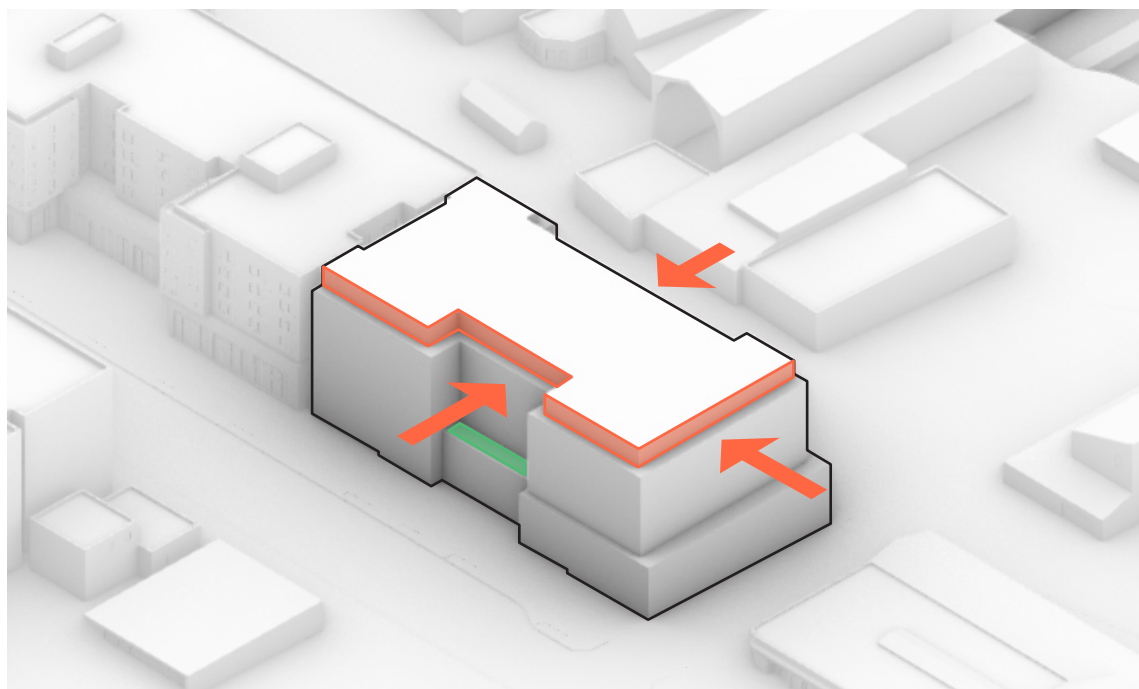
01 / COURTYARDS

Recessed building mass along the north and south facade to creates courtyards and allows daylight and ventilation to the existing eastern neighbor.



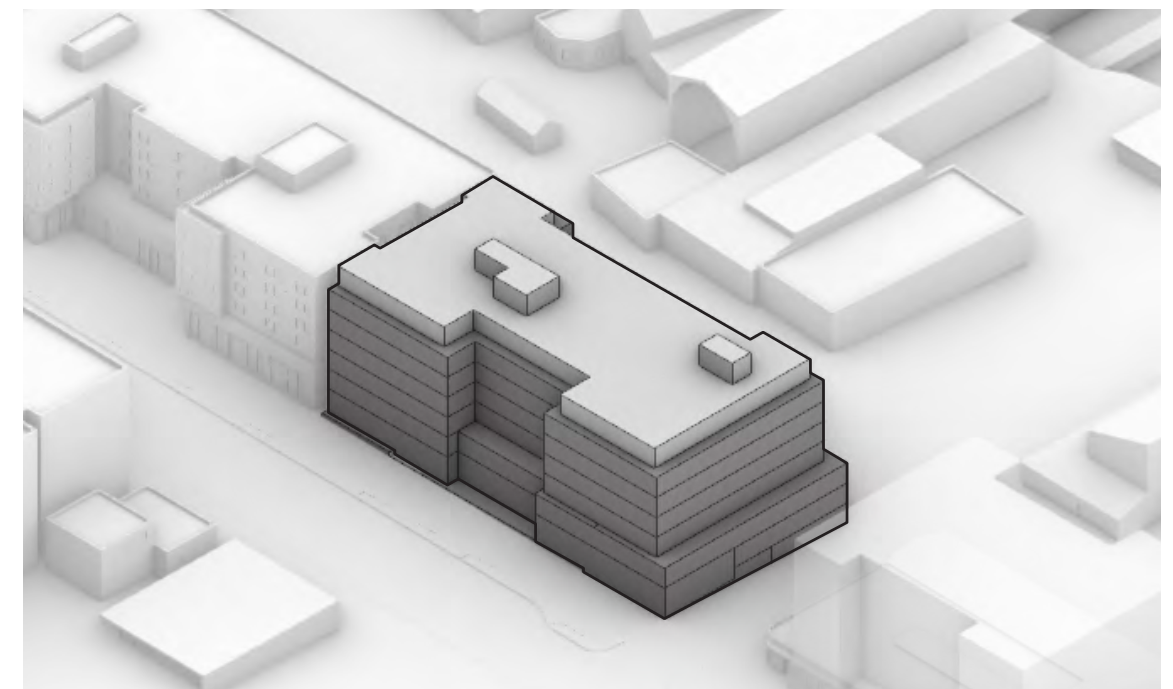
02 / SETBACKS

Further setbacks along all street facing facades above the ground floor reduce the scale of the building for pedestrians.



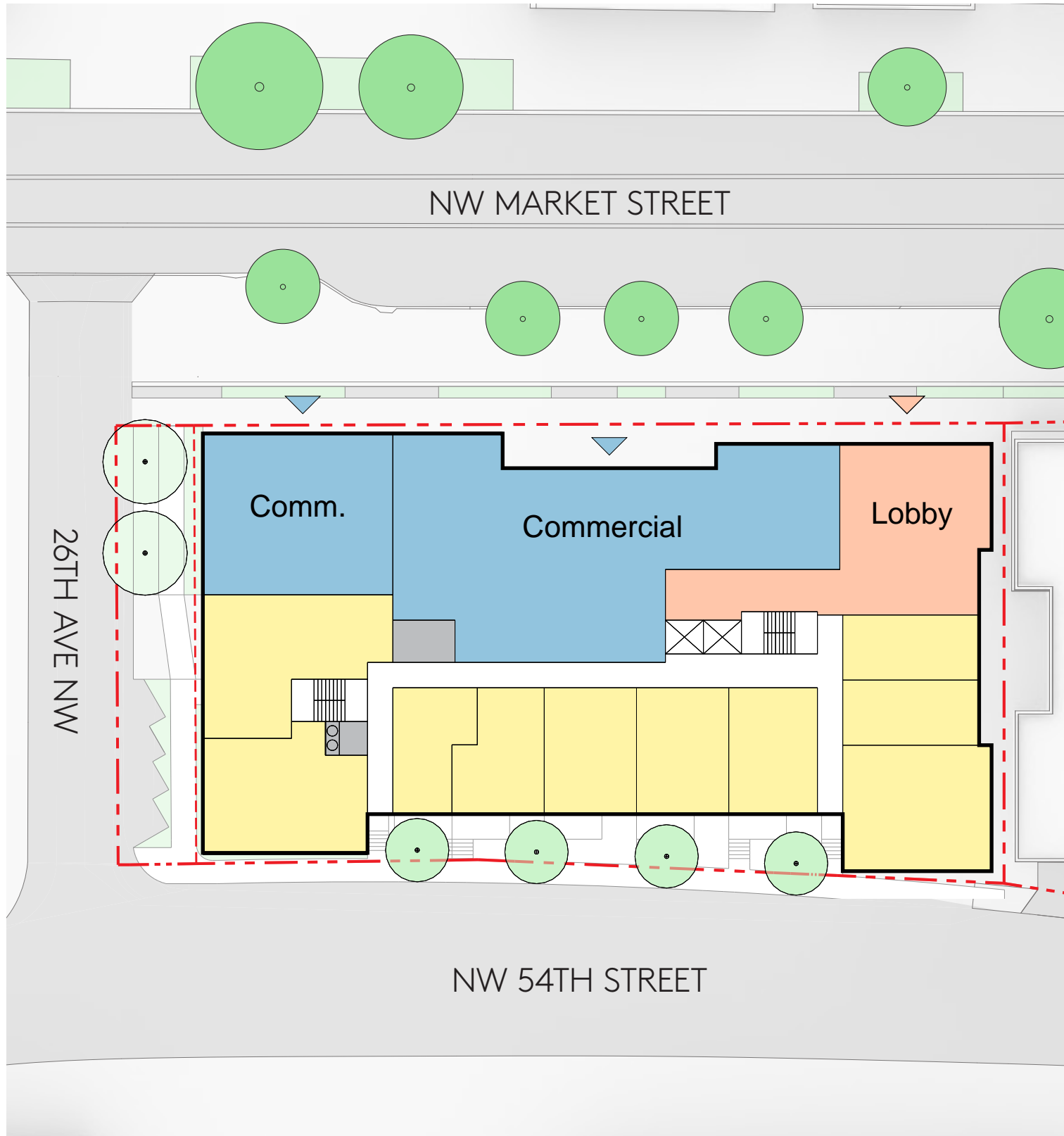
03 / PENTHOUSE

Upper level setbacks at the top level of the massing create a terracing effect and acknowledge the datum of the shorter eastern neighbor.

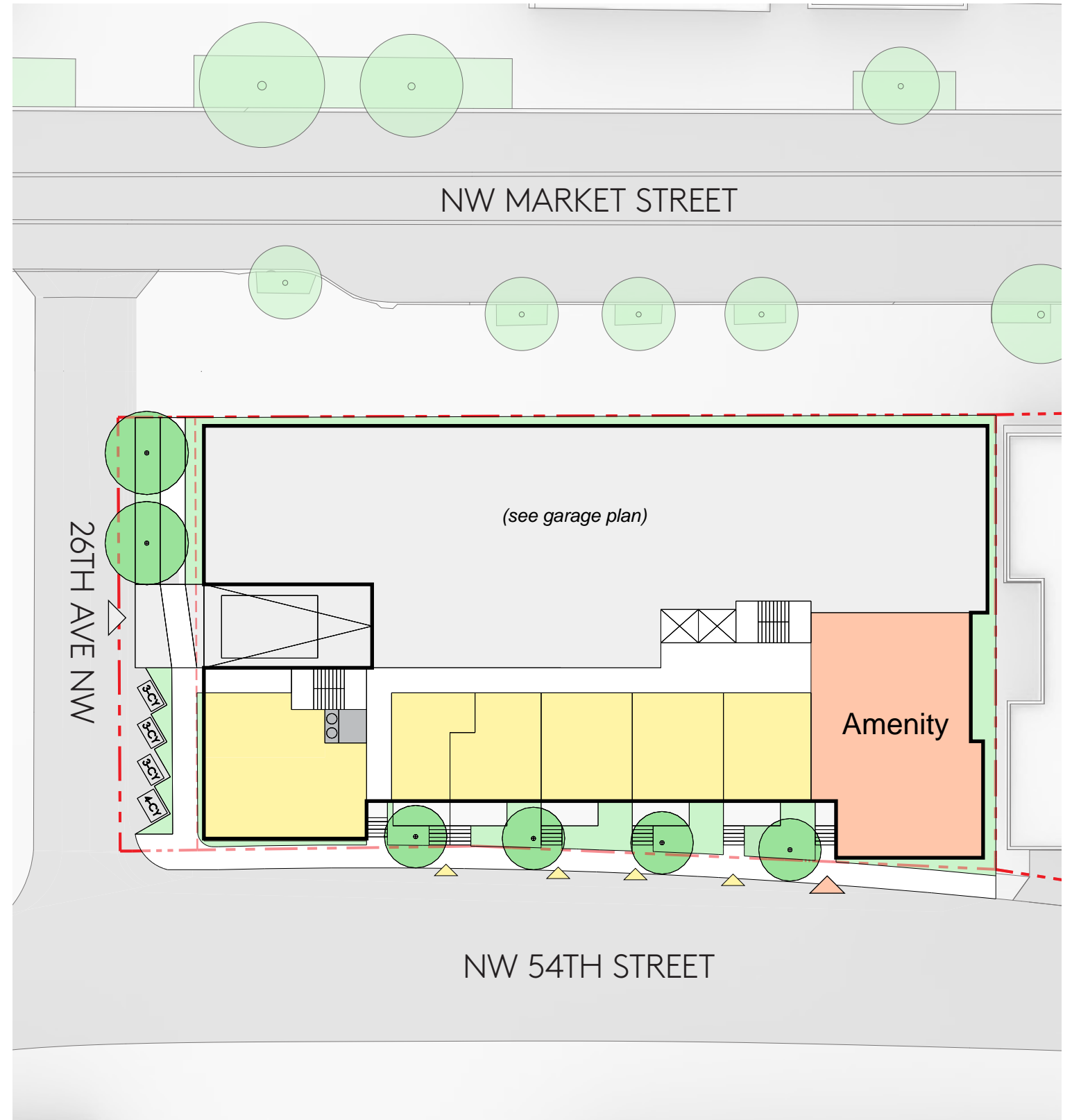


04 / COMPLETED MASSING

COURTYARD / SCHEME 01 SITE PLAN



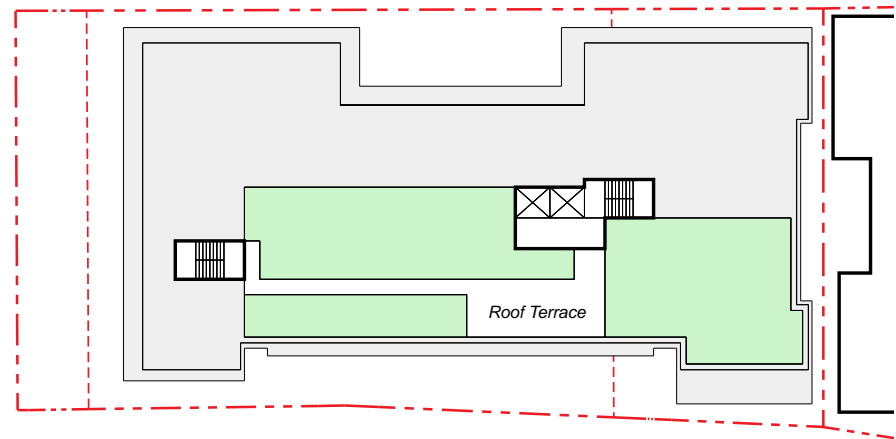
MARKET STREET GROUND FLOOR PLAN



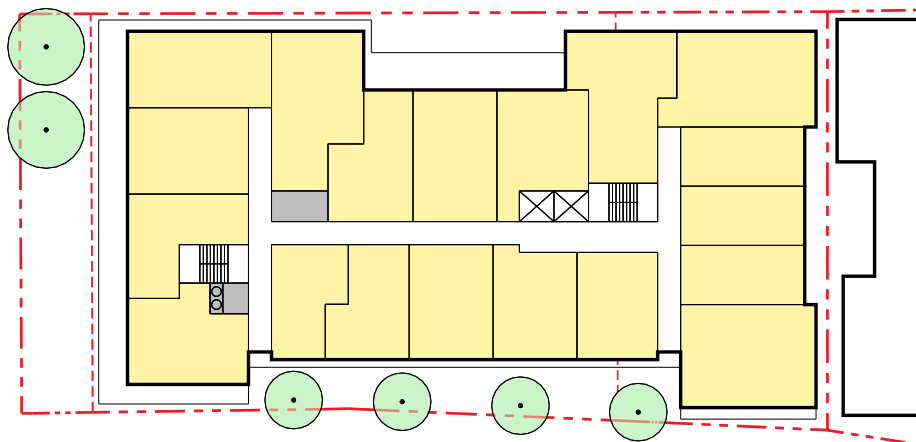
54TH STREET GROUND FLOOR PLAN



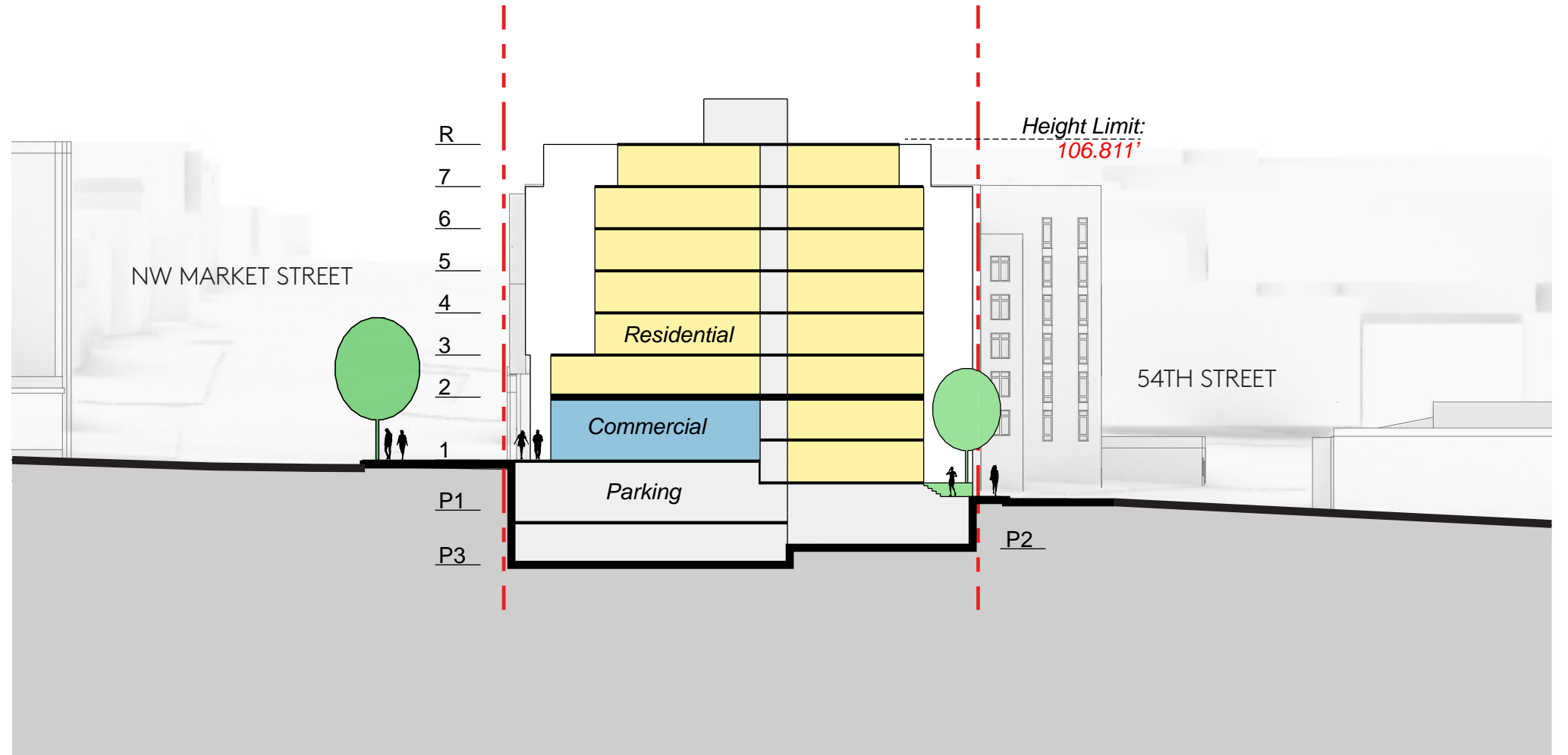
COURTYARD / SCHEME 01 PLANS AND SECTION



Roof Level



Lvls 3-6



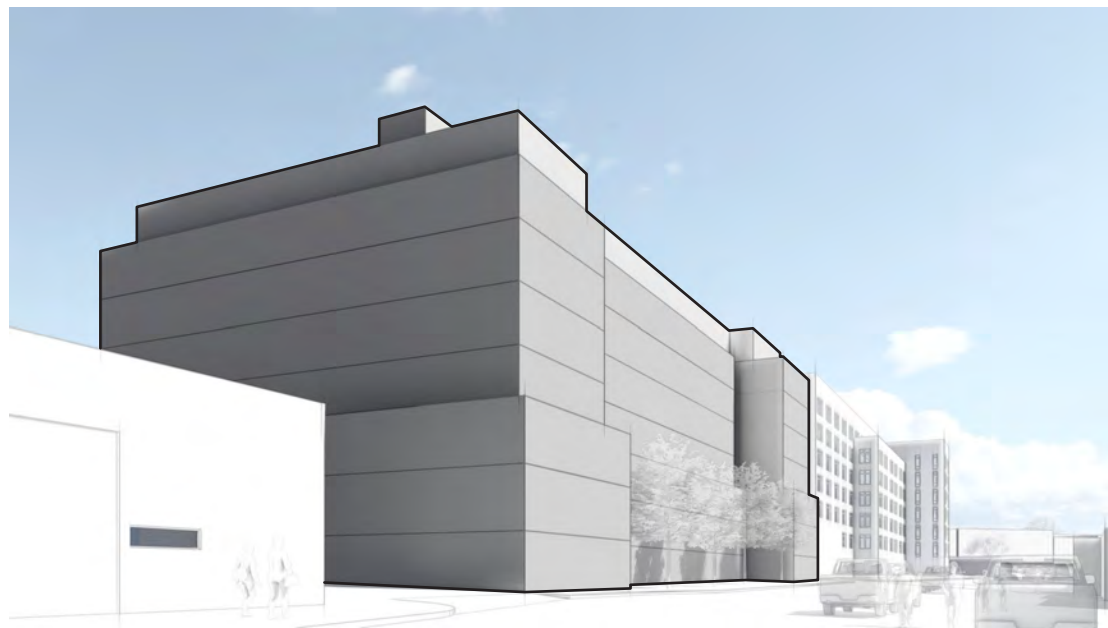
COURTYARD / SCHEME 01 PERSPECTIVES



1. LOOKING EAST ON MARKET ST.



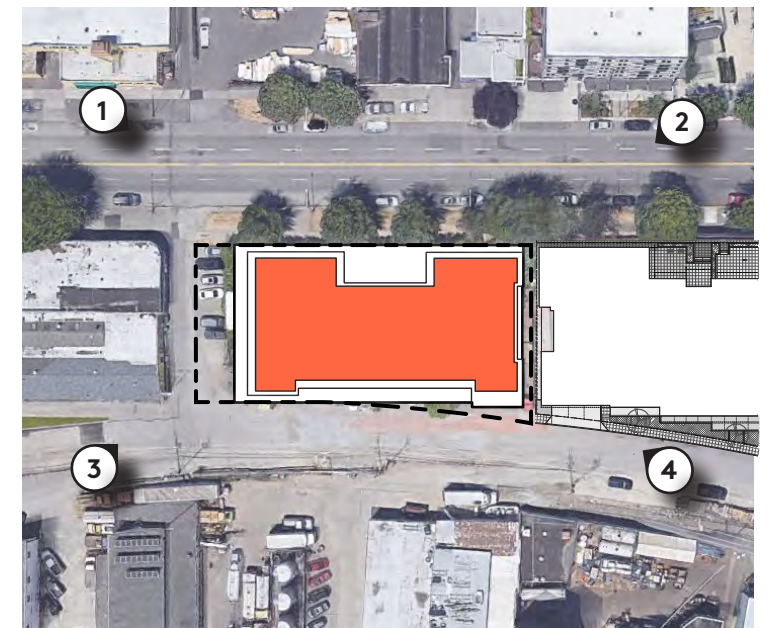
2. LOOKING WEST ON MARKET ST.



3. LOOKING EAST ON 54TH ST.



4. LOOKING WEST ON 54TH ST.

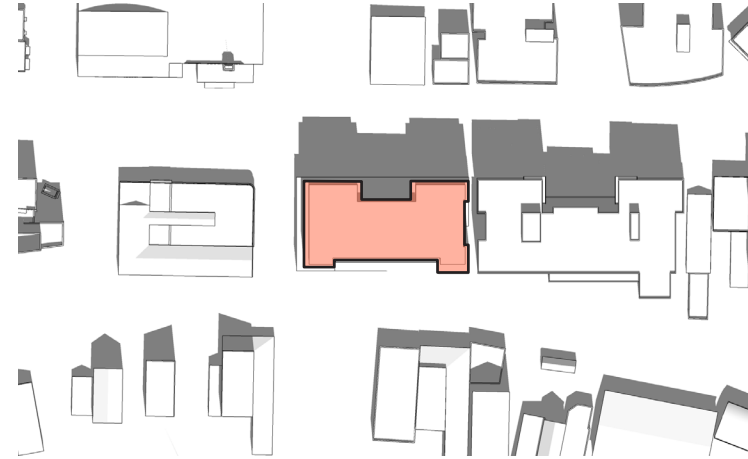


COURTYARD / SCHEME 01 SOLAR STUDY

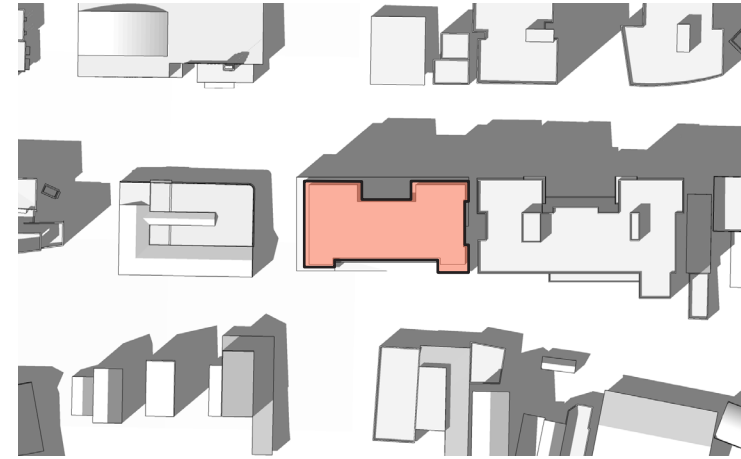
MARCH 21ST:



9 AM



NOON

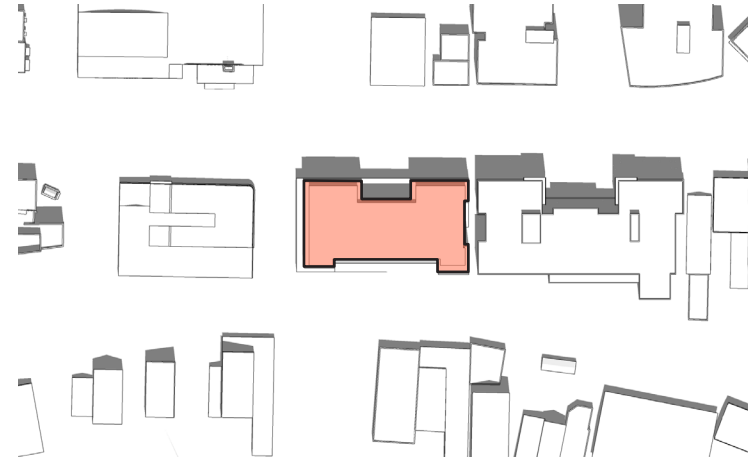


3 PM

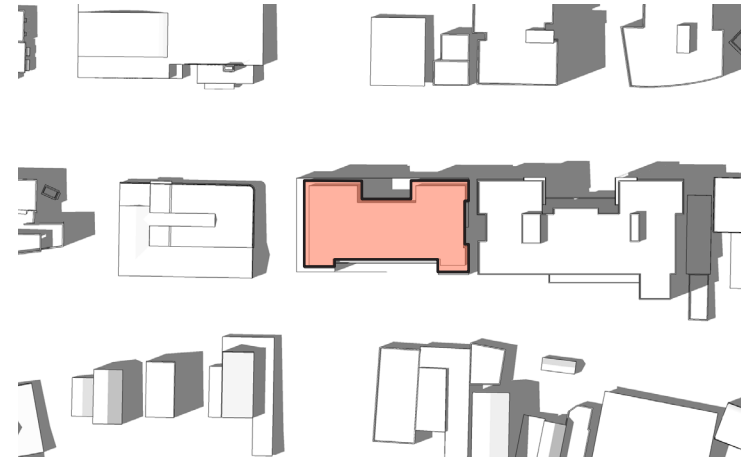
JUNE 21ST:



9 AM



NOON



3 PM

DECEMBER 21ST:



9 AM

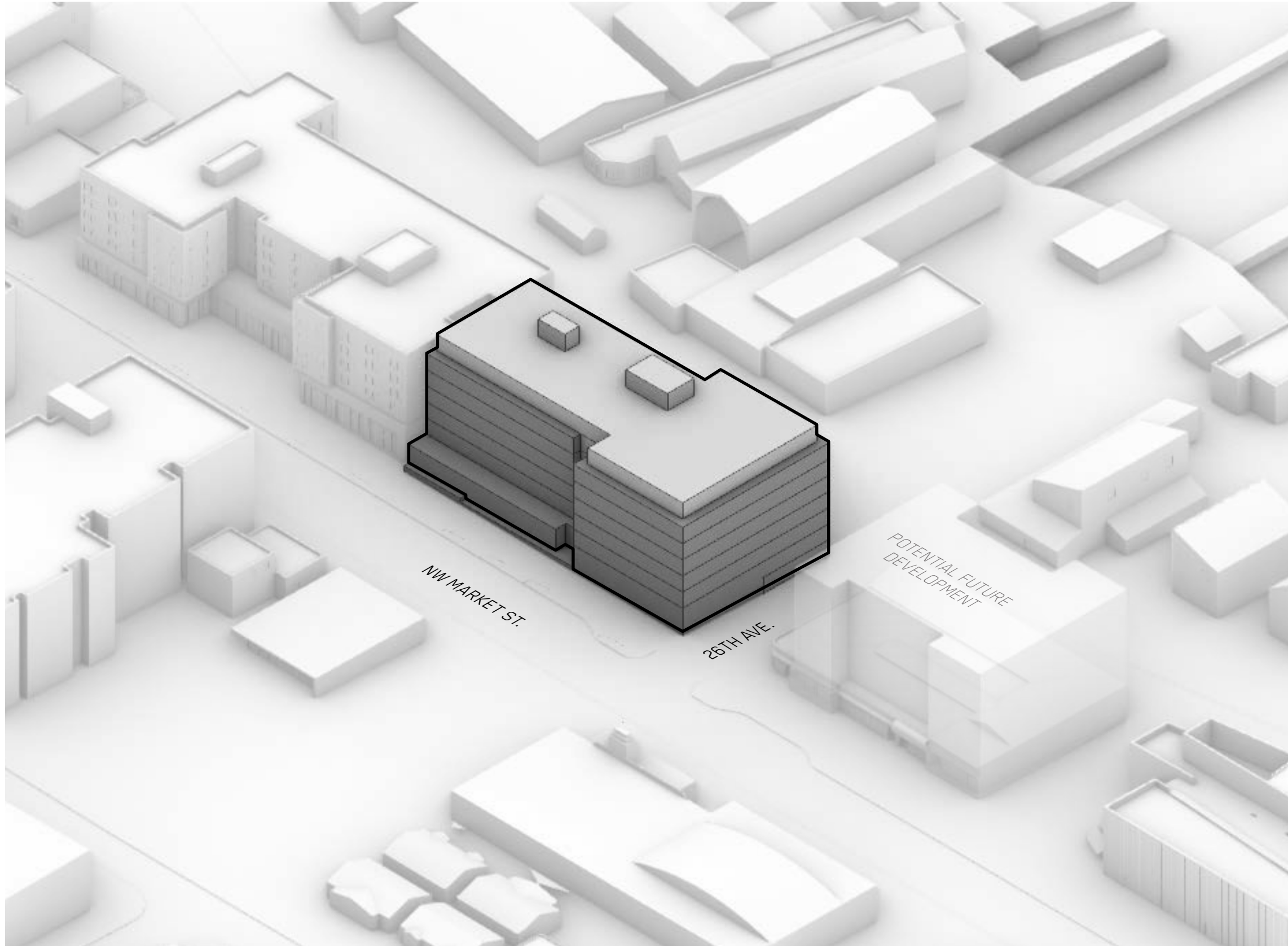


NOON



3 PM

EDDY / SCHEME 02 SUMMARY



VIEW FROM NORTHWEST

EDDY / SCHEME 02

The massing employs a consistent language along Market St. and 26th Ave. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into amenity space and ground floor apartments are located along 54th Street. The parking garage entrance and bicycle parking are accessed from 26th Avenue NW.

FAR / GFA:	5.48 / 119,600 GFA
Unit Count:	115
Parking Stalls:	65-78
Commercial Area:	~7000 SF

PROS

- Building organization allows outdoor amenity space above NW 54th Street facing the waterfront to the south.
- Reduced facade length along NW Market Street.
- Unified massing composition.
- Reduced facade length along shared interior lot line directs views out to the north and south rather than directly to the east.

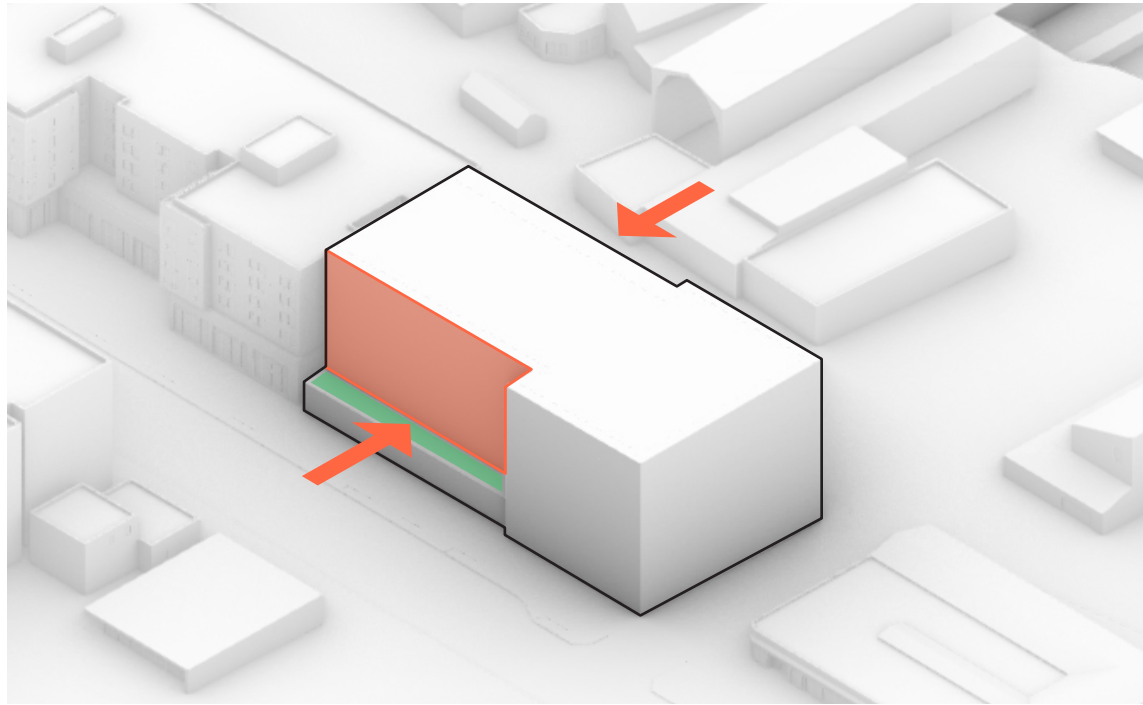
CONS

- Few opportunities for large outdoor amenity spaces below the roof level.

DEPARTURES

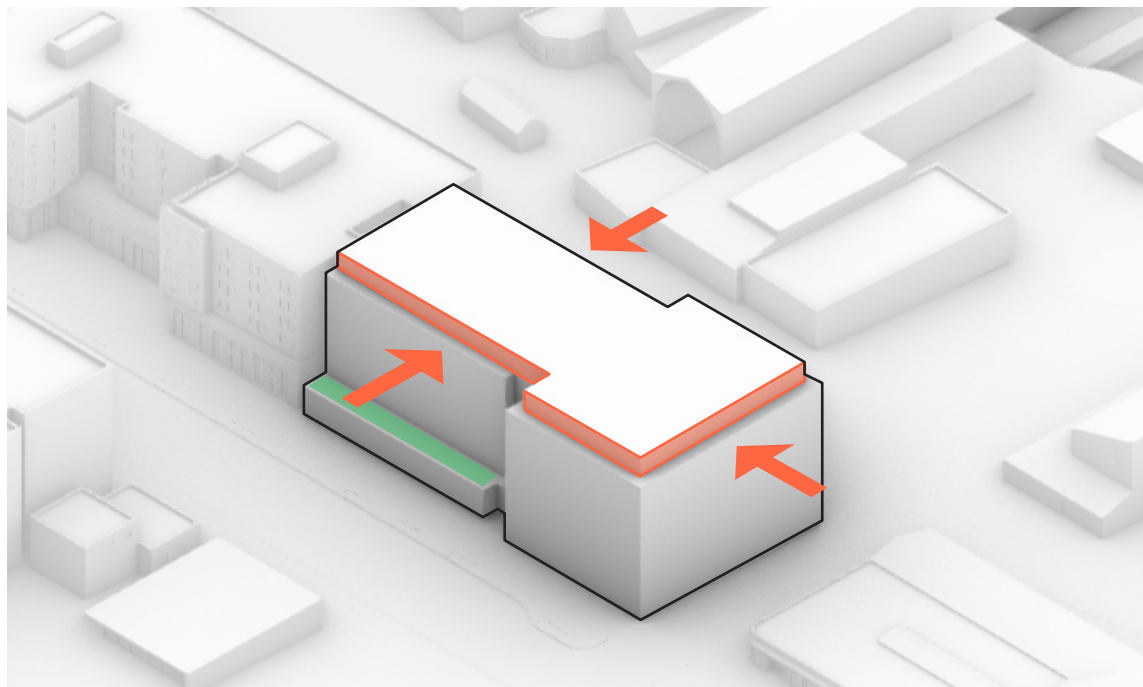
- Upper Level Setback Departure - A departure from the upper level setbacks at 45' and above along 26th Ave NW and NW 54th St.

EDDY / SCHEME 02 CONCEPT DIAGRAM



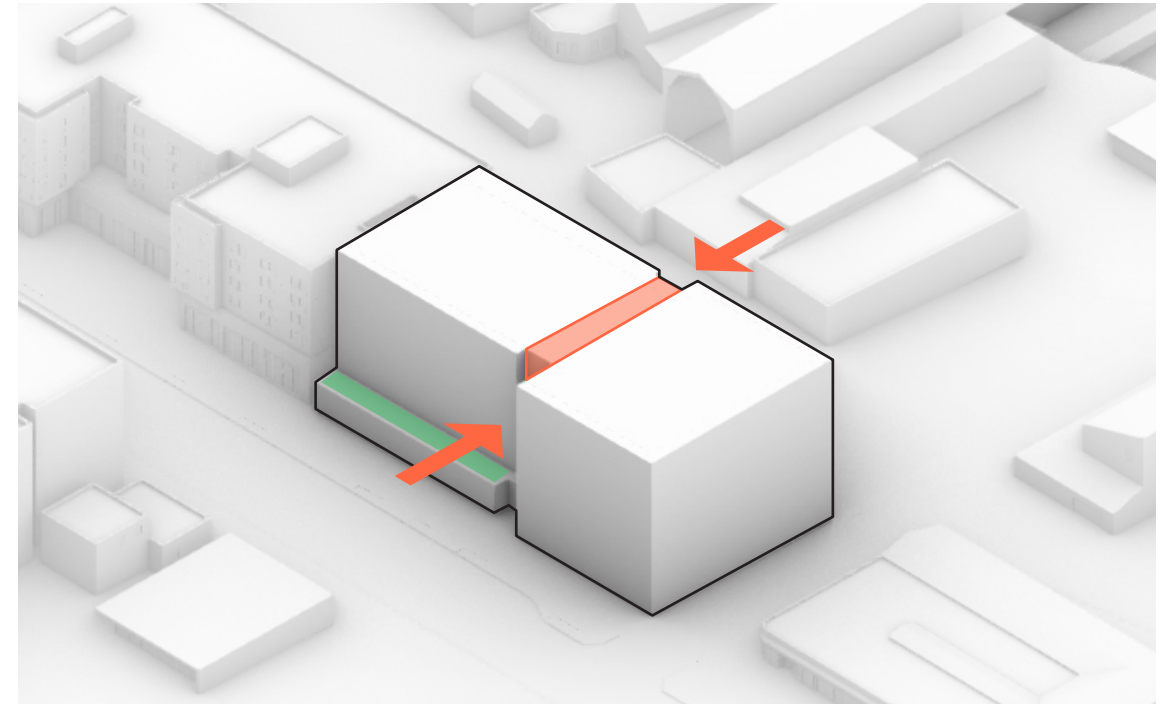
01 / COURTYARDS

Recessed massing along the north and south reduces the length of the continuous facade along Market St. and 54th St.



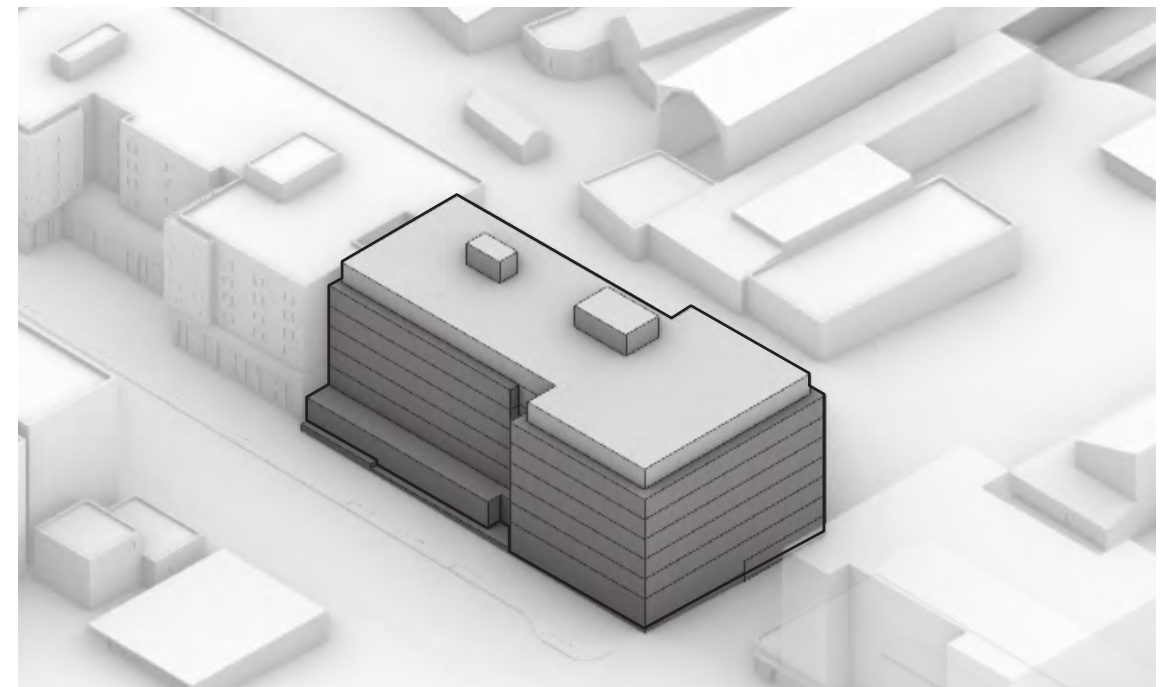
03 / PENTHOUSE

Upper level setbacks at the top level of the massing create a terracing effect and acknowledge the datum of the shorter eastern neighbor.



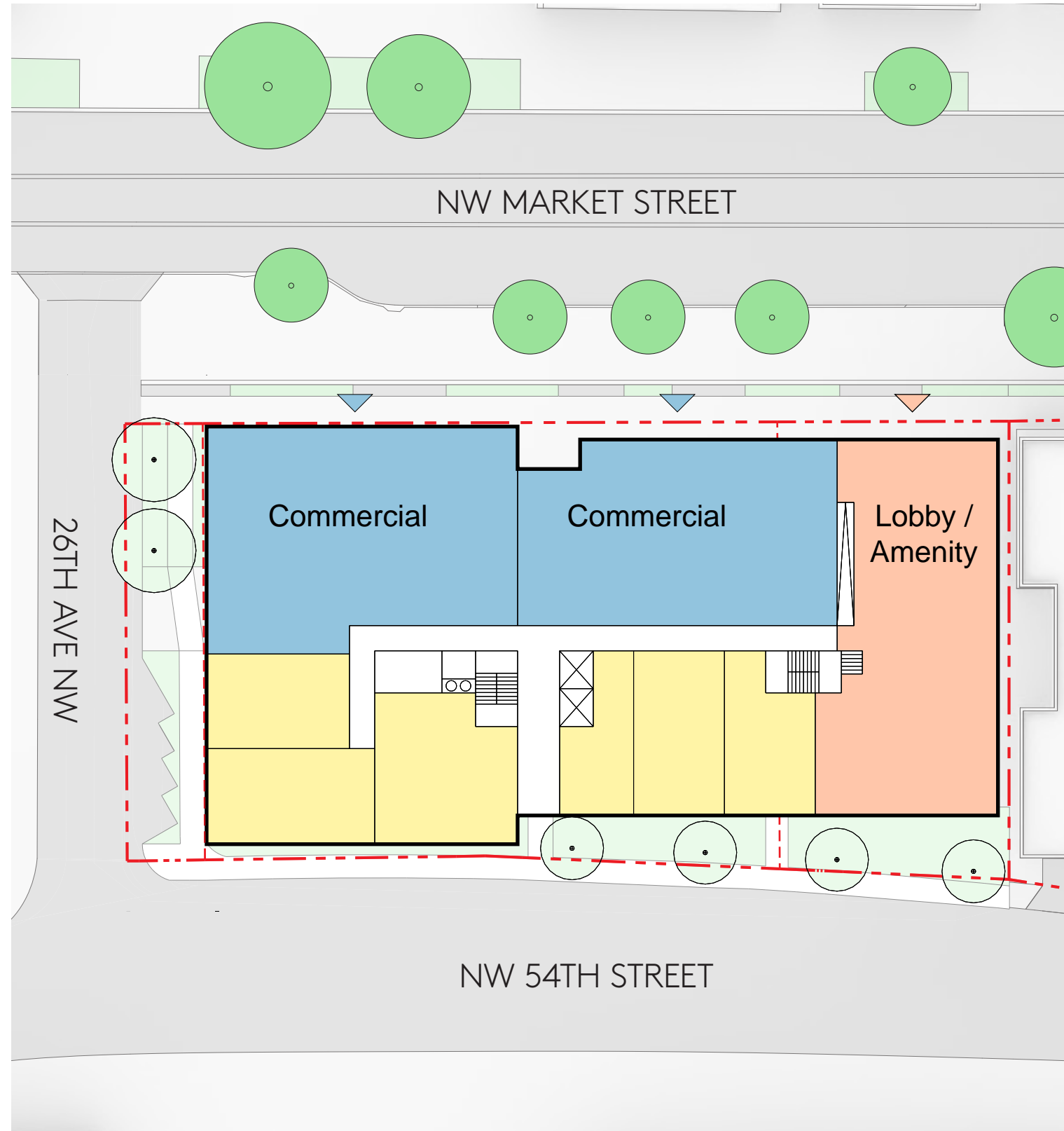
02 / SETBACKS

An additional setback occurs between the two primary massings to reduce the scale and bulk of the building.

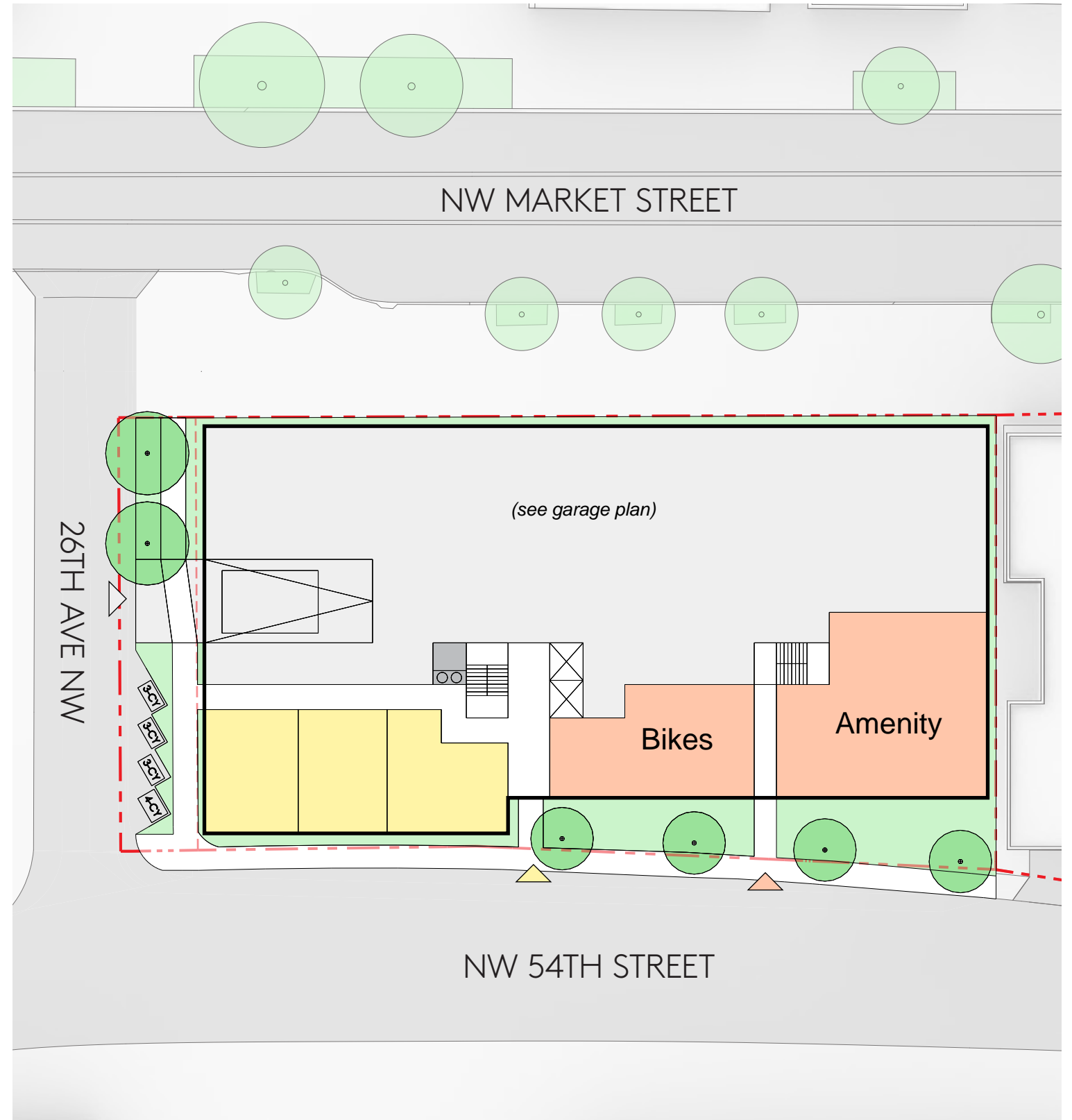


04 / COMPLETED MASSING

EDDY / SCHEME 02 SITE PLAN



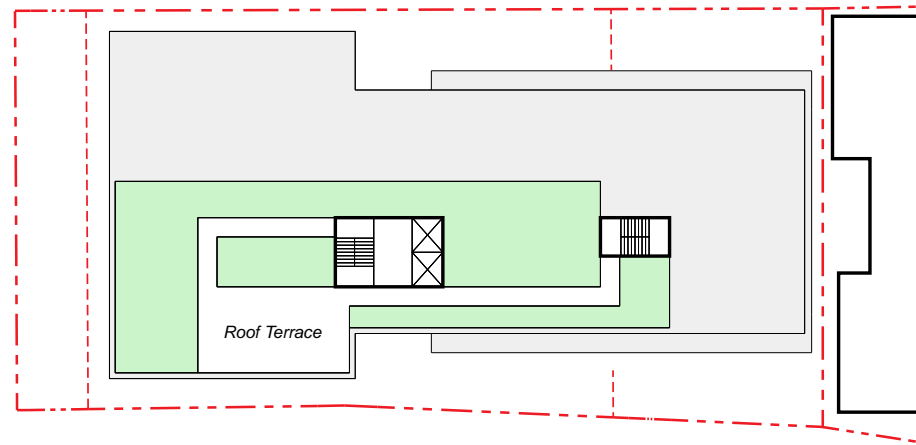
MARKET STREET GROUND FLOOR PLAN



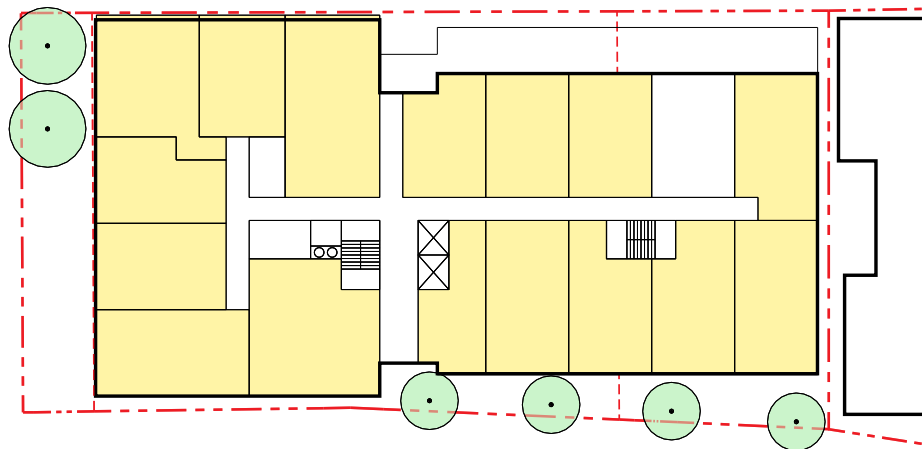
54TH STREET GROUND FLOOR PLAN



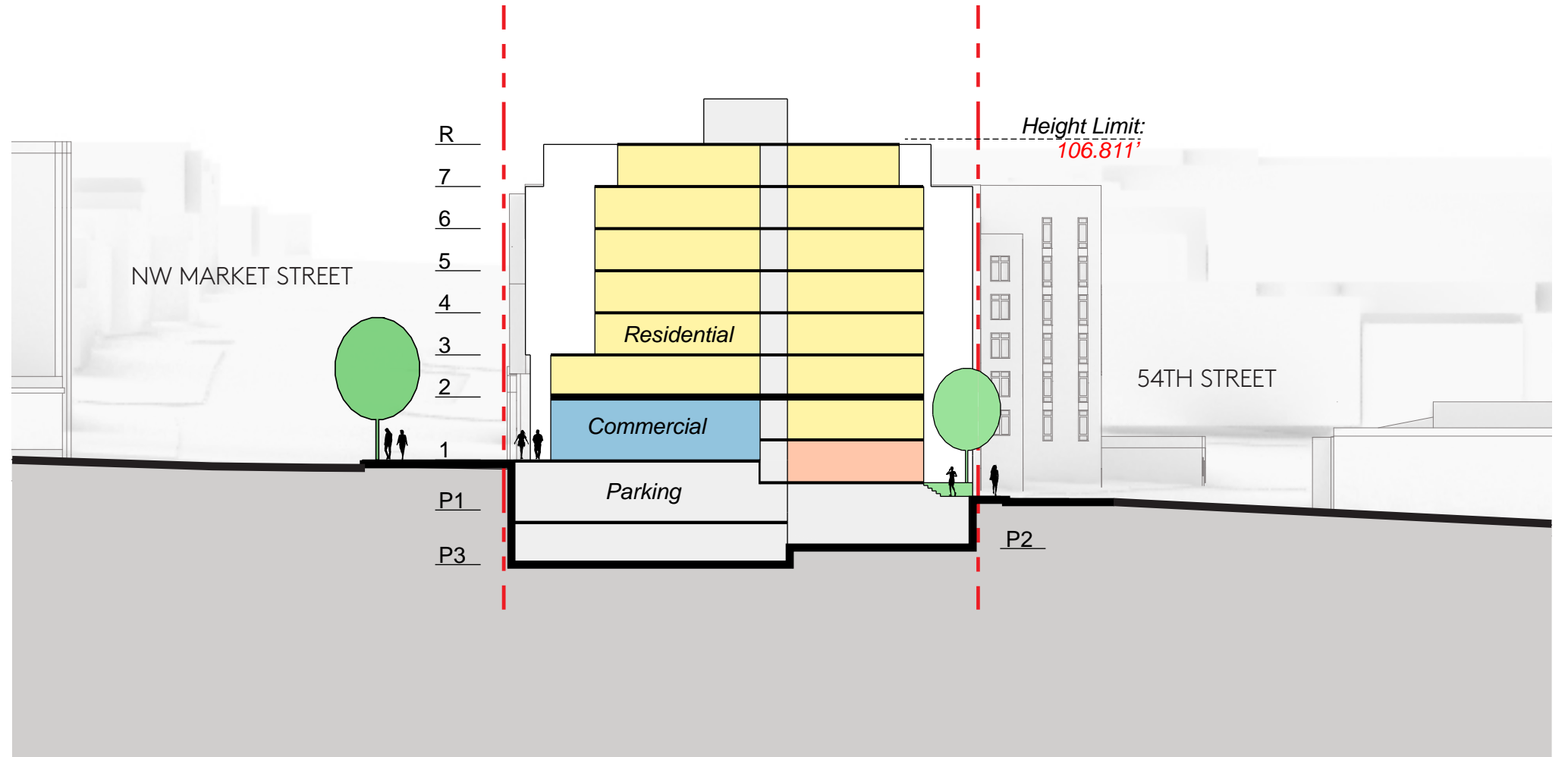
EDDY / SCHEME 02 PLANS AND SECTION



Roof Level



Lvls 2-6



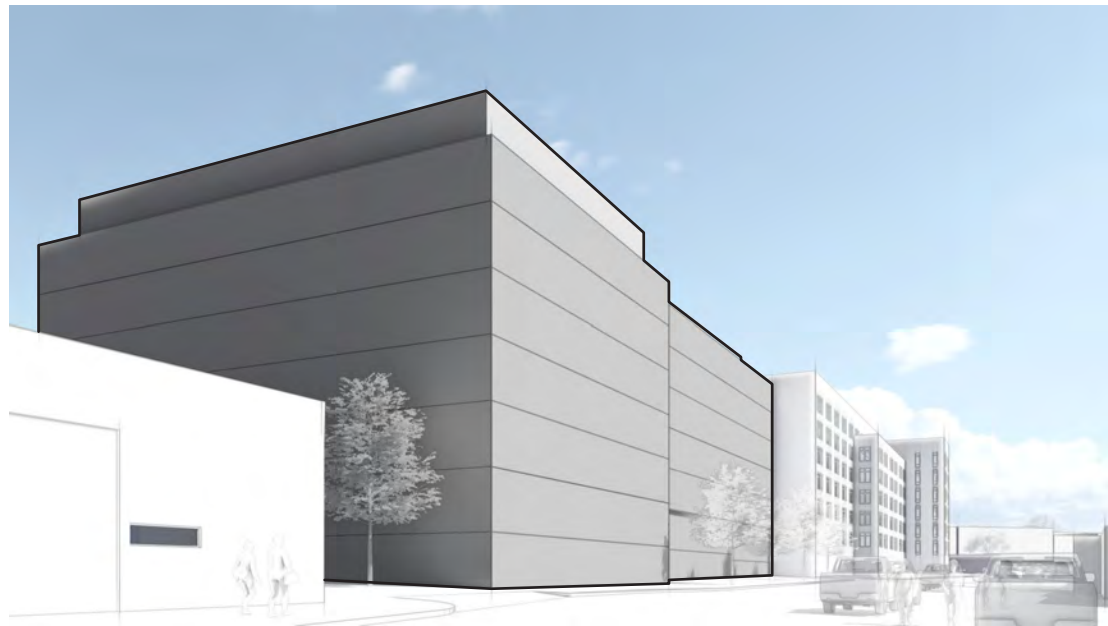
EDDY / SCHEME 02 PERSPECTIVES



1. LOOKING EAST ON MARKET ST.



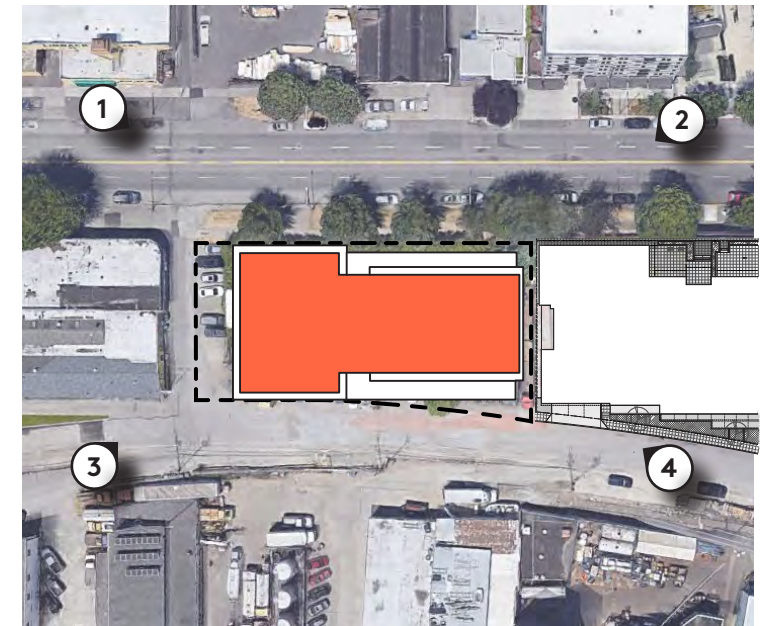
2. LOOKING WEST ON MARKET ST.



3. LOOKING EAST ON 54TH ST.



4. LOOKING WEST ON 54TH ST.



EDDY / SCHEME 02 DEPARTURE REQUEST SUMMARY

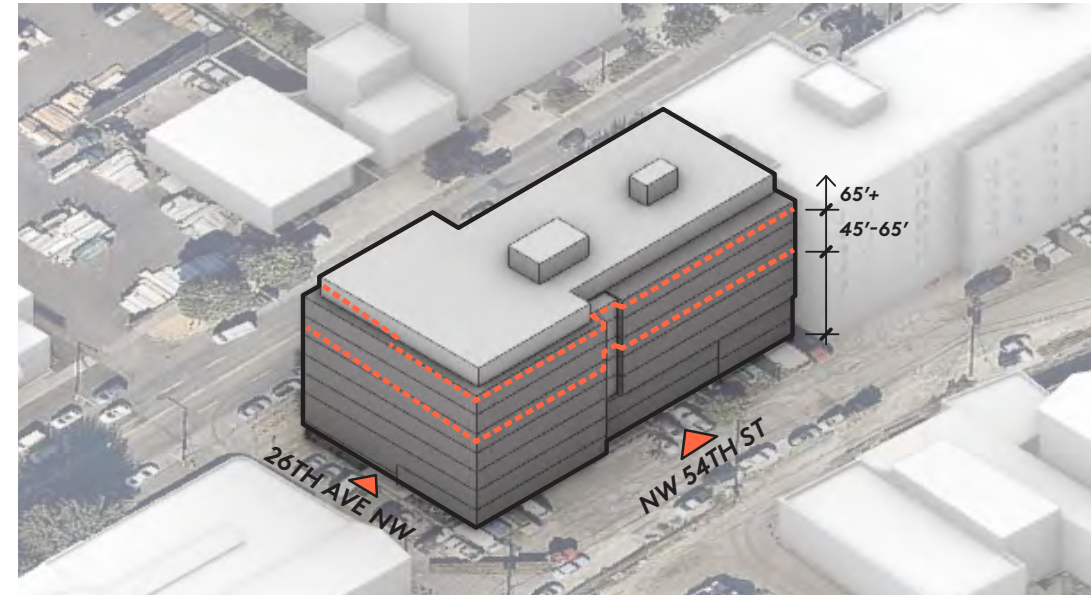
DEPARTURE REQUEST

23.47A.009.F.4.B UPPER-LEVEL SETBACKS (BALLARD HUB URBAN VILLAGE)*

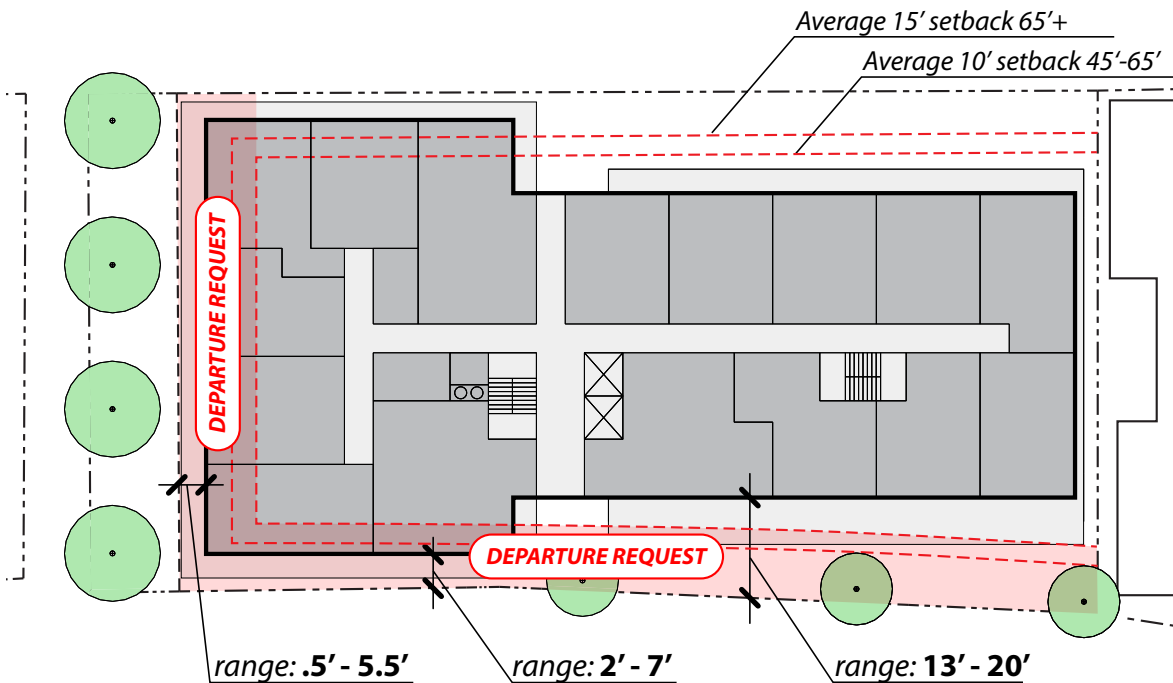
1) A setback with an average depth of 10 feet from all abutting street lot lines is required for portions of a structure above a height of 45 feet. The maximum depth of a setback that can be used for calculating the average setback is 20 feet.

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 a setback that can be used for calculating the average setback is 25 feet.

*These setbacks apply to all three streets bounding this site, NW Market St, 26th Ave NW & NW 54th St.



VIEW FROM SOUTHWEST



PROPOSITION

The following average setbacks are proposed along 26th Ave NW and NW 54th St above 45 feet:

26th Ave NW - Departure Request:

- To provide an average of **7'** setback above 65'
- To provide an average of **2'** setback 45'-65'

NW 54th St - Departure Request:

- To provide an average of **13'** setback above 65'
- To provide an average of **8'** setback 45'-65'

RATIONALE

CS2 - URBAN PATTERN AND FORM

This request enables the project to better respond to the changing urban character of the district, transitioning from urban to industrial use. The Offset scheme strives to reinforce the character and role of Ballard's Character Core and Industrial character areas. It breaks down the length of the site into smaller segments that approximate the 50' block frontage that was prevalent before 1930.

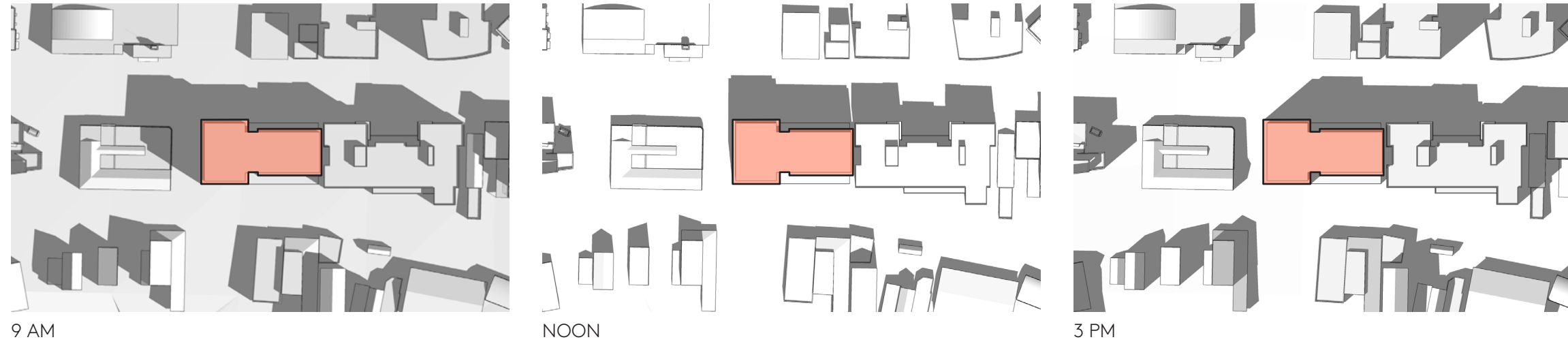
CS3 - ARCHITECTURAL CONTEXT AND CHARACTER

The departure allows the building volume to shift south, reducing the perceived mass of the building both from Market Street and from neighboring buildings.

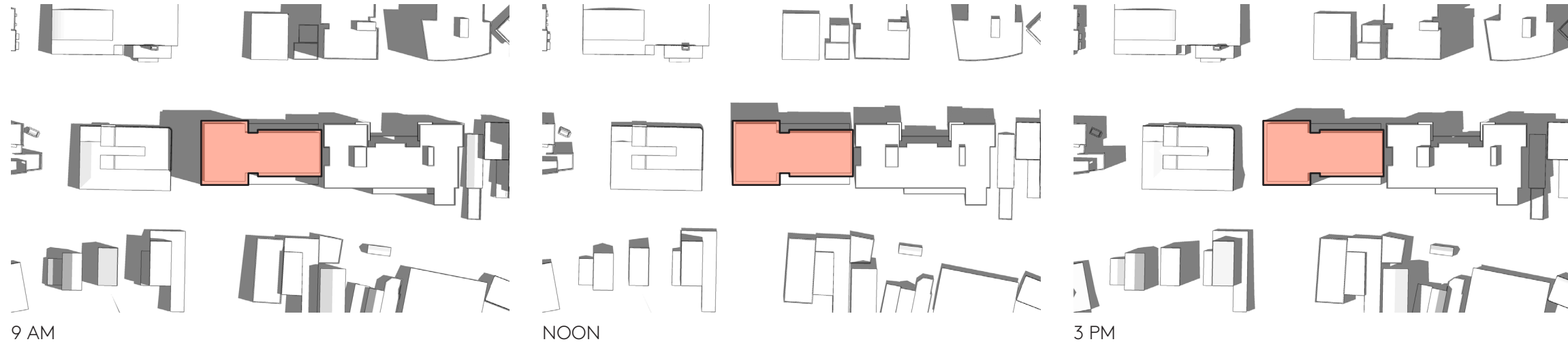
This departure enables a unified facade design that integrates the upper levels into the overall building composition. The massing responds to the surrounding architectural character of the project site, the maritime-industrial uses south of the site, the traditional character along Ballard Ave east of the site, and the expansion of the urban center along Market St. The scheme reflects the utility of industrial buildings, while employing modern urban design principles.

EDDY / SCHEME 02 SOLAR STUDY

MARCH 21ST:



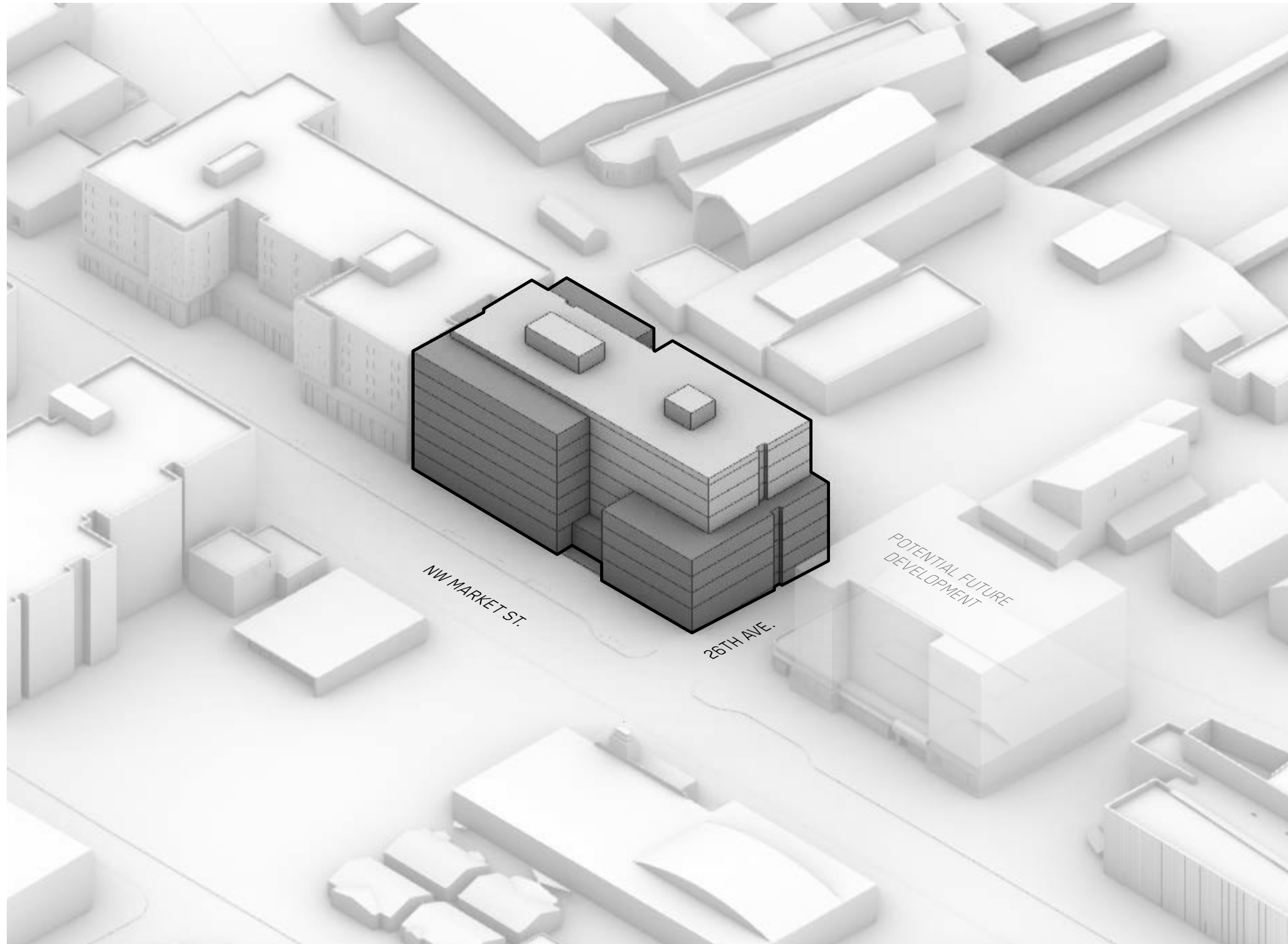
JUNE 21ST:



DECEMBER 21ST:



TERRACED / SCHEME 03 SUMMARY



VIEW FROM NORTHWEST

TERRACED / SCHEME 03

The massing is setback from the street at the upper stories. The residential entrance, lobby, and commercial space are located on Market Street, and the entries into 5 ground floor apartments are located along 54th Street. The parking garage entrance and bicycle parking are accessed from 26th Avenue NW.

FAR / GFA:	5.5 / 120,000 GFA
Unit Count:	120
Parking Stalls:	65-78
Commercial Area:	~7000 SF

PROS

- Rich character and multiple opportunities for large outdoor amenity spaces.
- The varying size of building volumes relates to the smaller scale of existing industrial neighbors.
- Reduced building height, scale and bulk when viewed from NW Market Street and NW 54th Street.
- Setback upper level massing provides increased daylight penetration to the street.

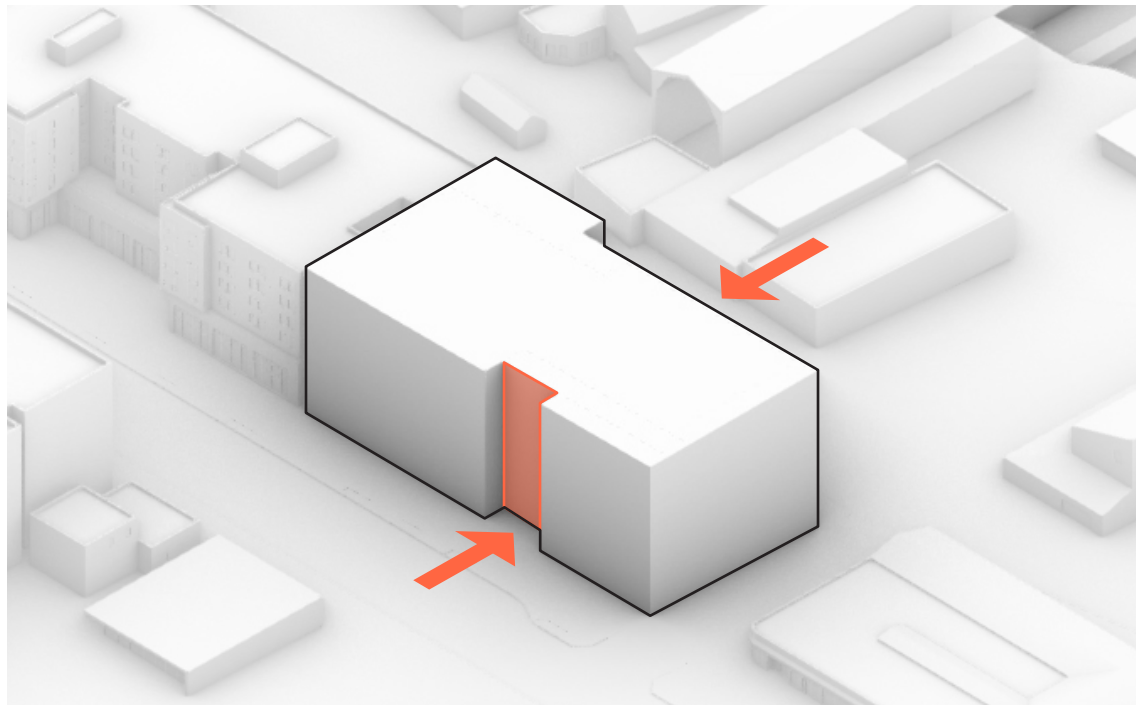
CONS

- Reduction in the scale of the building at the NW corner when viewed east along NW Market Street.

DEPARTURES

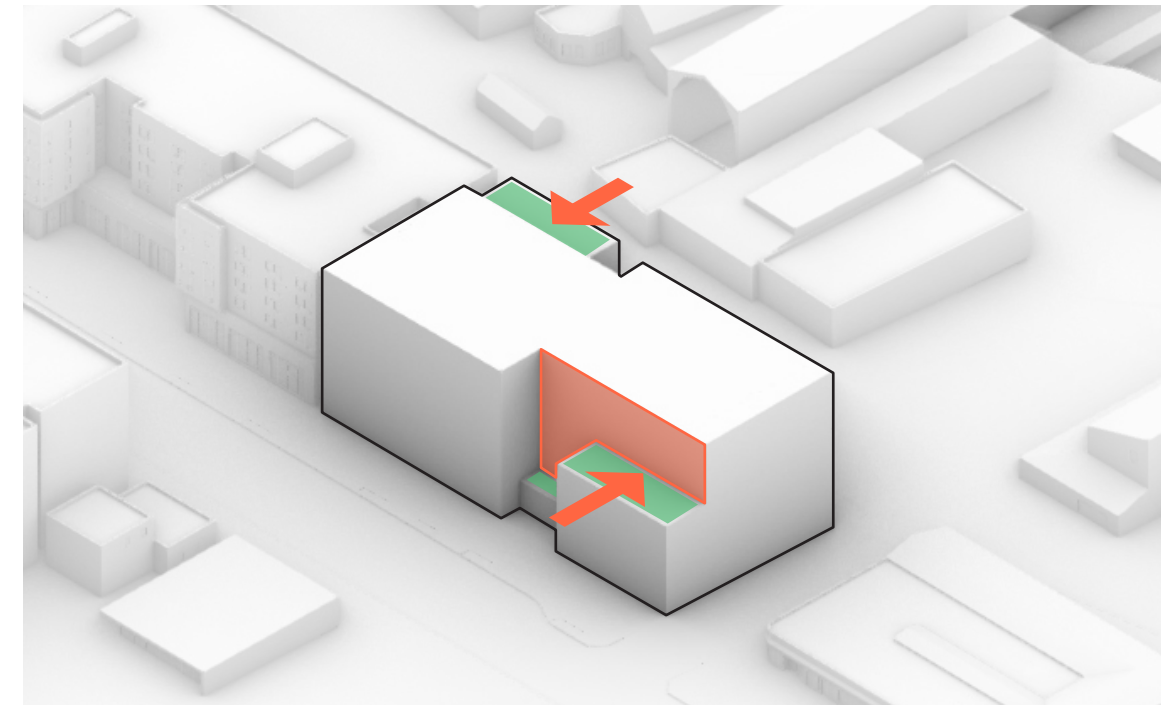
- Upper Level Setback Departure - A departure from the upper level setback at 65' and above along Market St.

TERRACED / SCHEME 03 CONCEPT DIAGRAM



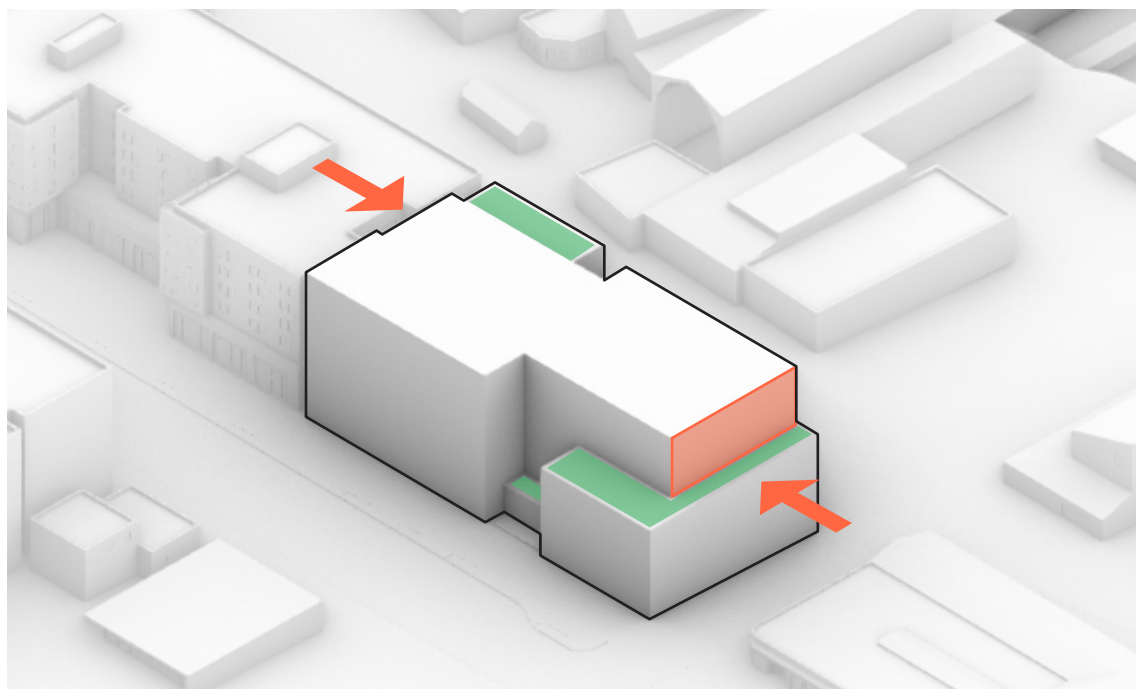
01 / FACADE LENGTH REDUCTION

Inset facade areas break up the volume along the north and south facades to reduce the scale of the building.



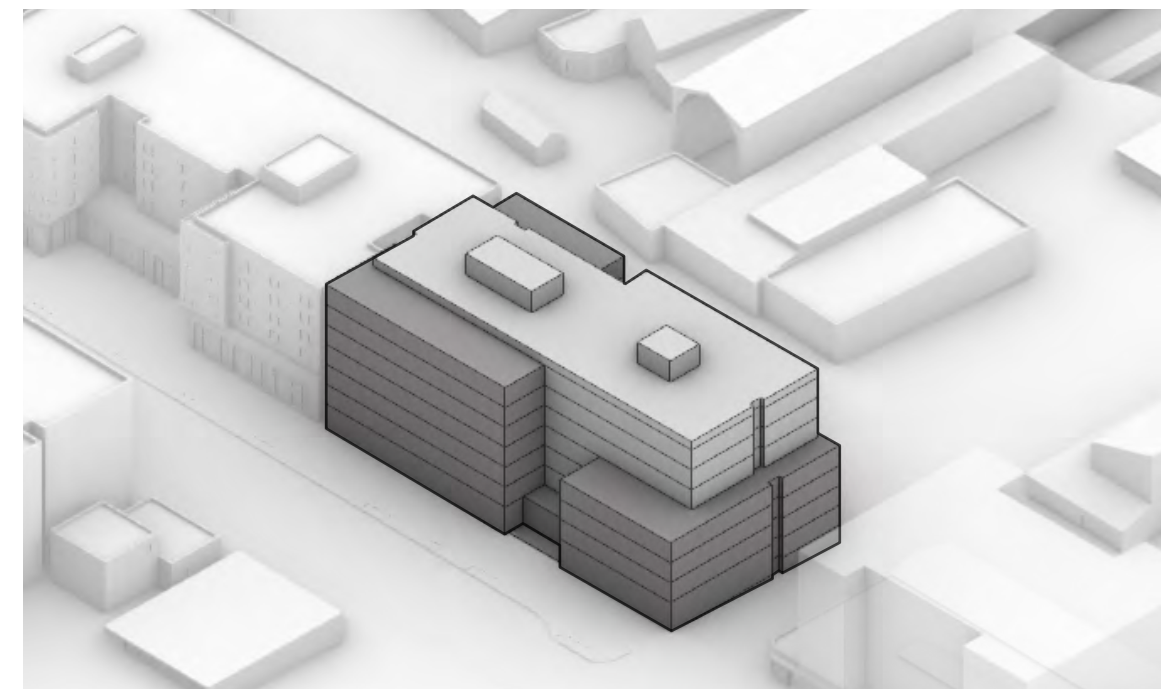
02 / SECONDARY MASSING

An upper level setback is applied along Market St. and 54th St. to provide increased daylight penetration to the street.



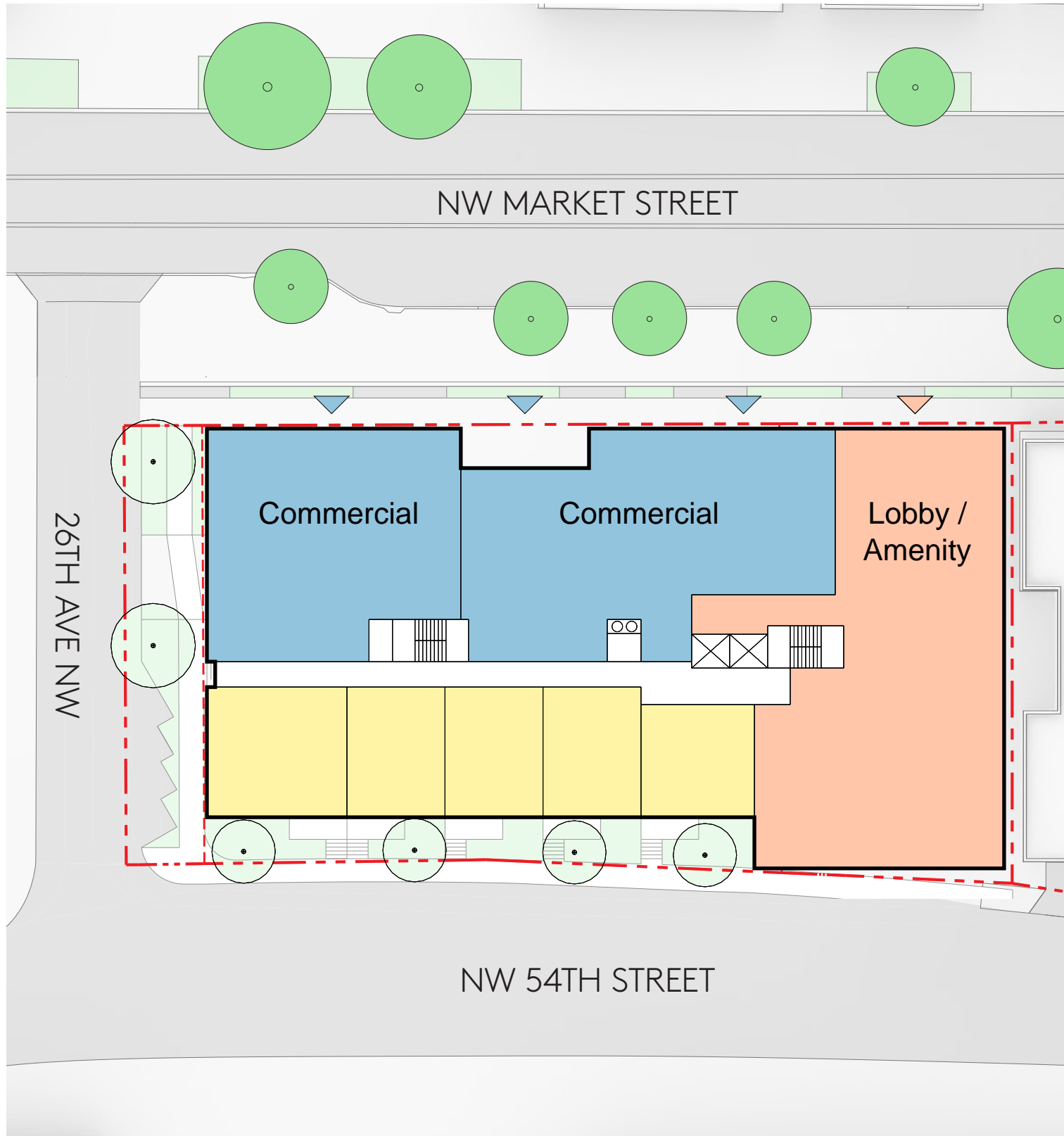
03 / PENTHOUSE

The massing set back along the east and west facades further reduce the size of the building volumes and better relate the massing to the neighborhood scale.

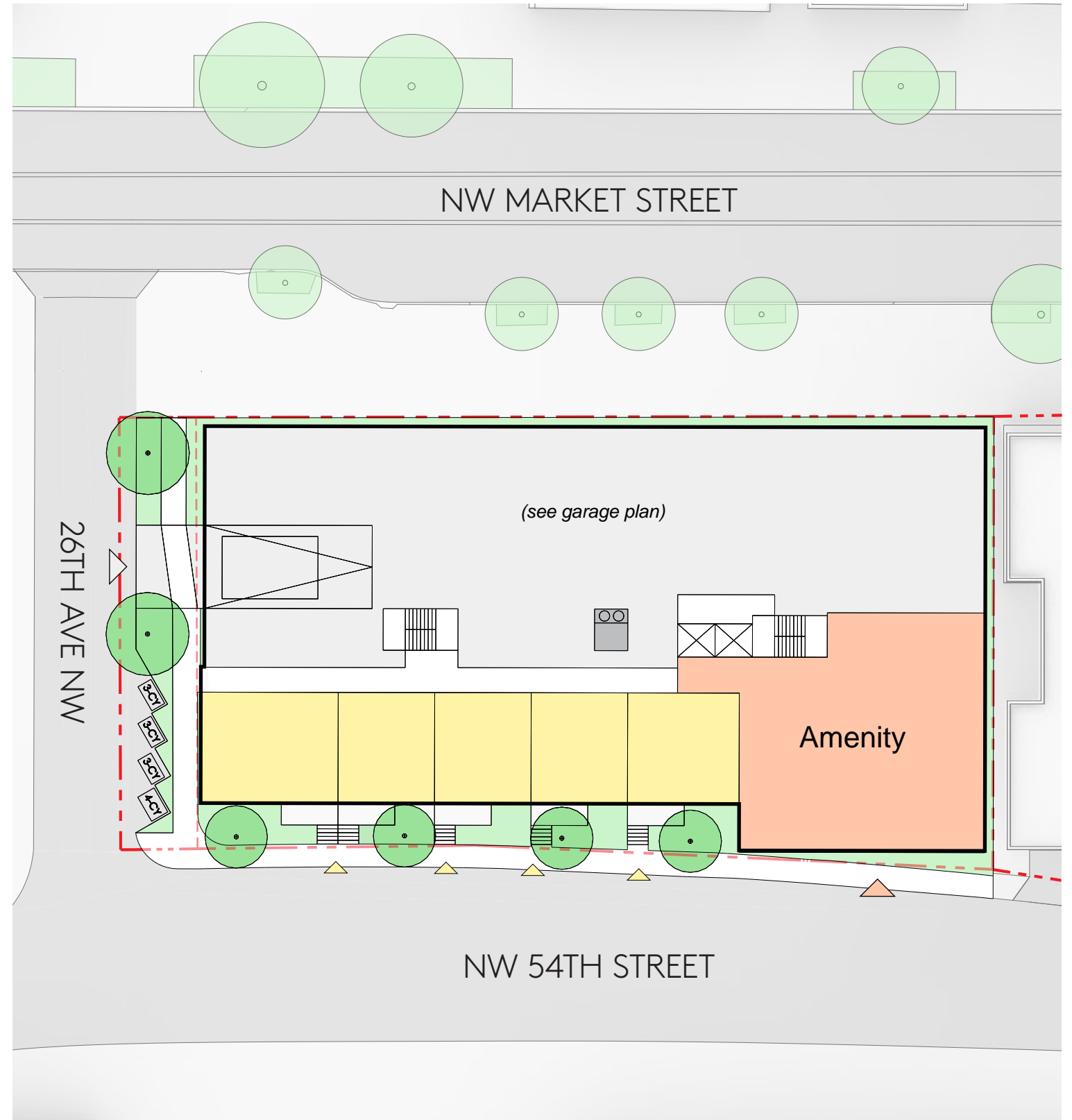


04 / COMPLETED MASSING

TERRACED / SCHEME 03 SITE PLAN



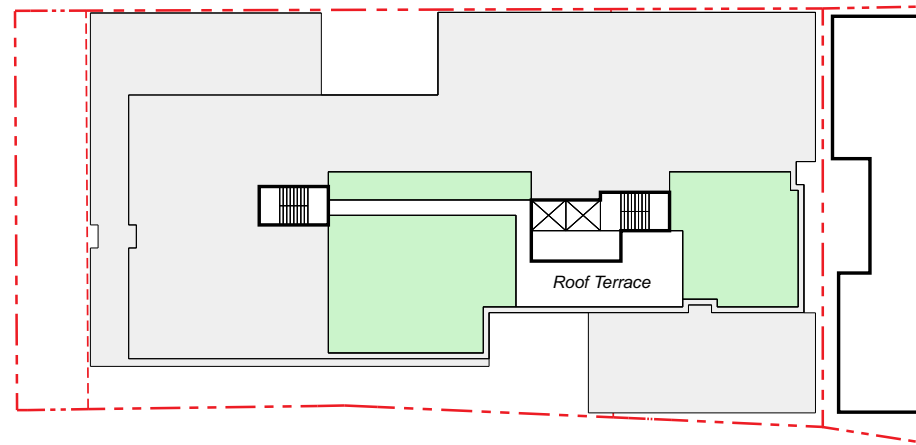
MARKET STREET GROUND FLOOR PLAN



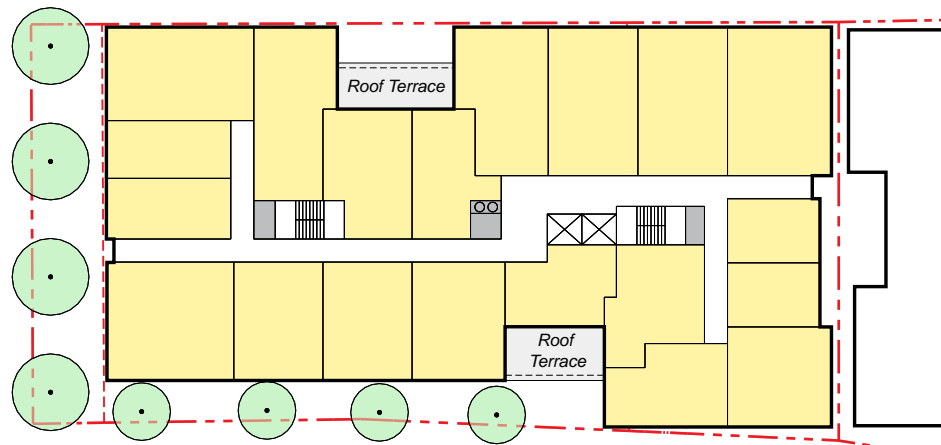
54TH STREET GROUND FLOOR PLAN



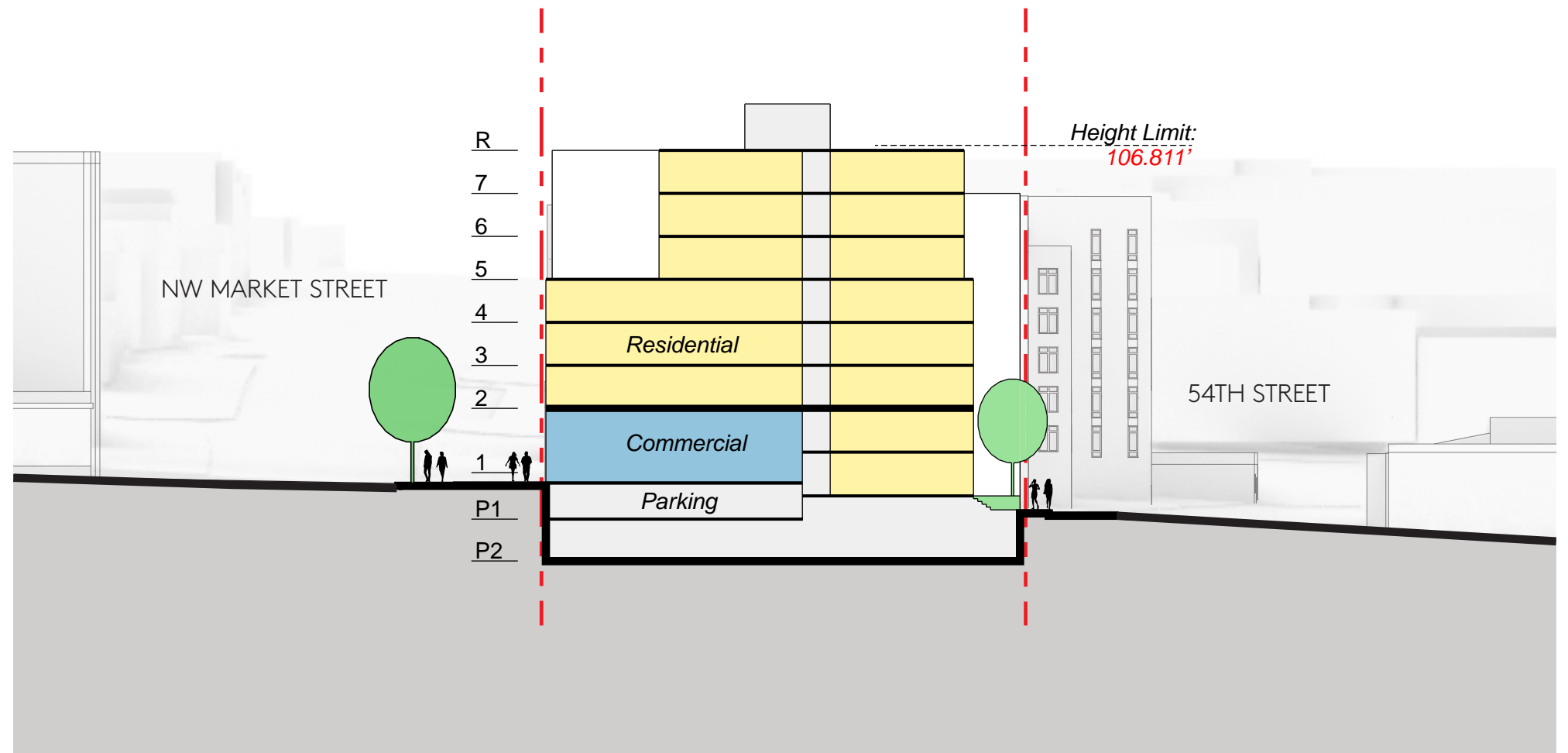
TERRACED / SCHEME 03 PLANS AND SECTION



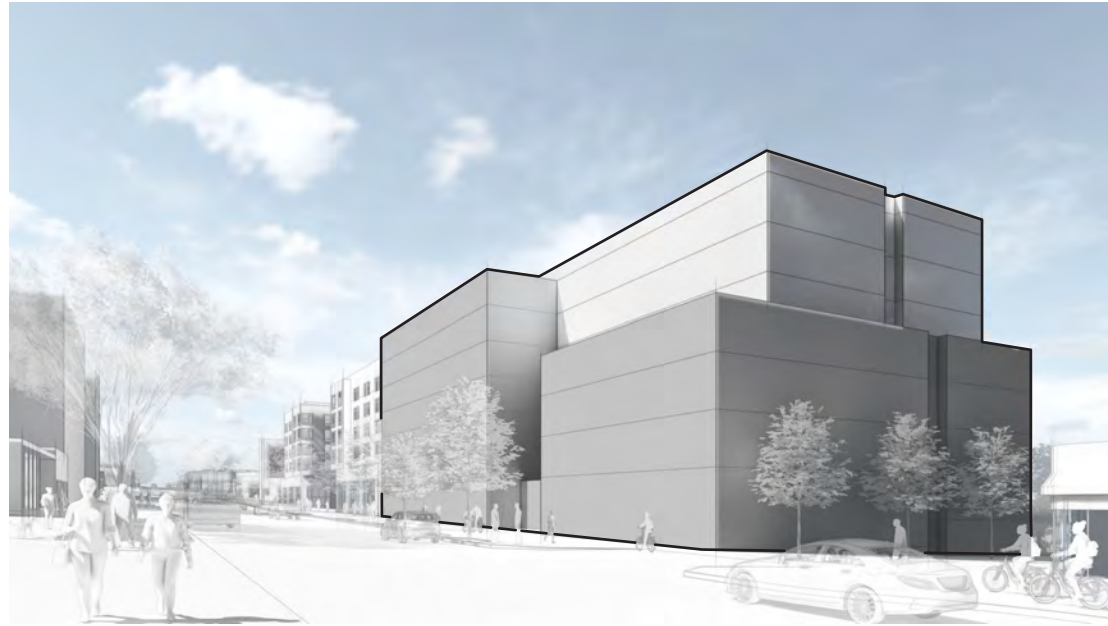
Roof Level



Lvls 2-4



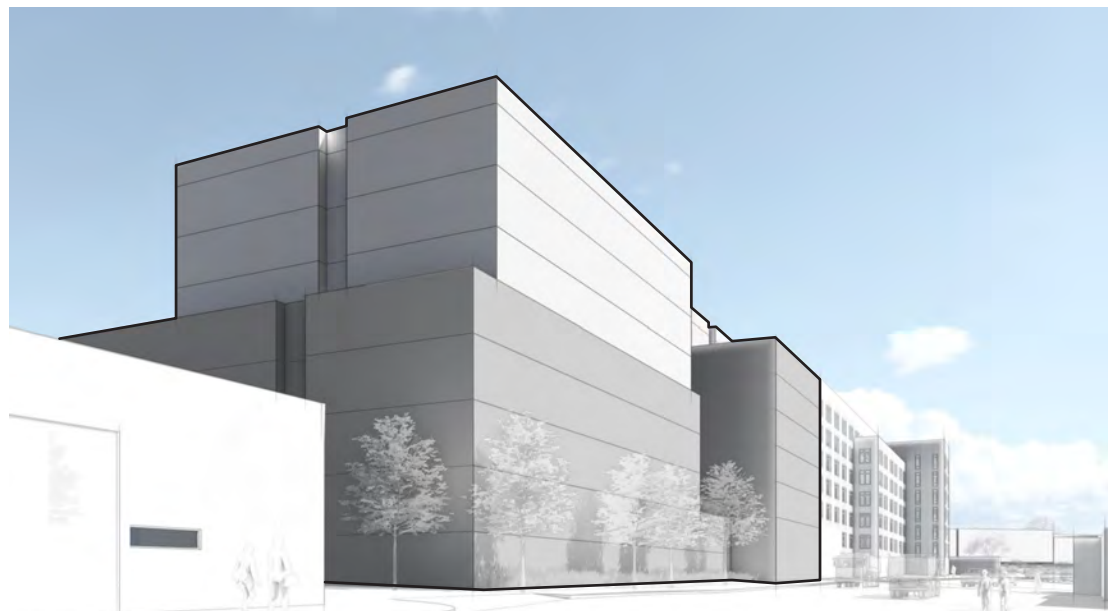
TERRACED / SCHEME 03 PERSPECTIVES



1. LOOKING EAST ON MARKET ST.



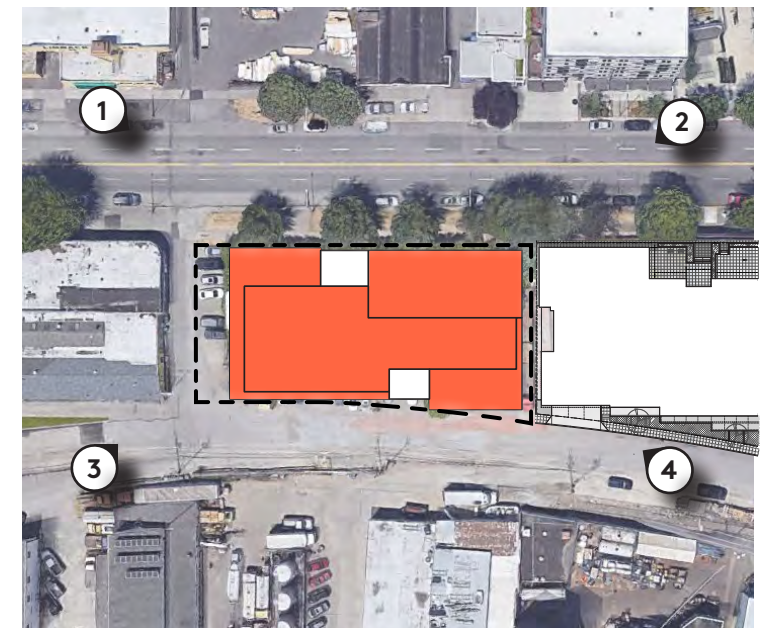
2. LOOKING WEST ON MARKET ST.



3. LOOKING EAST ON 54TH ST.



4. LOOKING WEST ON 54TH ST.



TERRACED / SCHEME 03 DEPARTURE REQUEST SUMMARY

DEPARTURE REQUEST

23.47A.009.F.4.B UPPER-LEVEL SETBACKS (BALLARD HUB URBAN VILLAGE)*

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.

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 a setback that can be used for calculating the average setback is 25 feet.

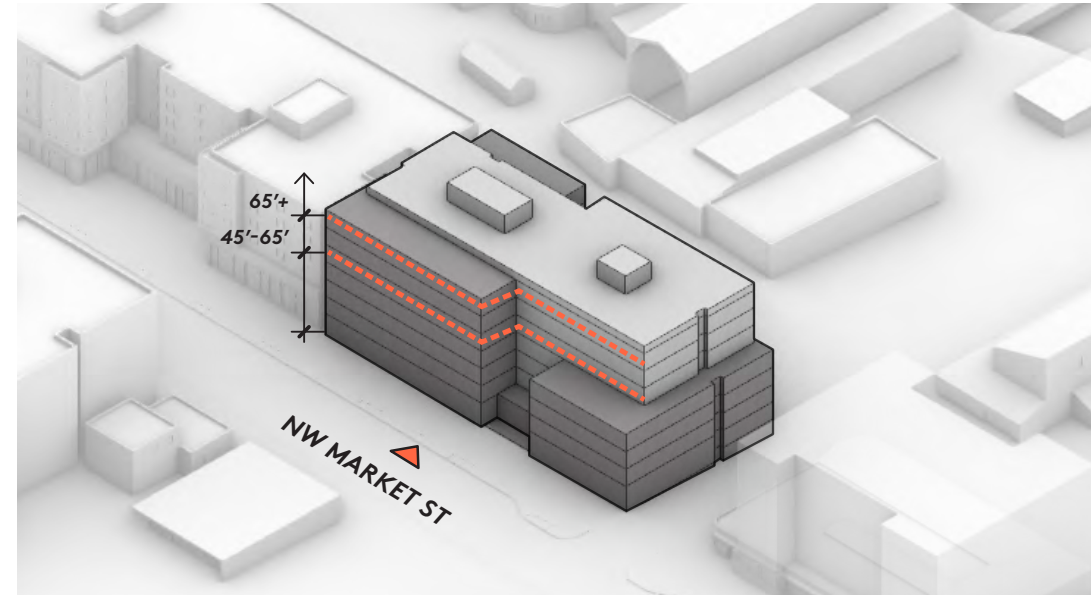
*These setbacks apply to all three streets bounding this site, NW Market St, 26th Ave NW & NW 54th St.

PROPOSITION

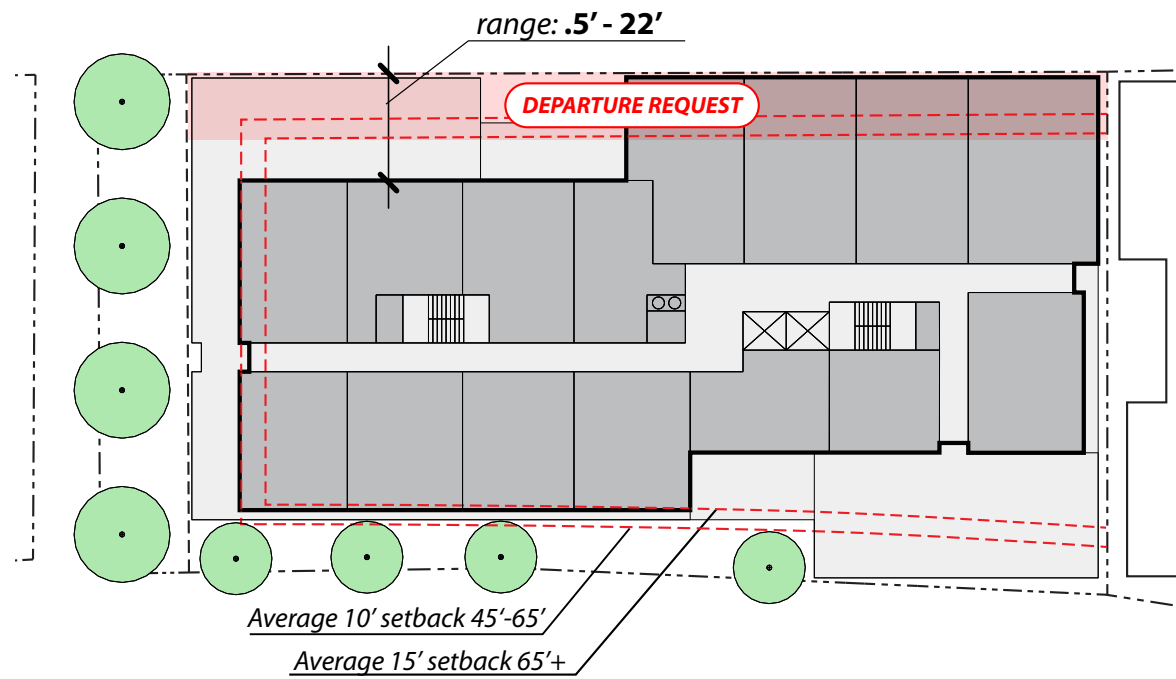
The following average setback along NW Market St above 65 feet:

NW Market St - Departure Request:

- To provide an average of **13'** setback above 65'



VIEW FROM NORTHWEST



RATIONALE

CS2 - URBAN PATTERN AND FORM

The departure allows the project to better respond to the changing urban character of the district, the structure's massing reflecting the transition from urban to industrial character. This scheme responds to the Ballard Character Core, the Industrial character areas, and breaks down the length of the site into two shorter segments. Upper level setbacks reduce the height of street facing facades to mitigate "street canyons" and reduce the perceived mass of the building.

CS3 - ARCHITECTURAL CONTEXT AND CHARACTER

The departure allows for division of the 7 story mass into one, two, and three story elements, reducing the perceived mass of the building both from the street level and from neighboring buildings.

The departure facilitates a unified design and integrates the upper levels into the overall building design. The massing options respond to the surrounding architectural character of the project site, including the maritime-industrial uses south of the site, the traditional character along Ballard Ave east of the site, and the expansion of the urban center along Market St. The scheme reflects the utility of industrial buildings, while employing modern urban design principles.

TERRACED / SCHEME 03 SOLAR STUDY

MARCH 21ST:



9 AM



NOON

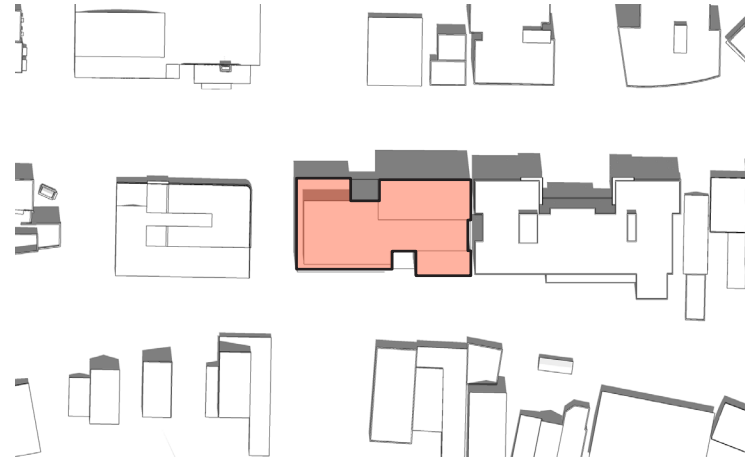


3 PM

JUNE 21ST:



9 AM



NOON



3 PM

DECEMBER 21ST:



9 AM

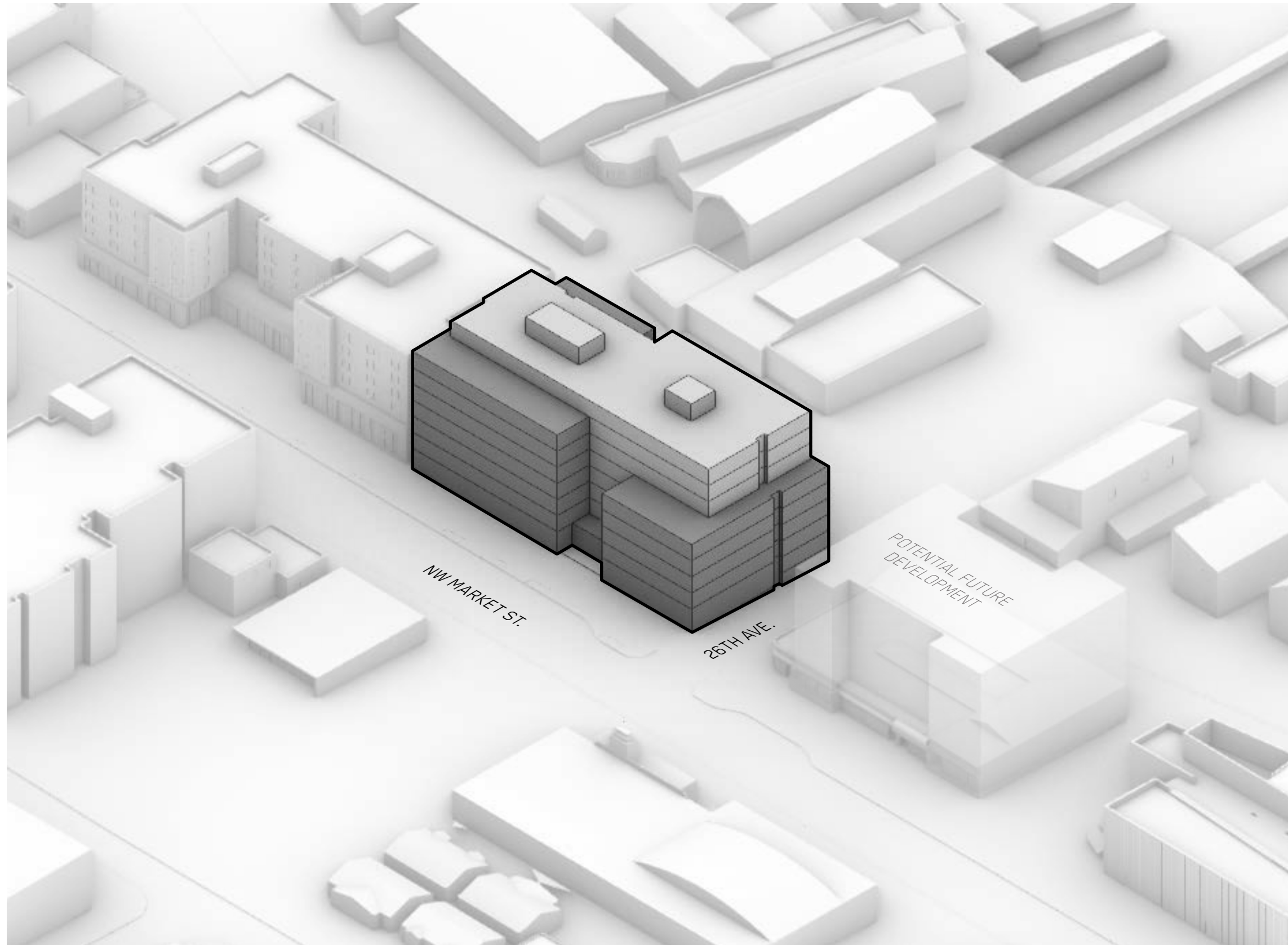


NOON



3 PM

TERRACED / SCHEME 03 (85') SUMMARY



VIEW FROM NORTHWEST

TERRACED / SCHEME 03 (85')

A variation on Scheme 03 that utilizes a 85' height limit through a NC3P-85(M) Contract Rezone.

FAR / GFA:	5.75 / 125,500 GFA
Unit Count:	140
Parking Stalls:	65-78
Commercial Area:	~7000 SF

PROS

- Upper level setbacks reduce the apparent structure height along NW Market St. and NW 54th Street.
- Additional height allowance provides more affordable units and housing density at a prime urban village site.
- Increased height allows for additional modulation along the interior lot line by providing flexible application of FAR.
- Higher building volume along the west edge of the site creates stronger corner along 26th Ave. NW and more attractive proportions when viewed from grade.
- This site is in close proximity to the future Ballard light rail station (approx .6 miles to the east). Additional housing at a TOD location supports city-wide goals.

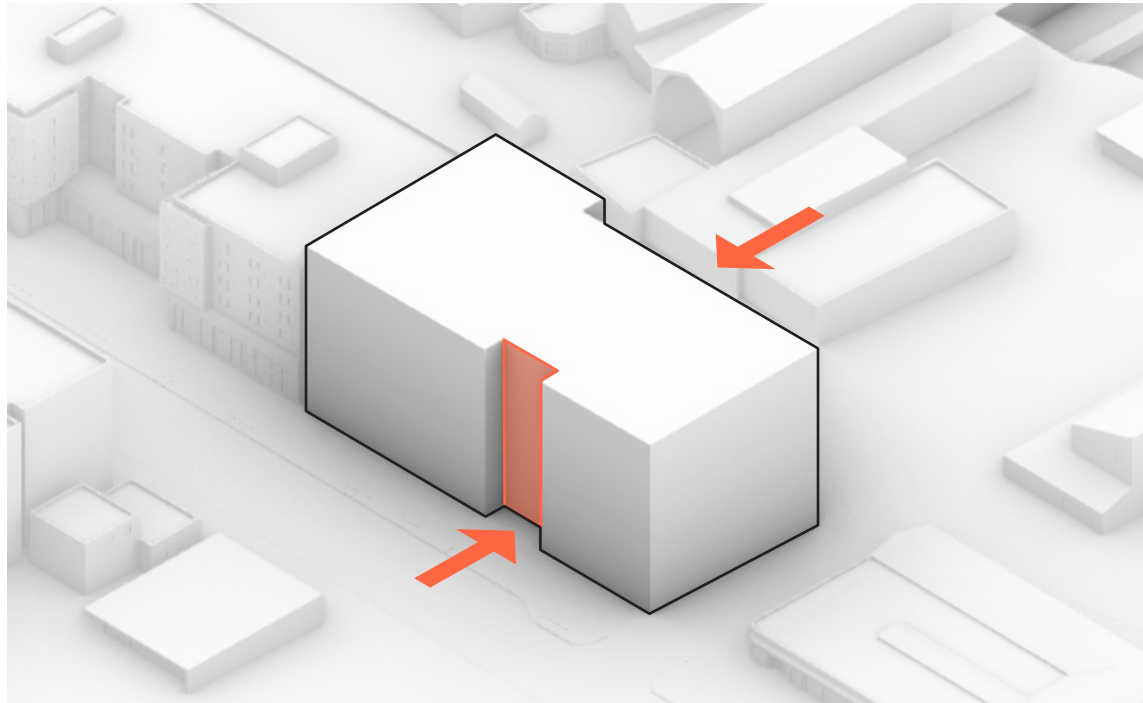
CONS

- The added height exceeds the scale of existing development around the site.

DEPARTURES

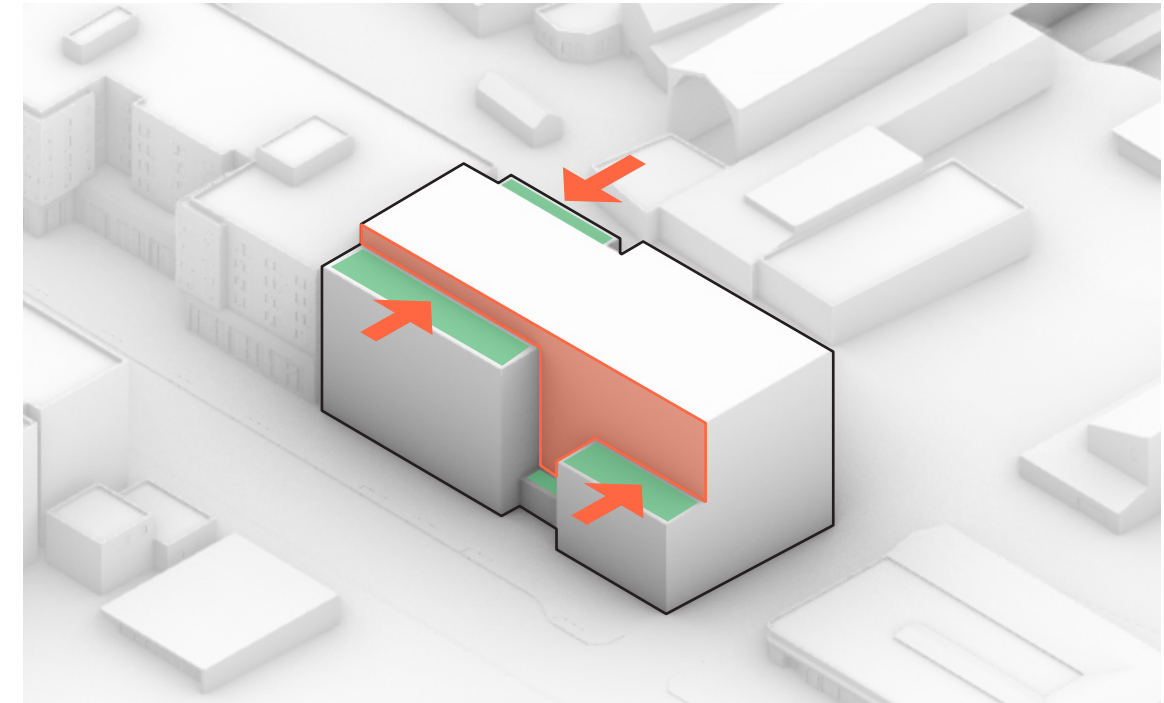
- None.

TERRACED / SCHEME 03 (85') CONCEPT DIAGRAM



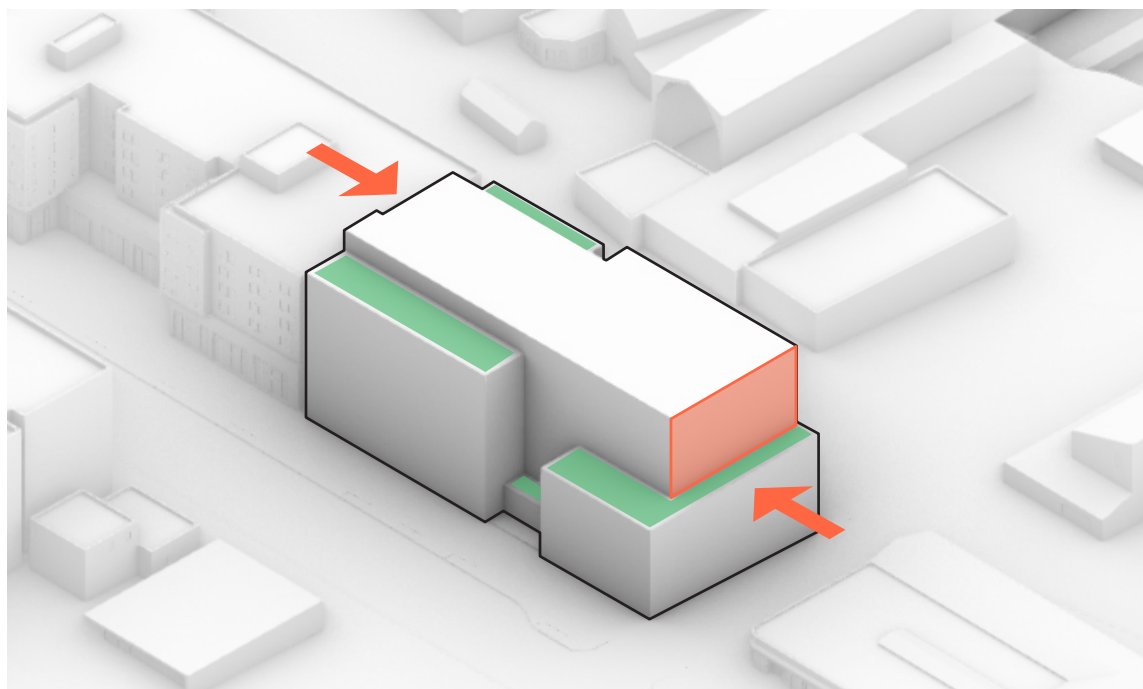
01 / FACADE LENGTH REDUCTION

The massing is broken up at the long north and south facades to reduce the length of the building facades along the principal street frontages.



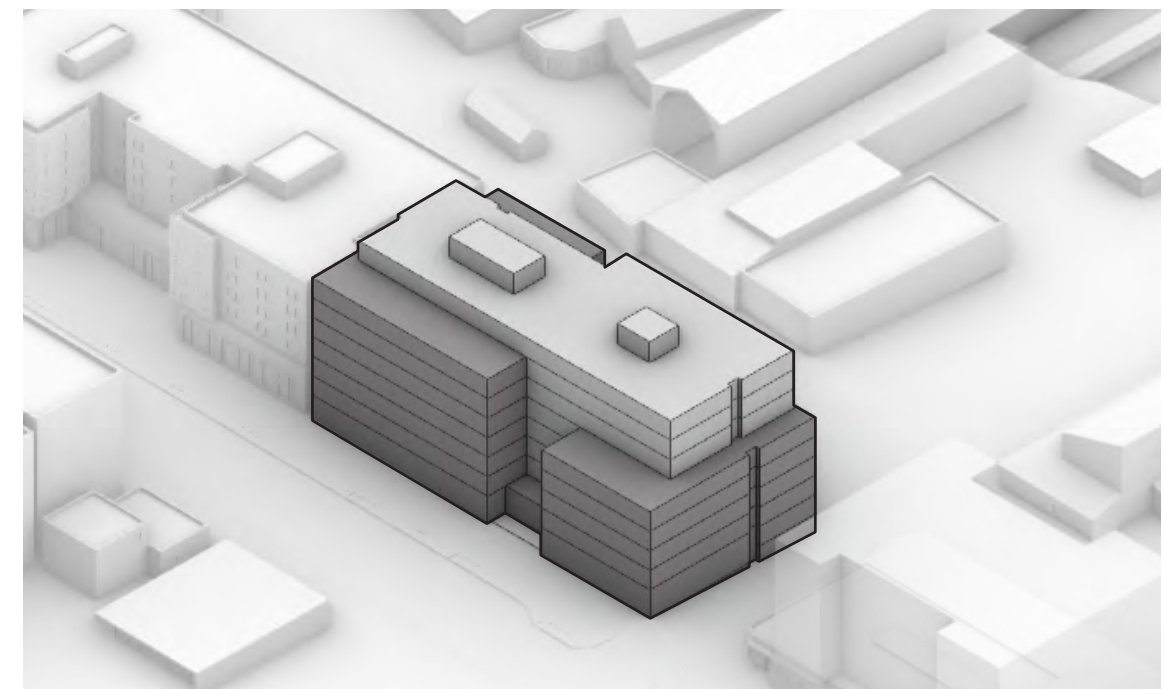
02 / SECONDARY MASSING

Upper level setbacks applied along NW Market St. and NW 54th St. provide increased daylight penetration to the street.



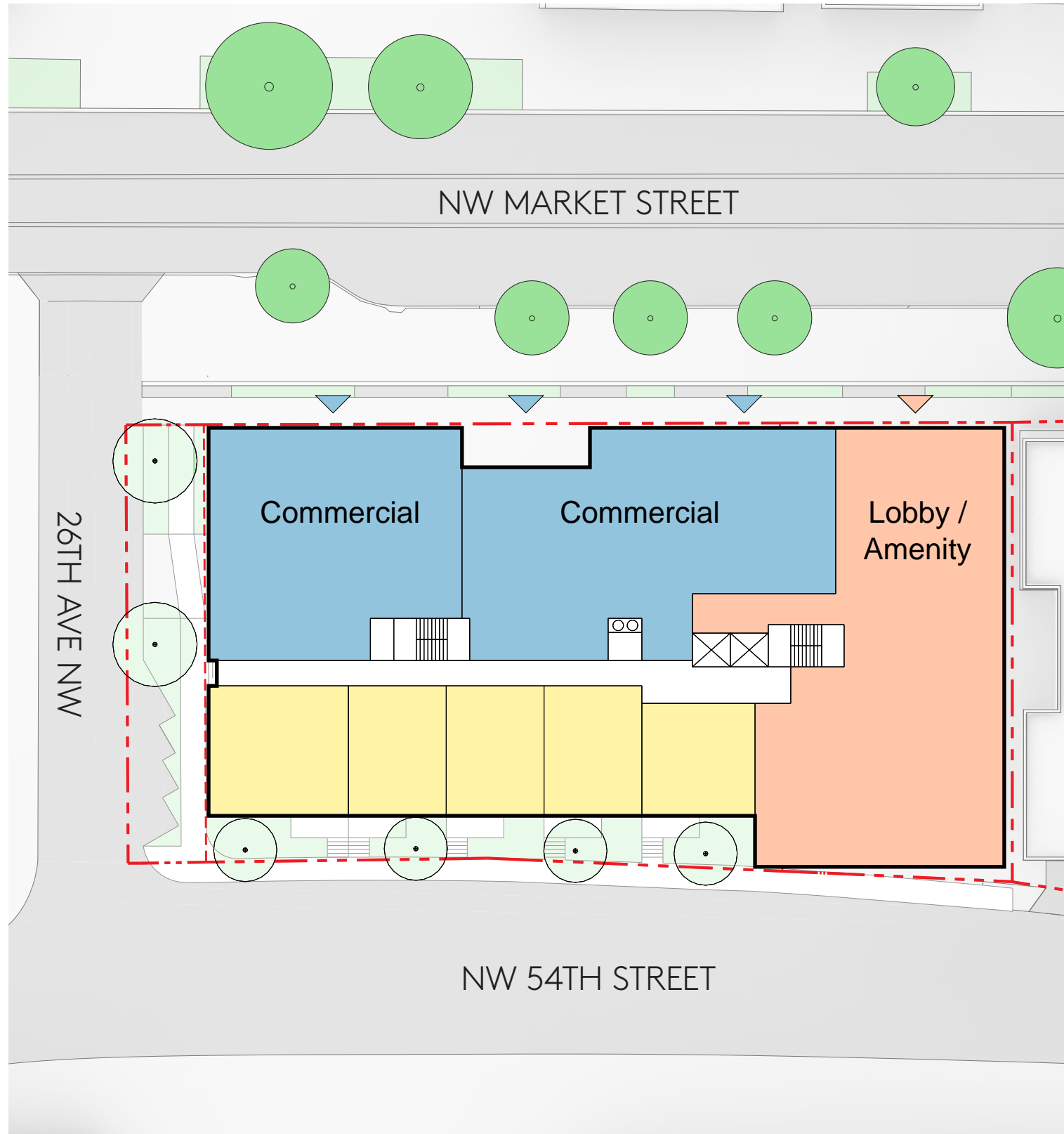
03 / PENTHOUSE

The offset massing along the east and west facades reduce the size of the building volumes and better relate the massing to the neighborhood scale.

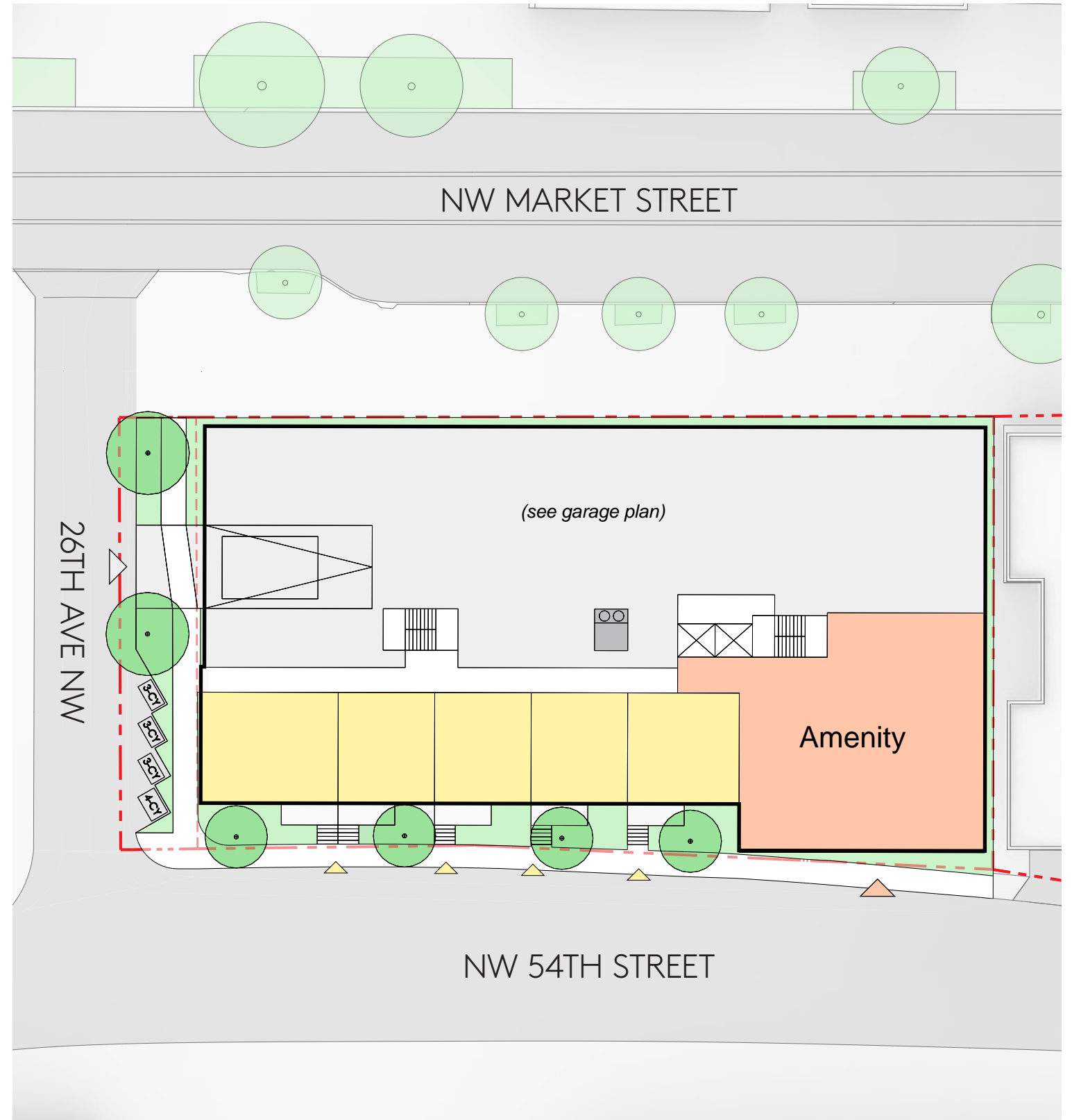


04 / COMPLETED MASSING

TERRACED / SCHEME 03 (85') SITE PLAN



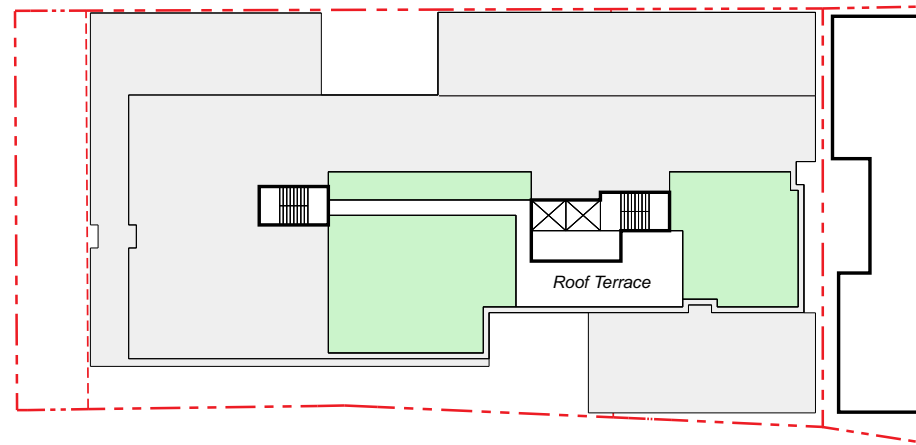
MARKET STREET GROUND FLOOR PLAN



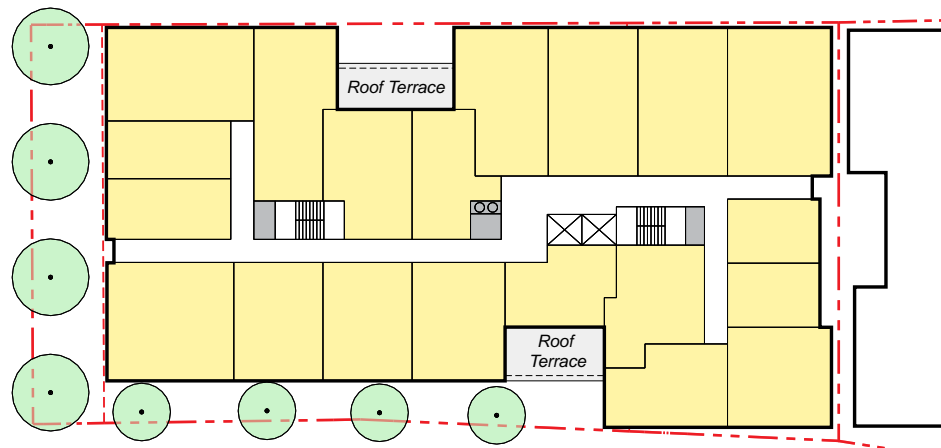
54TH STREET GROUND FLOOR PLAN



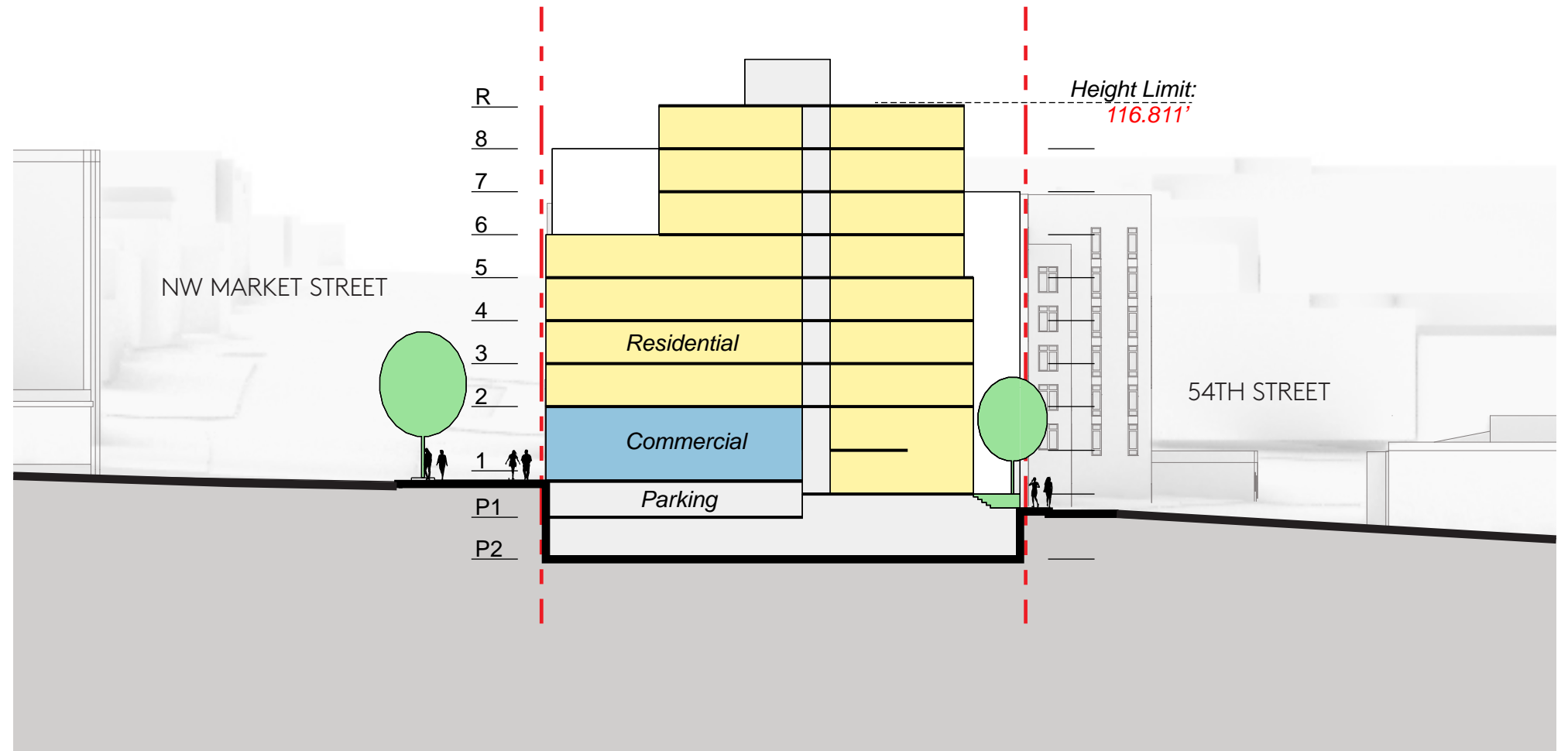
TERRACED / SCHEME 03 (85') PLANS AND SECTION



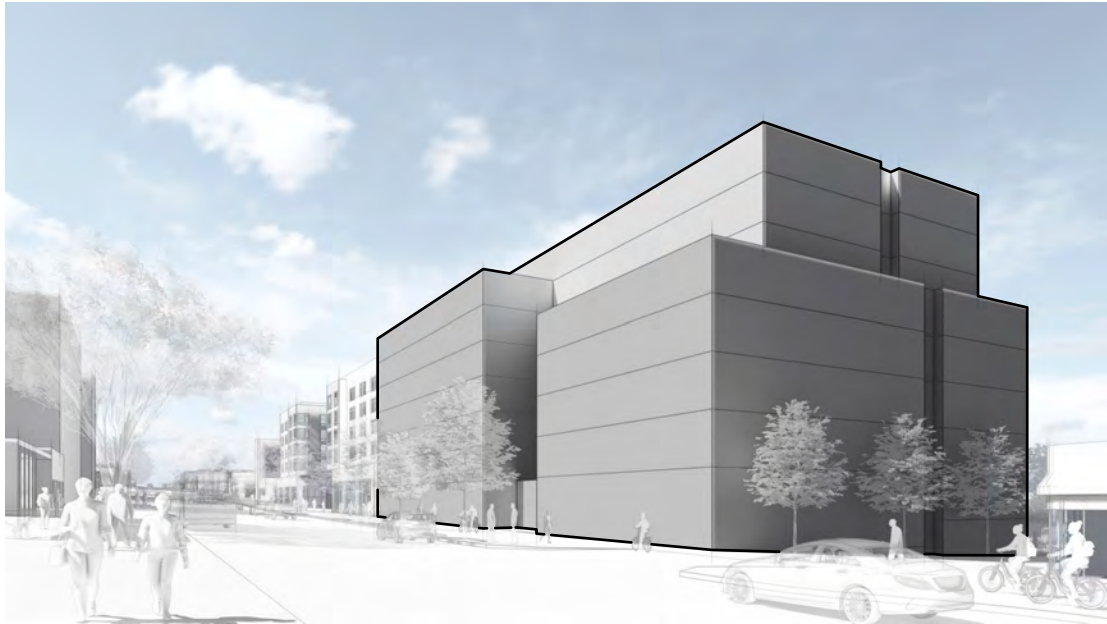
Roof Level



Lvls 2-4



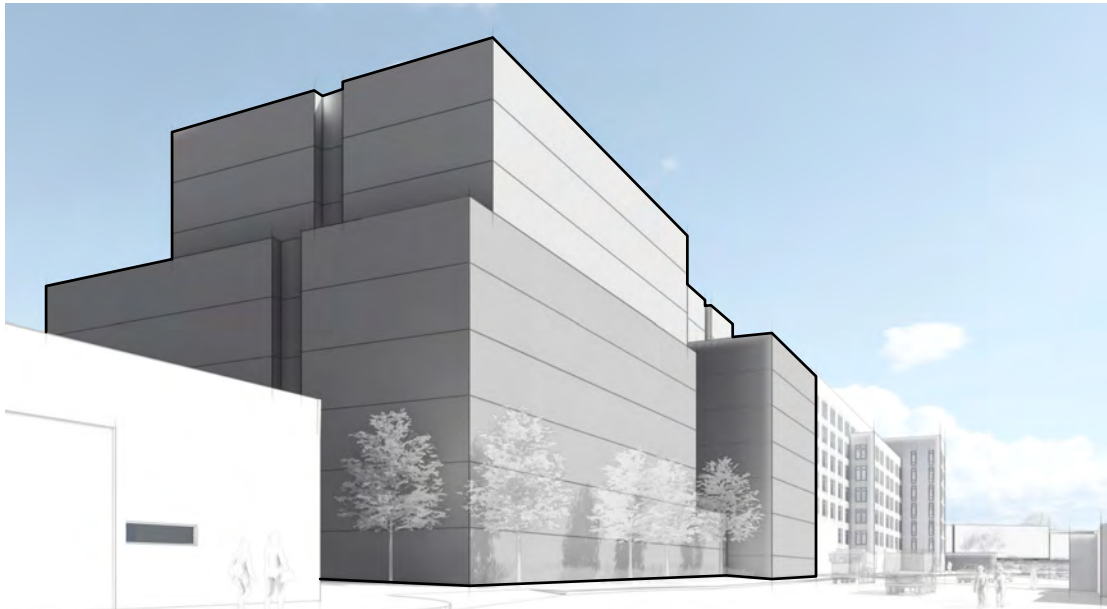
TERRACED / SCHEME 03 (85') PERSPECTIVES



1. LOOKING EAST ON MARKET ST.



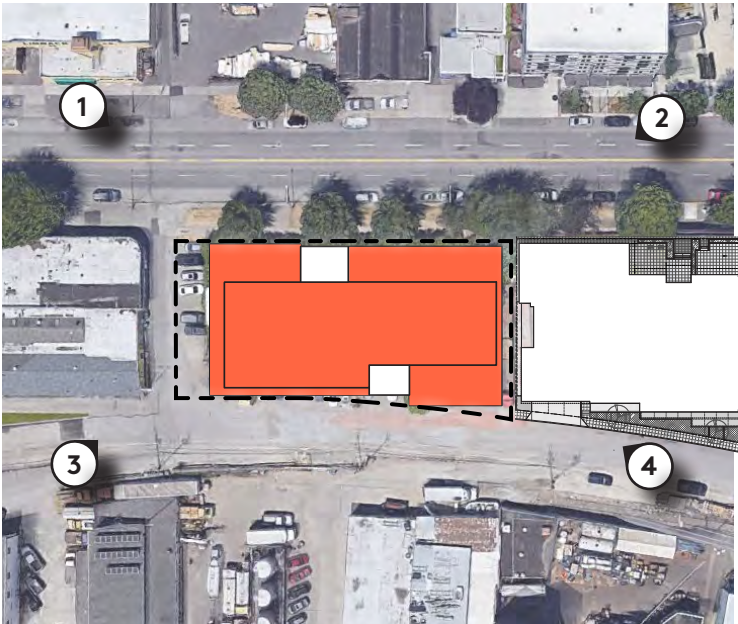
2. LOOKING WEST ON MARKET ST.



3. LOOKING EAST ON 54TH ST.



4. LOOKING WEST ON 54TH ST.



TERRACED / SCHEME 03 (85') SOLAR STUDY

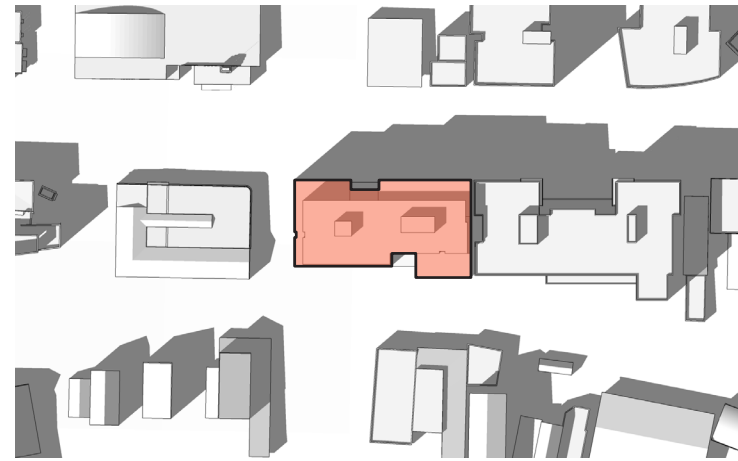
MARCH 21ST:



9 AM



NOON

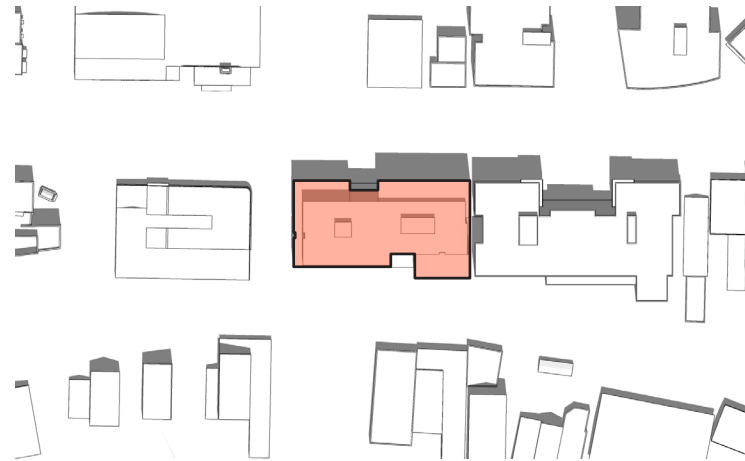


3 PM

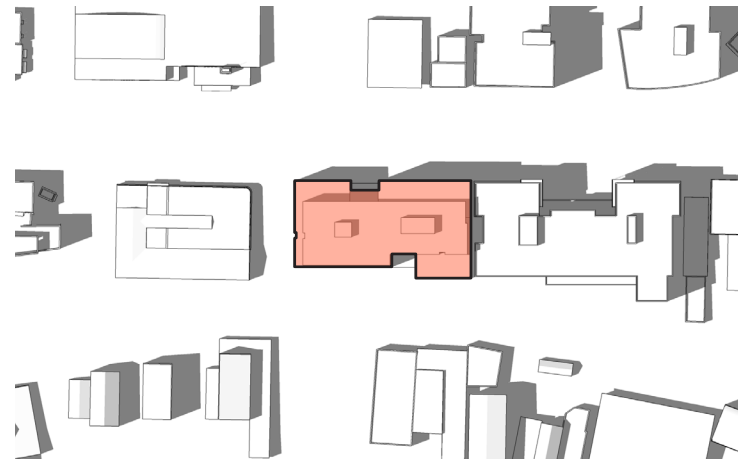
JUNE 21ST:



9 AM



NOON



3 PM

DECEMBER 21ST:



9 AM



NOON



3 PM

The End —



Meeting Notes

APPROVED PRESUB NOTES (GJ) – SEPA and Full Design Review required.

Project:	2501 NW Market Street	Project #:	2033300
Subject:	3037522-EG: EDG Pre-app meeting	Date/Time:	1/21/21
Attendance:	Greg Johnson, SDCI Shelley Bolser, SDCI Sonja Brown, SDCI Ketil, Freeman, COS Ray Ramos, SCL Faith Sugerman, SPU SW Kelsey Timmer, SDOT Jodi Patterson-O'Hare Jordan Selig, JSRE Johan Strand, JSRE Thaddeus Egging, KPFF Ian Morrison, MHL Martha Cox, Mithun Bill Lapatra, Mithun George Gibbs, Mithun	Location:	MS Teams
Distribution:	File; Attendees;	Submitted by:	George Gibbs
Attachments:	None	Meeting No.	NA

Greg Johnson, SDCI - City discretionary Land Use Planner.

Presentation

Brief GG introduction

Industrial waterfront is our neighbor to the south

Site is located within the Ballard Urban Village – inside the Ballard Urban Village

Shoreline master program boundary immediately to the south

BINMIC is immediately to the south of the project site.

2500 fit work radius

site located on bus line and approximately 10 minutes from the future light rail

Site bridges two zones – industrial and NC3

Project is proposing a contract rezone.

214' from a residential zone.

NW Market is a principle pedestrian street

Site is just east of 26th Avenue NW

Ballard Yards project is newest neighbor to the south

Industrial neighbors to the south

Ballard pump station and park to the SE – access to parks at lake edge.

Urban Village

Historic fabric

Bike trail

Timeless design in Ballard with Scandinavian roots

Green champion

Honor what is unique about Ballard.

Site shows adjacency to project under construction
Burke Gillman has been added to the sidewalk piece to the north
Project will consist of residential units above a podium, commercial, parking, bikes
(summarize program slide).

Topo

Site right of way along 26th Avenue.

Split zone,

18.5' ROW dedication along 26th Avenue NW
entries from NW Market Street.

Housing units on the south side

54th Street elevation will feature ground related residential, BOH, amenities.

Design team asserts that residents will thrive enjoying adjacency to industrial sites.

75' foot height limit in NC3-75';

Project applicant will pursue Contract Rezone under development standards of NC3-75
(M) zone.

Applicant Questions/assumptions submitted for confirmation:

- 1) Regarding the 26th Avenue SDOT dedication for street widening: Confirm the methodology for calculating FAR. The PAR indicates that the City will require an 18.5' dedication as a condition of the Project to expand 26th Avenue. Please confirm that the Applicant will be able to count the area required to be dedicated by the City as a component of the Project's floor area ratio calculations per SMC 23.86.007.E, which provides "If [a ROW] dedication of right-of-way is required as a condition of a proposed development, the area of dedicated right-of-way is included in these calculations."
- 2) Regarding the 26th Avenue SDOT dedication: Please confirm the 18.5' dedication is measured from the sites westernmost boundary and that the street centerline shall be as indicated on the survey (ref. presentation).
- 3) Regarding 26th Avenue Street design: Confirm that the street design shall include two-way traffic on 26th with planting strip, street trees, 6' wide sidewalk. Confirm that parking is not required at the curb edge.
- 4) Regarding NW 54th Street design: Confirm that the street design shall include a curb, a 6' sidewalk, and planting strip including street trees.
- 5) Regarding NW Market Street: Confirm that that 6' wide sidewalk and planting strip, including street trees, is required between the property and the recently extended Burke Gillman trail that passes in front of the project site.

- 6) Please confirm the likely location of incoming primary electrical power service for the project. The proposed transformer access shall be from NW 54th Street. The PAR mentions underground power along NW Market Street. Please provide the location of known underground electrical utilities not shown on the survey.
 - 7) The Applicant proposes long-term bicycle parking access from NW 54th Street.
 - 8) Likewise, the Applicant proposes long-term bicycle parking access from NW 54th Street.
 - 9) The Applicant assumes that solid waste staging and pickup will be from NW 54th Street.
 - 10) Regarding short term parking along NW Market Street – (2) 3 -minute loading zones are proposed along NW Market Street. Move-in vehicle parking and move in will be from NW 54th Street.
 - 11) Please confirm the locations of the proposed utility taps from NW Market street: Gas, domestic water, fire, electrical, comm, other.
- 1) SCL (Ray Ramos)
Power Service: NW Market side is a possibility. Ballard Yards (project to east) utilized an underground street crossing to a vault in the ROW (577 vault) and then into an in-building vault. (can add information in the meeting notes – confirmed that the 2417 project is served from NW Market St). An obstacle for service from NW 54th Side is the railroad tracks along the south side.
Primary power is available at the north side of market. Service routing to be confirmed after application to SCL.
SCL doesn't prefer 54th because of the railroad crossing that would be required. Nordic Museum appears to have been served from 54th but that was connected years ago and isn't necessarily preferred by SCL now. SCL contacts will be provided. Same engineer as the project to the east of us. SCL ESR contact is Brittney Kent, 206-615-0613, Brittney.Kent@seattle.gov
Service may come from Market Street, while vault may still be placed and accessed from NW 54th . Once again, final service decision will be made by SCL engineering after electrical service size and loads are known.

- 2) SDOT (Kelsey Timmer)

- *(Added question) What is the required minimum separation between curb cuts? For residential uses, the minimum distance between any two curb cuts located on a lot is 30 feet, except for rowhouse and townhouse developments, the minimum distance between curb cuts is 18 feet (See Exhibit D for 23.54.030).*
- Because the site is in an Urban village, a 6" curb, minimum 6' sidewalk, and street trees are required on all frontages. The standard configuration is street trees within a 5.5' planting strip between the curb and sidewalk. If this configuration is not feasible, street trees could alternatively be planted in 5' setback behind the sidewalk.
- Street trees on market to remain
- Bike parking: SDOT recommends short term bike parking be accessed via Market.
- NW 54th Street: new curb, minimum 6' sidewalk and street trees are required.
 - Initial SDOT guidance is to set curb to allow 22' operating pavement plus 8.5' clear from center of tracks.
 - SDOT does not recommend vehicle and solid waste access from 54th, but this is not a requirement
- 26th Avenue NW
 - 18.5' ROW dedication is required. Measured from property line. Future ROW is 52'. Example 52' UV Neighborhood Access cross section examples can be found in [Streets Illustrated](#).
 - SDCI will weigh in on setback requirements for building
 - New curb, minimum 6' sidewalk, and street trees are required.
 - Set curb to support future 25' roadway
 - A minimum 20' roadway is required in the interim between this project's development and the future development, ROW dedication, and street improvements on the west side of the street.
 - Loading and solid waste staging probably will not be allowed at the curb on 26th due to space constraints.
 - SDOT's initial advice is for the design team to consider the limitations on 54th and 26th as they affect the site, provide a full survey and some recommendations, and Set up a review meeting with SDOT, SPU, Freight and Burke Gillman team to determine frontage details PRIOR to SIP submittal. Set up this meeting with Kelsey at kelsey.timmer@seattle.gov.
- NW Market Street
 - Minimum 6' sidewalk and street trees are required. Existing street trees may satisfy that requirement. Landscape plans for all frontages should be sent to SDOT Urban Forestry at DOT_LA@seattle.gov.

- Burke-Gillman trail and new curb work will remain

3) SPU (Faith Sugerman) - Solid Waste

- 140 apartments will require 21 cubic yards garbage, 14 cubic yards recycle (3) 96 gallon carts for organic compost.
- 8,000 sf of commercial space will require 8 cubic yards garbage, 8 cubic yards recycle, (3) 96 gallon carts organic compost..
- Suggests including SPU in the SIP meeting for the design of 26th Avenue NW and how it affects solid waste collection. Given the challenges of each street frontage on the project, SPU encourages the project to plan for on-site solid waste services.

2-weeks prior to MUP application send a completed [solid waste checklist](#) and site plan that details solid waste storage and access to SPU_SolidWastePlanReview@seattle.gov.

4) Zoning (Sonja Brown)

- FAR basis to include surveyed property boundary as it exists *before* the dedication.
- Upper level setback applies to all street frontages.
- 26th Avenue setback is measured from the PL or the setback? Measured from street lot line *post-dedication*.
- How is the height limit determined? May we use the dedication area in determining height? No. It is based on the building face (smallest rectangle that inside which the building is inscribed).
- There is not any mechanism that provides monetary compensation for the land that is taken by the dedication. Because dedications are a condition of the development permit (generally to meet minimum width requirements of a street or alley, but sometimes for other required improvements) the City does not compensate the landowner for the dedication.

5) Contract Rezone Pre-app (Ketil Freeman, Shelley Bolser)

- Quasi-judicial Process (Rezone) slide, summary of the process (obtain).
- The boiler plate rules re. communications with decision makers, influencers etc. "discouraged."
- PUDA is drawn up and recorded against the project.
- Council members not permitted to communicate with applicant during process.

6) Contract Rezone presentation to Shelley Bolser and Greg Johnson.

- Presentation of criteria. NC3 Contract Rezone pre-app concepts.
- Outside of the BINMIC, outside of the shoreline area
- Inside the Urban Village, on principle pedestrian arterial, well served by transit options

- Outside the shoreline zone.
- Looking for questions or reactions to the locational criteria.
 - Shelley Bolser offers the following:

- Show how it meets the general rezone criteria, difference in height limits between existing and proposed zoning:
 23.34.008
 23.34.009
-
- In this response, be sure to touch on how rezone affects potential employment (industrial zones have more employment opportunity than residential)
-
- Be sure to show how private property views are potentially blocked by the change in zoning, as well as views from the public realm.
-
-
- Show how the site is suited to and DOES meet commercial zones and NC3 criteria:
-
- 23.34.072
 23.34.078
-
- Also address the P zone criteria as being appropriate for this site:
-
- 23.34.086
-
-
- Demonstrate how it is not well suited to and does NOT meet industrial and IC criteria:
-
- 23.34.090 - Designation of industrial zones with extra attention in the response to (G) for rezoning industrial to less intensive zones, and (H) zone transitions between residential/more intensive industrial (ex. that transition exists moving south-north now and would be less gradual with this change)
 23.34.096 - Locational criteria—Industrial Commercial (IC) zone.
-
-
- Also indicate how the criteria for intermediate zones are NOT as well suited for this site (SDCI analysis requires zones between the two intensities are considered):
 C1 zones in SMC 23.34.080 and C2 zones in SMC 23.34.082
-
-
- SDCI will have to weigh and balance all the criteria in our recommendation to the Hearing Examiner

- Graphically represent the site with and without the rezone (sight lines)
- Show how it meets the location criteria.
- How does the site NOT meet the industrial IC locational criteria.
- G. Rezoning industrial to less-intensive zones.

- H. Zone transitions to industrial use to the south – potentially awkward.
- Burden is on the Owner to show that the site doesn't meet the IC criteria.
- Surplus site hasn't yet been developed for industrial use. Wouldn't bring other industrial use into non-conformity.
- Project site sits outside the BINMIC, outside shoreline zone, and inside the Ballard urban village.
- SDCI cannot give indication of whether or not the staff will support the ask.
- Re: Intensity that exists and intensity that you are asking for
 - Site is not well suited to commercial zoning.
 - Between the existing NC zones and the C zones, this site meets/does not meet the criteria.
- Applicant asks that SDCI communicate negative reactions to the narrative, if you see any fatal flaws we want to enter into dialogue.
 - "Maybe, and here are some challenges you'll have to address."

7) EDG/DRB (Greg Johnson, SDCI)

- Full DRB required for proposal/site
- Approved EDG pre-app notes uploaded
- Review notes – (1-2 week turnaround +/-)
- Review packet with planner by email/short meeting. Prior to draft packet submission with the EDG application, if you have any questions about the design/organization/necessary information within the packet, you can discuss with Greg Johnson over the phone or email.
- Complete EDG application, including submission of draft packet
- Draft EDG Packet and submit. Allow two weeks for review of draft packet. If the draft packet is sufficiently developed, a DRB meeting can be scheduled.
- Turn in for review
- Planner will schedule Board meeting (six weeks advance notice)
- Need final packets submitted via mail 2-weeks prior to meeting
- Upload final packets to the file (hightail). Approximately a month prior to the DRB meeting, you will receive instructions for the electronic and paper-copy submission of the final EDG packet.
- EDG meeting
- Summarize by planner in Report (Report will be uploaded approximately 2 weeks after the DRB meeting.)
- Okay to proceed to MUP application with Board recommendation to move ahead to MUP. If massing/conceptual guidance is substantial, the Board may recommend a second EDG meeting.

- Public outreach required? Comments from DON must be included within the EDG packet. You should be contacted by DON about the public outreach requirements. Yes. Public comments received during the public outreach should be summarized within the packet.
- April EDG meeting may be possible with prompt EDG application submission and a thorough EDG packet based on the timing of this meeting and turnaround of notes.
- SEPA Review is required based on the thresholds of the current zoning district. Confirm that SEPA is required based on current zoning district. Which zoning district would apply. A SEPA review component will be required at the Master Use Permit stage due to the proposed development exceeding the SEPA thresholds of the current IC zoning district.
- Specific to the SEPA review, the site is located within the Meander Line buffer and is also located along a designated scenic route. The SEPA checklist and MUP application materials should include analysis of these issues.

The above notes are Mithun's interpretation of the items discussed. If there are corrections, clarifications, or additions to these minutes, please send them to Mithun within seven calendar days, or submit them at the next meeting. Otherwise, these notes will be considered an accurate record of the meeting.

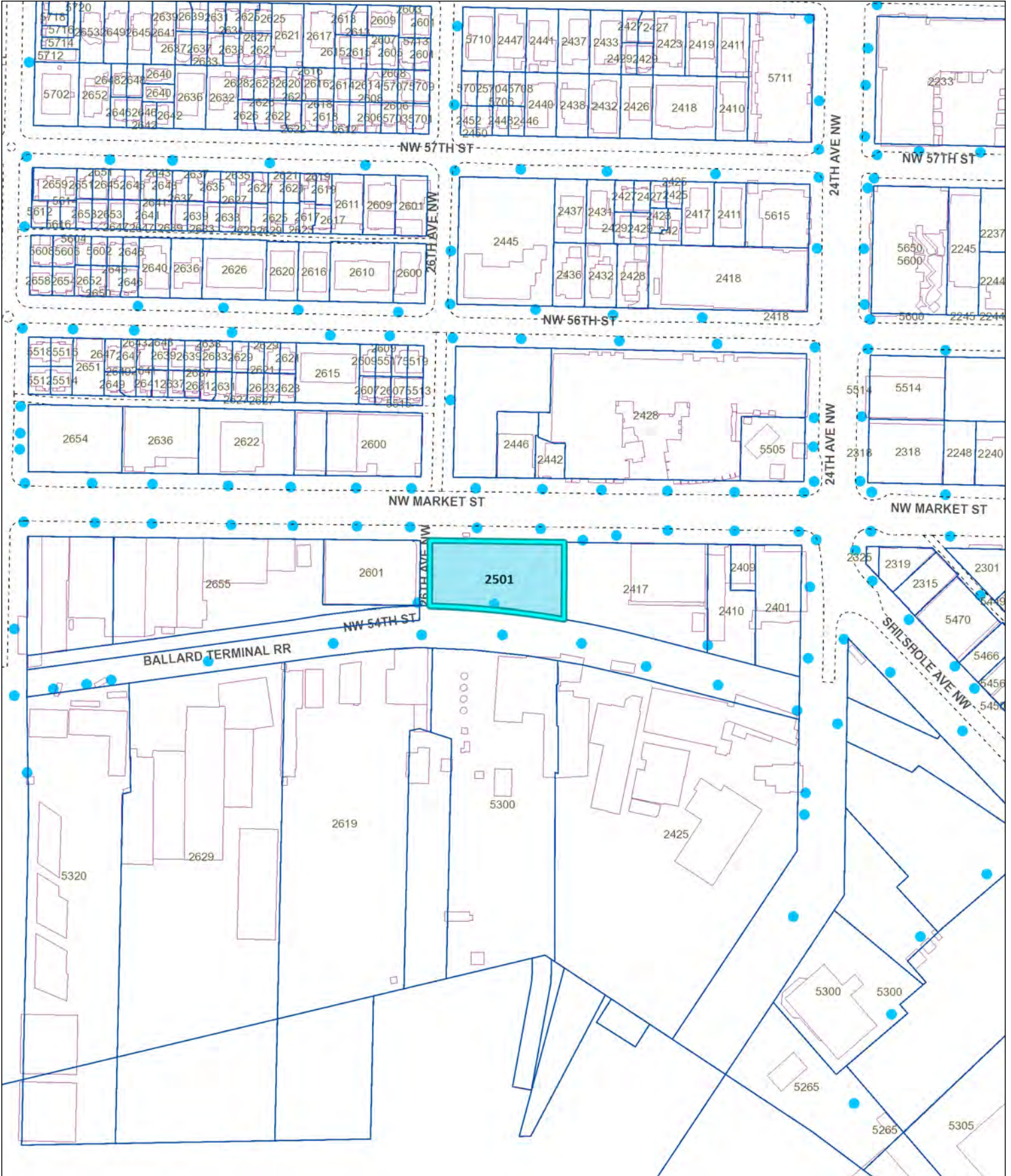


15 3037522-EG Full EDG

2501 NW MARKET ST
map 53



Feet
0 200





City of Seattle
 Department of Construction and Inspections
 700 Fifth Avenue, Suite 2000
 P.O. Box 34019
 Seattle, WA 98124-4019
 (206) 684-8850

SDCI Project Number

Statement of Financial Responsibility/ Agent Authorization

Project Address	
------------------------	--

NAME AND ADDRESS OF FINANCIALLY RESPONSIBLE PARTY (Required)

A. Name of Individual or Entity (<i>Company, Partnership, etc.</i>) Assuming Financial Responsibility	
B. Name of Individual Signing on Behalf of an Entity (<i>Company, Partnership, etc.</i>)	
C. Financially Responsible Party Relationship to Property	<input type="checkbox"/> Property Owner <input type="checkbox"/> Property Lessee <input type="checkbox"/> Property Contract Purchaser <input type="checkbox"/> Public Agency <input type="checkbox"/> Service Requestor (check only if request does not directly relate to the development of real property i.e. request for interpretation, legal building site letter)
D. Mailing Address (<i>of individual signing statement</i>)	
E. Telephone (<i>of individual signing statement</i>)	
F. Email (<i>of individual signing statement</i>)	

Individual Declaration of Financial Responsibility (*must match the individual's name listed in "A" above*)

I _____ (printed name) declare that I am the _____ (relationship to project or service request) and that I am responsible for payment of all fees associated with this project or other request to SDCI requiring payment of fees, including all hourly or other fees which may accrue during the review and/or post-issuance whether the permit is issued or whether the application is canceled or denied before the permit is issued.

Signature Date

Entity Declaration of Financial Responsibility *(must match the individual name in "B" above and have authority to bind entity named in "A" above)*

I _____ *(printed name)* declare that in my capacity as _____ *(position within entity - ie manager, CFO, etc)* for _____ *(financially responsible entity named in "A" above)* I have the authority to bind the Financially Responsible party named above to payment of all fees associated with this project or other request to SDCI requiring payment of fees, including all hourly or other fees which may accrue during the review and/or post-issuance whether the permit is issued or whether the application is canceled or denied before the permit is issued.

Signature

Date

AGENT AUTHORIZATION (Optional):

I hereby authorize the individual named below to act as the primary contact (aka primary applicant) for this project. This individual is not responsible for the payment of fees.

Primary Applicant Name: _____

Primary Applicant Phone: _____

Primary Applicant Email: _____

Primary Applicant Address: _____