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SITE INFO

Address: 949 NW MARKET STREET
Neighborhood: Ballard neighborhood
SDCI Project #: 3033321-LU, 943 NW Market St.
ZONE: NC2-55(M2): Neighborhood Commercial 2

PROJECT TEAM

Developer: AEGIS LIVING 415 118th Avenue SE, Bellevue, Wa 98005 (425) 861-9993 Contact: Bryon Ziegler	Civil: PACE 11255 Kirkland Way, Suite 300 Kirkland, WA 98033 425-827-2014 Contact: Scott Sherrow
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Architect: DAHLIN GROUP Plaza Center 10900 NE 8th Street, Suite 1120 Bellevue, Washington 98004 (425) 453-5388 Contact: Pantea Khoshnevis	Landscape: FAZIO ASSOCIATES INC LANDSCAPE ARCHITECTS 102 NW CANAL STREET SEATTLE, WA 98107 T: 206-774-9490 Contact: Rob Fazio
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DEVELOPMENT OVERVIEW

- 69 assisted living units
- 24 memory care units
- 39 below grade garage parking spaces
- Site Area: 20,000 SF
- Max FAR: 3.75
- Proposed FAR: 3.75
- Gross Building Area (including parking): 94,442 SF
- Gross Floor Area: 74,935 SF

AEGIS LIVING STORY AND PHILOSOPHY

Aegis Living has been providing assisted and memory care for 22 years developing homes for residents, not facilities. Design is 100% focused on providing comfort and functionality that mimic a quality home, with character that reflects that of the neighborhood.

Residents that live at Aegis need care walking, eating, getting dressed, basic needs, and memory; they are not independent living residents. The average age of our residents is 82 years, and 80% come from a 3-5 mile radius around the community.

The philosophy of Aegis Living is to... **“Strive to treat all people with the highest possible respect.”** This includes our residents, our guests, their families, our employees, and our partners. In turn, they strive to help us craft, improve, and provide the finest in senior living options available; emphasizing health, quality of life, well-being, and community.”

PROJECT VISION

Aegis of Ballard expands the palette of residential living for Ballard and surrounding neighborhoods. Aegis emphasizes care for higher acuity residents in need of assistance with daily activities (assisted living) as well as providing residential care for residents with memory loss (memory care). Providing this residential option in a neighborhood setting allows existing community residents to “move-over” to Aegis rather than “move-away” to a community where care is provided.

RESIDENT AMENITIES

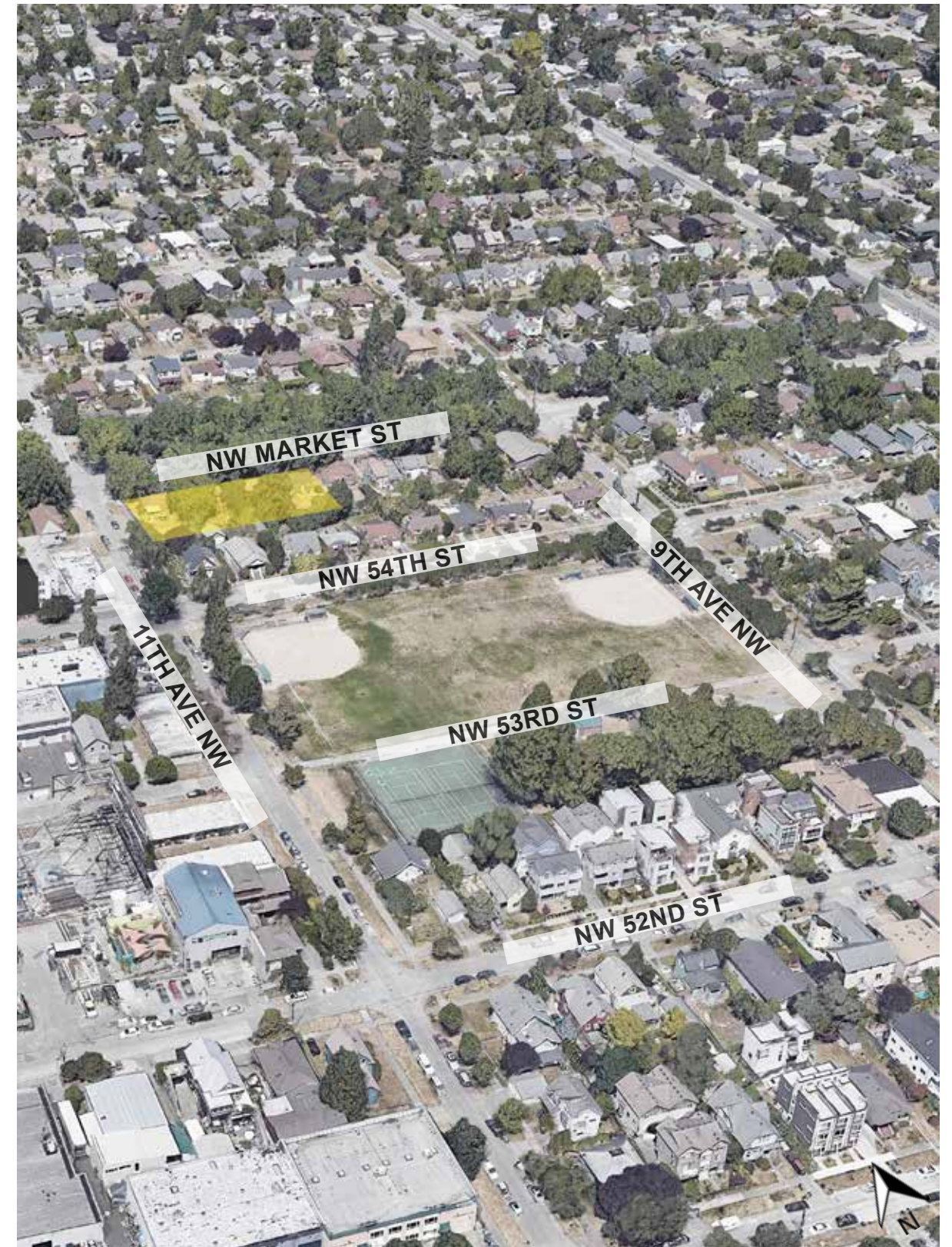
Aegis of Ballard will have a mix of uses for its residents and visitors. The ground floor will be highly active with the dining room, living room, activity room and bistro fronting onto NW Market Street. Also included for resident use on the ground floor will be a cinema, salon, barbershop, massage room, balance room and pub.

COMMITMENT TO AFFORDABLE HOUSING

Aegis Senior Communities is the applicant, but more importantly will own and operate the community for years to come. As part of the M2 HALA requirements, this community will be contributing nearly \$2,000,000 for local affordable housing needs. The building will be five levels above grade over one level of underground parking. While no parking is required in this zone and our residents don’t drive, we will be providing approximately 40 spaces on-site that will accommodate staff and visitors.

RESPECTING THE COMMUNITY

All Aegis buildings reflect and enhance the architecture of the community in which they are located. Aegis of Ballard will honor the local history and culture of Ballard with a Scandinavian sensibility blended with a salmon fishing “cannery” design similar to those found in Monterey, Astoria or Anacortes. We will also explore the use of the rooftop for a patio to provide “farm to table” food as well as great place to enjoy the views to the south over the park. The building design will incorporate abundant light, natural materials, bold massing and familiar forms which will be refined and presented at the Design Review Board’s Recommendations meeting after MUP submittal.



3.0 COMMUNITY OUTREACH

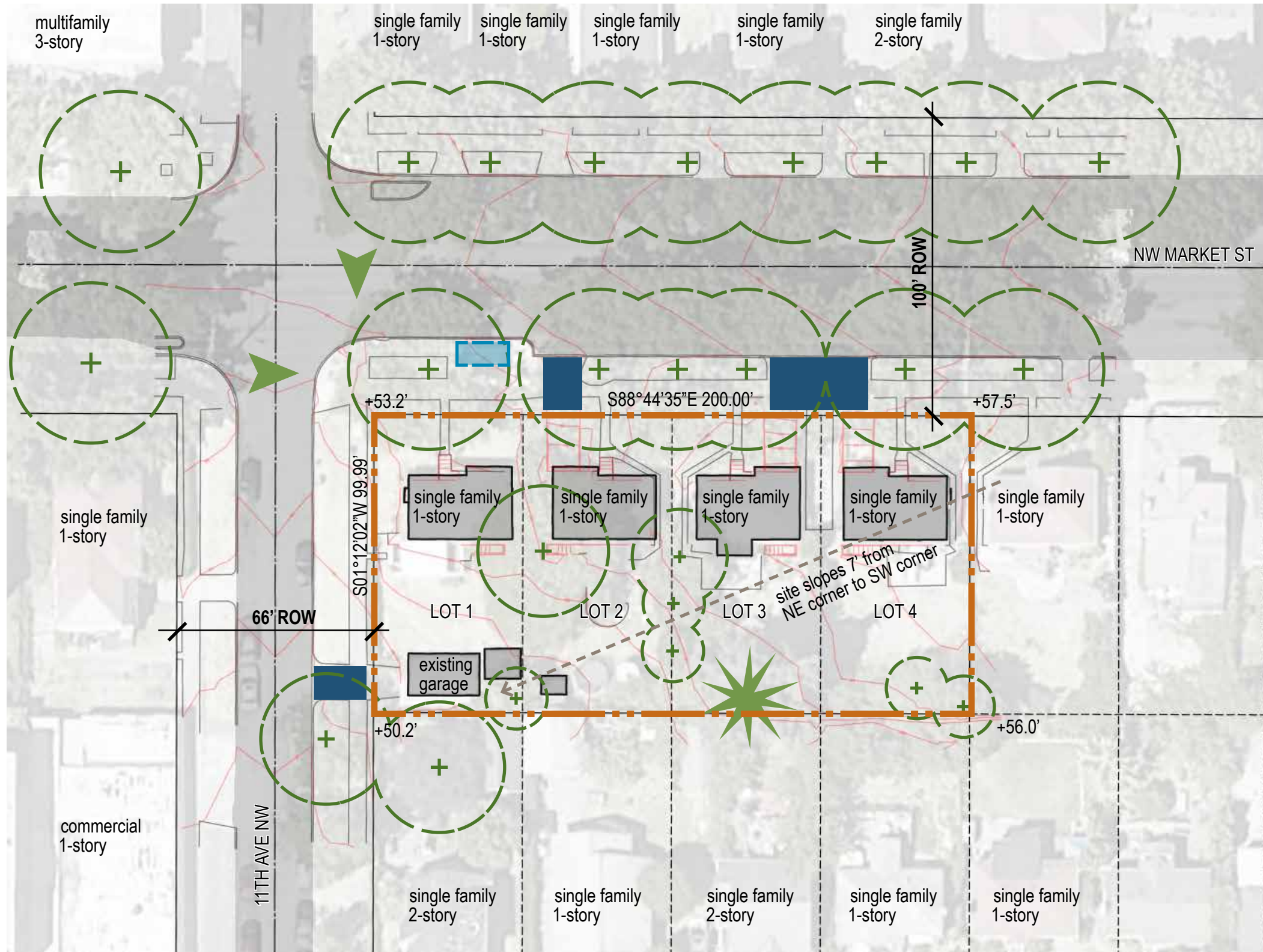
DESIGN RELATED FEEDBACK FROM EARLY COMMUNITY OUTREACH:

Discussion from attendees was solicited and the following comments were made relevant to the project.

1. Character – Don't like the new buildings going on in Ballard. Avoid flat cement panel siding.
2. Suggested honoring the history of Ballard with:
 - a. Scandinavian Design ethos (classic not modern)
 - b. Fishing industry roots
 - c. Color – Red was suggested – bright like a farmhouse like you'd see in southern Norway.
 - d. Discussion of color was made – avoid grays. Color has an impact on depression. Color has a reflective quality. Can help brighten neighboring properties north elevation, so bright/light is better to bounce the sun back into the properties. Suggested Malcolm Gladwell book on color and how it affects dementia.
 - e. Some use of brick was suggested. One of the residents bought her house because it was brick, and she loves the warmth of the material and how it changes with the seasons. Also mentioned that all the houses in that frontage are brick and this would honor the past as well. Don't use flat hardi panels.
 - f. Choose warm colors – have a sense of warmth. Color can affect depression. Yellows and reds instead of grays.
 - g. Consider using stone and brick for depth – rip rap at Shilshole provides texture.
3. Consider a dog run.
4. Any opportunity for child care in the building? (answer - not at this location)
5. Parking is getting worse in the area – make sure you provide parking
6. Where is trash being picked up?
7. Where is loading? Will the vehicles beep while backing?
8. Look at interiors of Scandinavian churches for the interior “upside down” boat character of ceiling

4.0 SITE PLAN

EXISTING SITE PLAN



- Property Line
- Existing Curb Cuts and Site Entry Points
- Bus Stop
- Existing Pedestrian Access

NOTE:

Per land use code, all curb cuts will be limited to 11th AVE NW

LEGAL DESCRIPTION

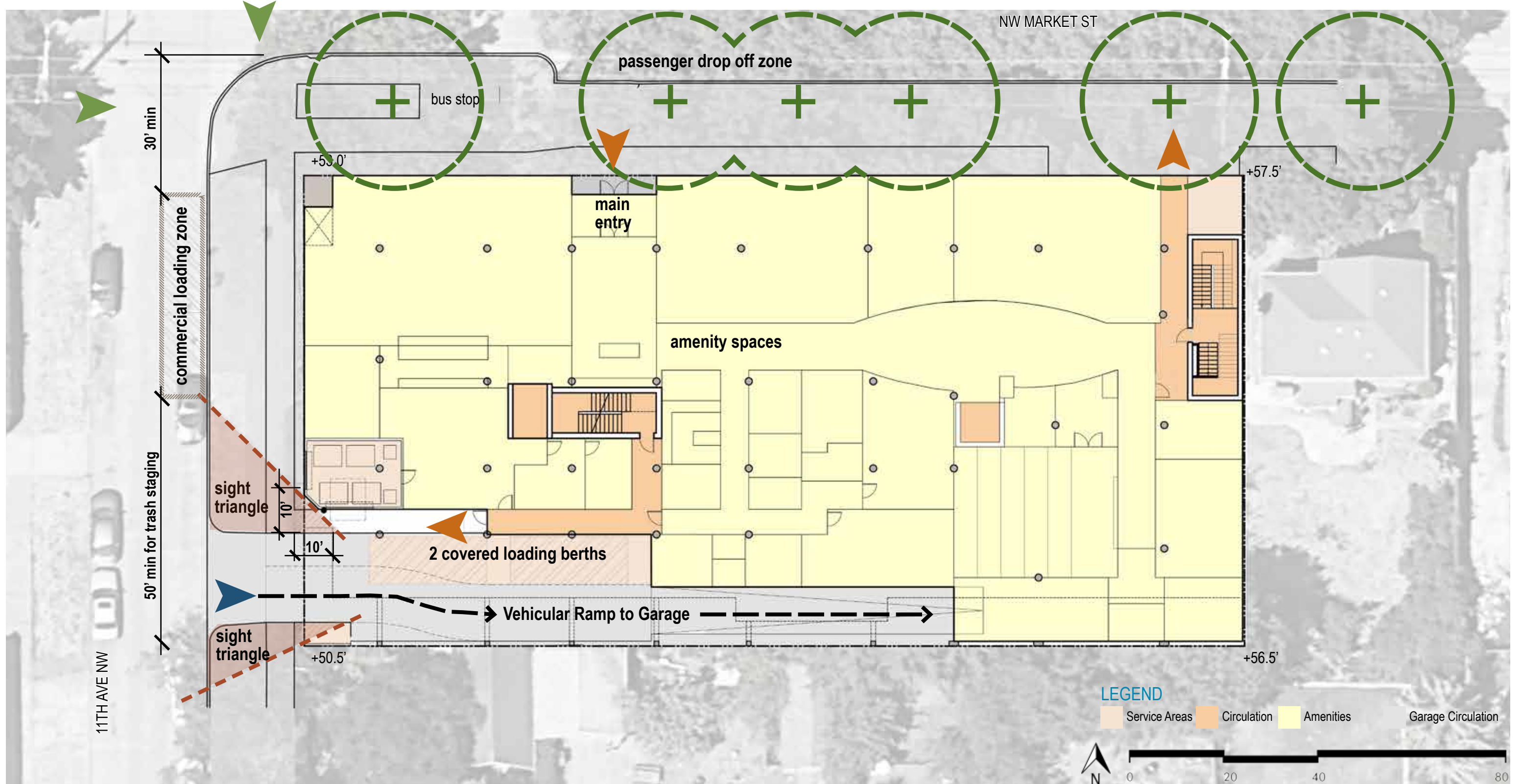
LOT 1 BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

LOT 2 BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

PARCEL A
 LOT 3, BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL B
 LOT 4, BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

4.0 SITE PLAN
PROPOSED SITE PLAN



- ▶ Existing Pedestrian Access to Site
- ▶ Vehicular Access and Proposed Curb Cut
- ▶ Pedestrian Entry

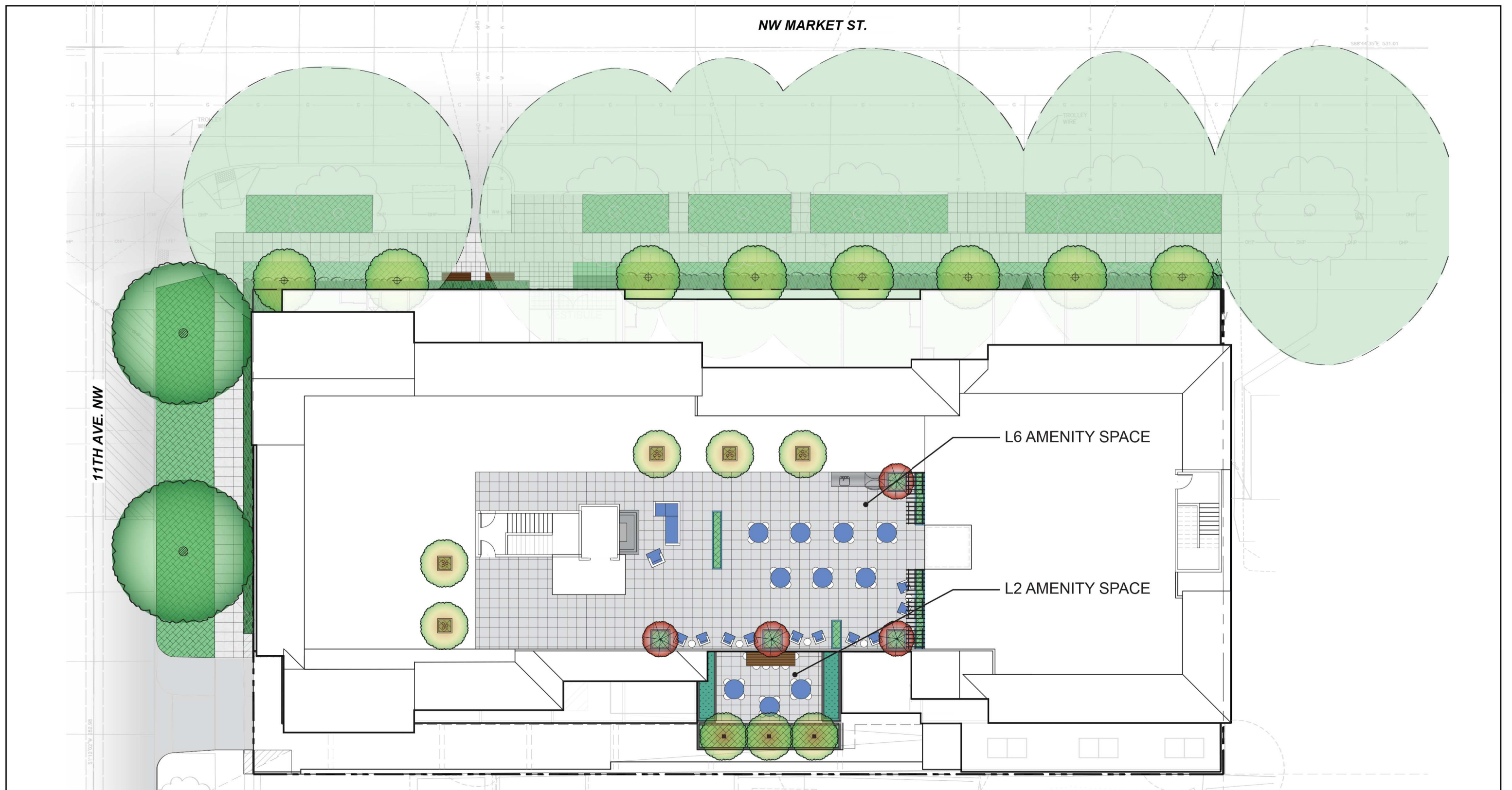
LEGEND

- Service Areas
- Circulation
- Amenities
- Garage Circulation

N

0 20 40 80

4.0 SITE PLAN
CONCEPTUAL LANDSCAPE PLAN



Potential roof deck elements



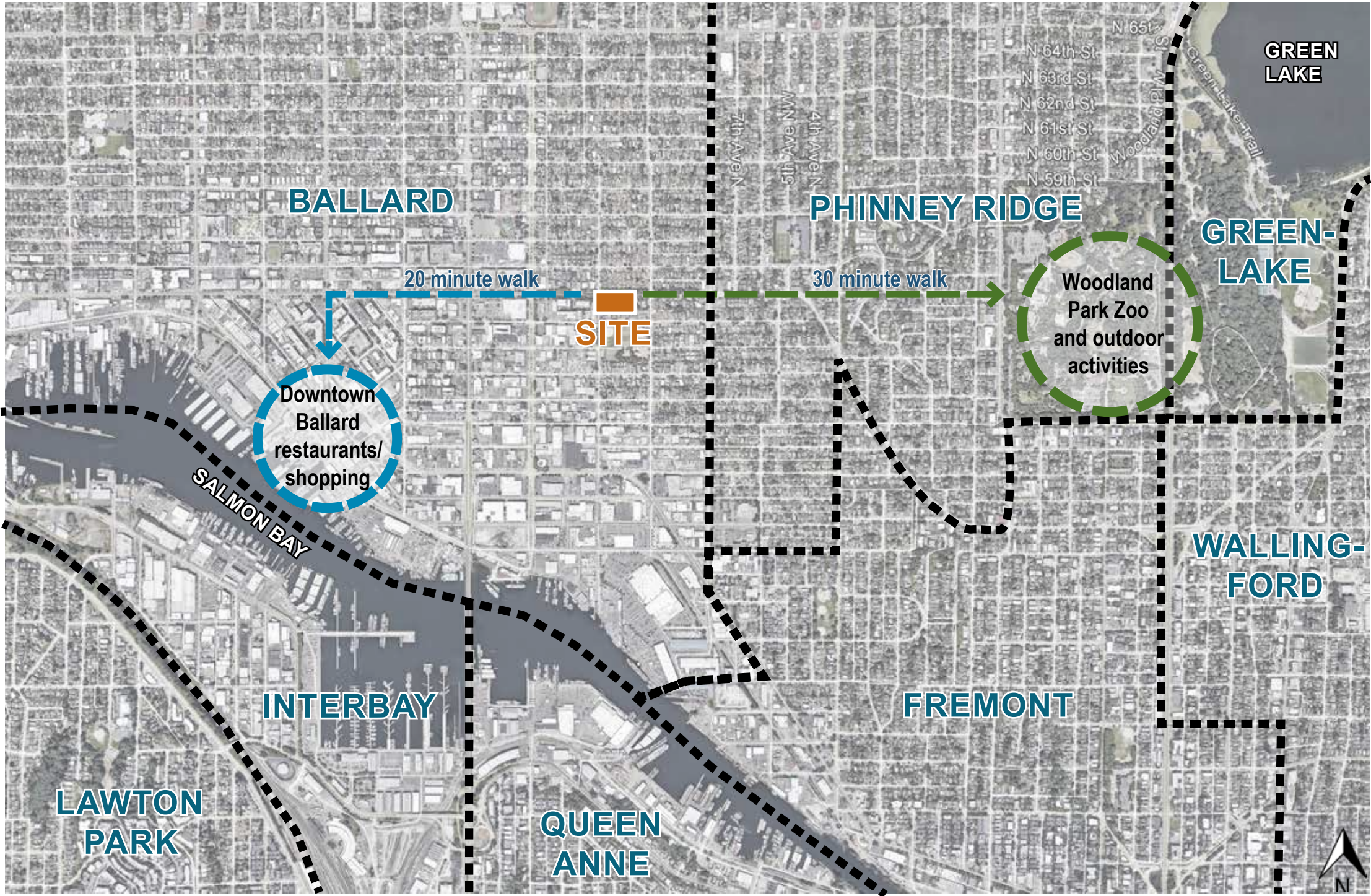
Existing streetscape



5.0 URBAN DESIGN ANALYSIS

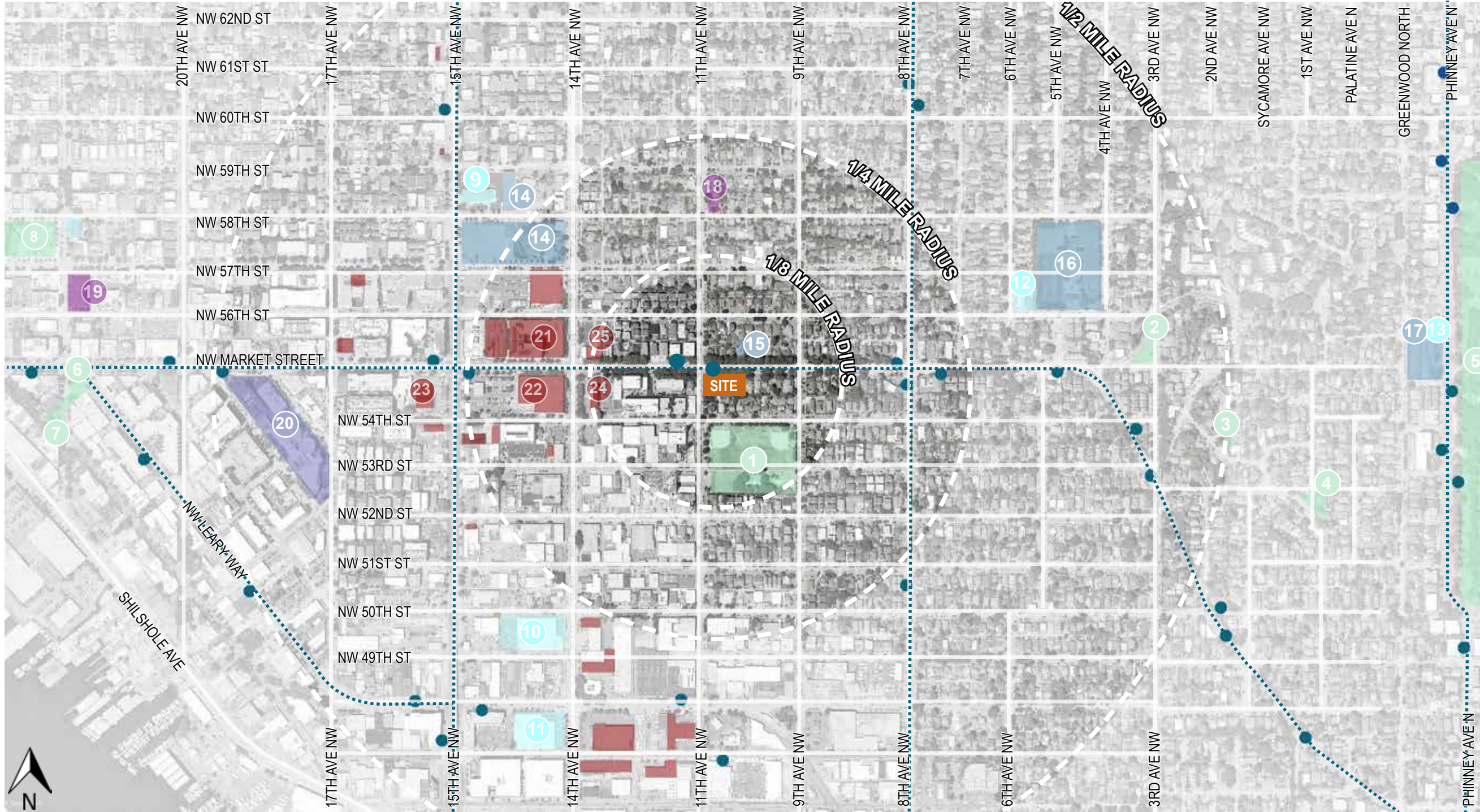
NEIGHBORHOOD MAP

This site is located just outside the heart of Downtown Ballard's commercial district. Woodland Park Zoo and the many amenities of Woodland Park, including Green Lake, are less than a mile due east of the project.



5.0 URBAN DESIGN ANALYSIS

SURROUNDING USES



- ACCESS LINES**
- Bus Route
 - Bus Stops
- PARKS**
- Gilman playground
 - Greenwood triangle
 - Rainier place
 - Sunset place
 - Woodland park
 - Bergins place
 - Marvins Garden
 - Ballard Playground
- CHURCHES**
- St. Alphonsus Church
 - Mars Hill Church
 - Mars Hill Church Ballard
 - Ballard Adevntist Fellowship
 - St John Lutheran Church
- SCHOOLS**
- St. Alphonsus School
 - Market Street Preschool
 - West Woodland Elementary
 - North Seattle Fives Cooperative
- LIBRARIES**
- Little Free Library
 - Ballard Public Library
- HOSPITALS**
- Swedish Medical Center Ballard Campus
- SHOPS & RESTAURANTS**
- Starbucks
 - Safeway
 - Walgreens
 - Macdonalds
 - KFC

5.0 URBAN DESIGN ANALYSIS


LOCAL CONTEXT



STREETSCAPES

-  **Urban Center Connector (NW Market St., 8th Ave. NW)**
frequent transit service with expanded pedestrian zones
-  **Urban Village Main**
frequent transit service with pedestrian-friendly street environments
-  **Urban Village Neighborhood**
accommodates on-street parking, transitions from higher-yield streets to neighborhoods
-  **Neighborhood Yield Street**
low speed, low volume streets with on-street parking
-  **Minor Industrial Access**
designed to accommodate larger vehicles, intended to have lower pedestrian volume
-  **Industrial Access**
designed to accommodate larger volumes of larger vehicles

TRANSIT OPTIONS

- The site is served by frequent transit service with immediately adjacent stops
-  **Bus Routes**
 - NW Market Street: Rapid Ride Route 44, Route 994
 - 8th Ave. NW: Route 28x

5.0 URBAN DESIGN ANALYSIS

ZONING DESIGNATIONS



- Neighborhood Commercial** NC2-55 (M2)
- Low-Rise Multifamily** LR3-40 (M2)
- Residential Small Lot**
- Single Family**
- Manufacturing/Industrial**
- MHA Zone (NC and LR Zones)**
This site falls within the NC2-55 (M2) designation.

NEIGHBORHOOD COMMERCIAL ZONE

Site Zoning: NC2-55 (M2)

The Neighborhood Commercial 55 zone encourages 5-story mixed-use buildings, providing increased density in urban village areas.

5.0 CONTEXT ANALYSIS

LOCAL MULTIFAMILY RESIDENTIAL EXAMPLES



1
Urbana
6-story mixed-use residential



2
Ava
6-story mixed-use residential



3
3-story apartments



VICINITY MAP



4
Koi - NW Market St Facade
6-story mixed-use residential



5
Market Terrace
3-story apartments



6
Koi - NW 54th Facade
6-story mixed-use residential

5.0 CONTEXT ANALYSIS

LOCAL CHARACTER



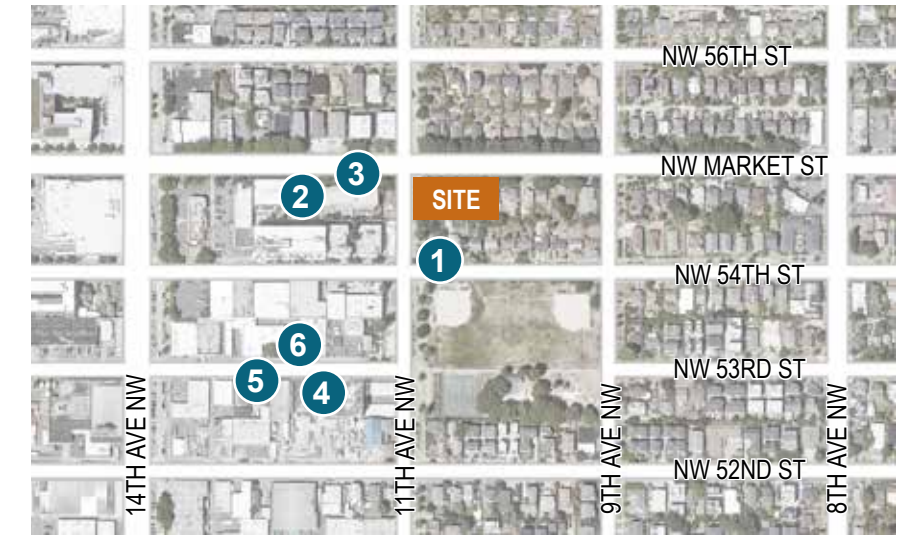
1
older homes near site, typical of area



2
Residential detail near the site



3
NW Market St. looking West
Market Streetscape near site



VICINITY MAP



4
recently built 4 story work lofts



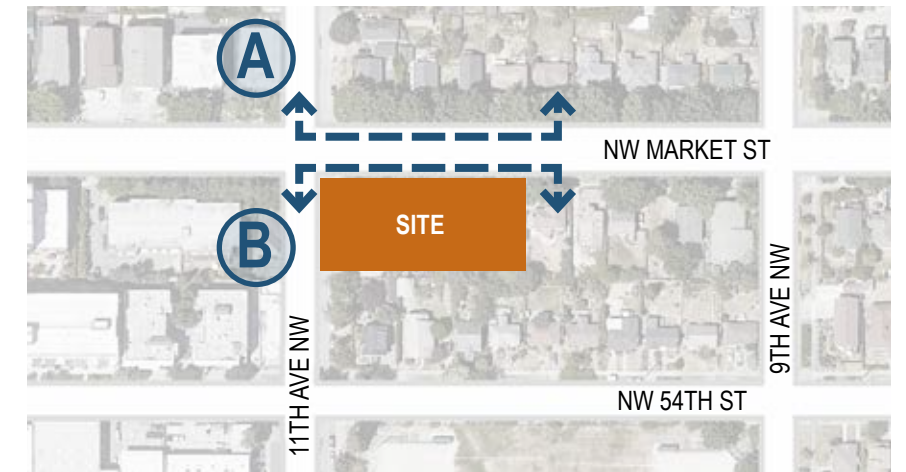
5
older single family adjacent to industrial



6
typical industrial street in area

5.0 EXISTING SITE CONDITIONS

STREETSCAPES



A NW MARKET ST. looking North from the site

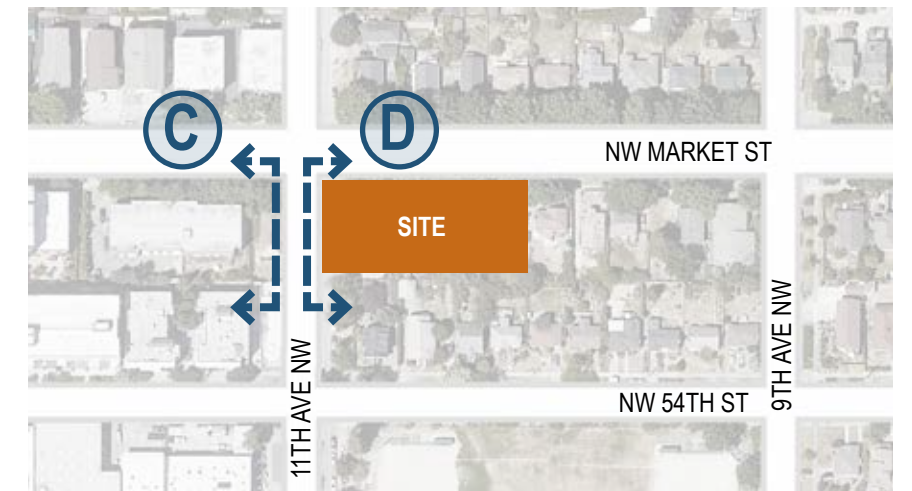
SITE BOUNDARY



B NW MARKET ST. looking South onto the site

5.0 EXISTING SITE CONDITIONS

STREETSCAPES



C 11TH AVE. NE looking West from the site

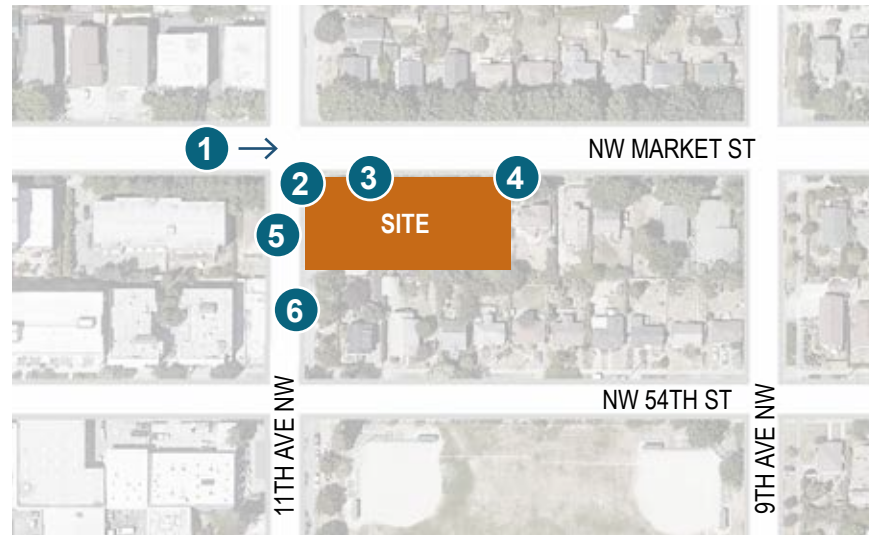
SITE BOUNDARY



D 11TH AVE. NE looking East onto the site

5.0 EXISTING SITE CONDITIONS

SITE PHOTOS



VICINITY MAP





Cannery Row Monterey



Cannery Row Monterey
nautical theme



Cannery Pier Hotel & Spa, Astoria, Oregon



Cannery Pier Hotel & Spa, Astoria, Oregon



The Cannery Building in Anacortes, Washington



Cannery, Anacortes, Washington

USE RESTRICTIONS (23.47A.005. 1C2b):

No restriction for residential uses at street level in an assisted living facility.

STREET-LEVEL, STREET-FACING FACADES; BLANK FACADES:

(not including window, entryway or doorway, stair, porticos, decks, balconies, screening and landscape) 23.47.008.A.2

- o Blank street level street-facing facades between 2 and 8 ft above sidewalk may not exceed 20 feet in width
- o total of all blank façade segments may not exceed 40% of width of façade along that street
- o for facades within 10' of street lot line
- o At least one faced shall have a visually prominent pedestrian entry

FACADE MODULATION (23.47A.009.F.2):

All portions of street facing façade longer than 100 feet, located within 10 feet of a street lot line, up to the height of 45 feet, step back by min depth of 10 feet and min width of 15 feet and up to 45 feet.

OUTDOOR ACTIVITIES: (23.47A.011.E.4):

Outdoor loading berths shall be located 50 feet from a lot in residential zone.

STRUCTURE HEIGHT

- o 55 feet max as designated on the official Land Use Map 23.32
- o Exemptions; smokestacks, chimney provided min 10 feet from side or rear lot line
- o May exceed up to 16 feet: stairs and elevators
- o May exceed up to 15 feet if total max coverage 20% of roof area or 25% including stairs and elevators and screened mechanical equipment: Solar collector, mechanical equipment, play equipment, communication utilities, stairs and elevators (10 feet from north lot line or shadow study required)
- o May exceed up to 4 feet or as high as the highest ridge: open railing, planters, skylights, clerestory, greenhouses, solarium, parapet and fire wall, solar collectors
- o May exceed up to 2 feet: insulation and rooftop decking materials, green roof soil medium

SETBACKS

- o Along any rear or side lot line abutting LR zone: 10 feet above 13' and up to 65 feet Exhibit B for 23.47A.014
- o For NC zones within Ballard Hub Urban Village; all 10 feet from all abutting street lot lines for portions of structure above a height of 45 feet. 23.47A.009.F.4.1
- o Power line: 14 feet radial

PROJECTIONS ALLOWED IN REQUIRED SETBACK (23.47A.014)

- o 4 feet above the height: open railing
- o 2 feet above the height: parapets
- o Decks and balconies with open railing can project up to 5' from res. zone lot line
- o 18" max: eaves, cornices and gutters
- o ADA ramps

- o Fences and freestanding walls 6 feet max in height
- o Underground structures
- o Freestanding solar collectors
- o Dumpsters and trash receptacles except for trash compactors located outside of structure are not permitted within 10 feet of any lot line that abuts a residential zone
- o Green stormwater infrastructure shorter than 4.5 feet and narrower than 4 feet with total storage capacity of 600 gallons. Other rules apply. See code

SCREENING:

- o Drive-in businesses abutting or across from a lot in a residential zone; 6' tall screen along lot line and 5' deep landscape strip along South property line abutting LR3 zone. Table B 23.47A.016.a
- o 6-foot high screening for garbage dumpsters in NC2
- o Screening utility services: 23.47A.016.C.2 provide both landscape strip and fencing between the utilities and right of way. Architectural detailing, artwork, vegetated trellises, decorative fencing to provide visual interest

ACCESS TO PARKING (23.47A.032.C):

- o If the lot abuts two or more streets access is permitted across one of the side street lot line.

CURB CUTS (23.54.030.F.030.F.2.a.1.):

- o Garage door not to exceed the width of curb cut

ASSISTED LIVING FACILITIES (23.47A.035):

- o Communal area: solariums, decks, porches, recreation rooms, dining rooms, living rooms, foyer and lobby and outdoor gardens
- o Service area: facility kitchen, laundry, hallways, corridors, supply closets, operations and maintenance area, staff area, offices, counseling and medical services (shall not be counted as communal area)
- o Min 400 SF of outdoor communal area shall be provided with no dimension less than 10 feet.
- o Total amount of communal area shall equal at least 10% of total floor area.
- o Total floor area=all of the area of each unit excluding bathroom, including counters, closets and built-ins.

SOLID WASTE STORAGE PLAN:

- o 93 senior living/assisted living/memory care units with 1,500 SF of comm. kitchen

TRASH SERVICES:

- o Trucks will pull up along 11th Ave NW and dumpsters will be rear-loaded from a designated staging area marked per plan on the landscape strip along 11 Ave NW with signage for No Parking and to be reserved for solid waste staging on specific days and hours.
- o Residential – 2x/wk
- o (2) 4cy Trash, (2) 4cy Recycling, (2) 96 gallon compost

PARKING REQUIREMENT: (23.54.030)

Parking size	W x L	count	Aisle width - feet	Column encroach- ment	Note
small vehicle		40% any other size	20	6" max exclude car door opening area	Length: 19' if space next to lot line
medium vehicle	8 x 16	60%	22	6" max exclude car door opening area	Length: 19' if space next to lot line
large vehicle	8.5 x 19	40% any other size - Min 2 large in assisted living	24	6" max exclude car door opening area	Length: 19' if space next to lot line
Barrier-free	8 x19 w/ 5' access aisle				if more than one, at least one 19' long
Barrier-free van	8 x19 w/ 8' access aisle				

CONSISTENT WITH ALL THREE CONCEPTS:

- o FAR: 3.75
- o GFA: 75,000 SF
- o Total Gross Building Area: 93,500 SF (including underground parking)

8.0 ARCHITECTURAL MASSING CONCEPTS
CONCEPT COMPARISONS - PLAN VIEWS



CONCEPT 1 - PREFERRED - "MID MASSING"

OPPORTUNITIES:

- o Massing with most setback and articulation along the south facade
- o Stepped southern facade provides eastern exposure to corner units
- o South facing LN terrace
- o Majority of units with southern exposure
- o Roof top amenities provide outdoor living with views of Salmon Bay and Gilman Playground activities
- o The deepest building setbacks along south line provide open space to adjacent LR3 zone
- o Distinct presence at street corner
- o Clear exit path at Level 3 to Level 5 floors
- o Two covered loading berths can double as a porte cochere/drop-off area

CONSTRAINTS:

- o Power line and streets trees along NW Market demand additional setback along north lot line
- o Western facade demands moderate setback and articulation maximizing floor area to meet Aegis' programmatic requirements.
- o No articulation along East facade

DEPARTURES:

- o 23.47A.009.F.4.1: 10' setback for all street facing facades above 45'
- o 23.54.030.D.1.c: Residential Use - Driveways serving >30 stalls, min 10 feet one-way, min 20 feet two-way, max slope 15% - Request for 10 foot wide one-way ramp equipped with electronic signals at the points of entry to the parking garage



CONCEPT 2 - "NORTH MASSING"

OPPORTUNITIES:

- o Massing with most setback and articulation along the south facade
- o Stepped southern facade provides eastern exposure to corner units
- o South facing LN terrace
- o Majority of units with southern exposure
- o Roof top amenities provide outdoor living with views of Salmon Bay and Gilman Playground activities
- o The deepest building setbacks along south line provide open space to adjacent LR3 zone
- o Distinct presence at street corner
- o Clear exit path at Level 3 to Level 5 floors
- o Two covered loading berths can double as a porte cochere/drop-off area

CONSTRAINTS:

- o The least NW Market St. articulation of the three concepts
- o Power line and streets trees along NW Market demand additional setback along north lot line
- o Western facade demands moderate setback and articulation maximizing floor area to meet Aegis' programmatic requirements.
- o No articulation along East facade

DEPARTURES:

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CONCEPT 3 - "SOUTH MASSING"

OPPORTUNITIES:

- o Massing steps back toward the core and creates strong articulation along NW Market St., allowing ample space for growth of street trees
- o Stepped northern facade provides eastern exposure to corner units on Market
- o South facing LN terrace
- o Majority of units with southern exposure
- o Roof top amenities provide outdoor living with views of Salmon Bay and Gilman Playground activities
- o Distinct presence at street corner
- o Two covered loading berths can double as a porte cochere/drop-off area

CONSTRAINTS:

- o Minimum building setbacks along South lot line provide minimal open space to adjacent LR3 zone
- o South facing LN terrace is covered by floors above
- o Power line and streets trees along NW Market demand additional setback along north lot line
- o Western facade demands moderate setback and articulation maximizing floor area to meet Aegis' programmatic requirements.
- o No articulation along East facade

DEPARTURES:

- o 23.47A.009.F.4.1: 10' setback for all street facing facades above 45'
- o 23.54.030.D.1.c: Residential Use - Driveways serving >30 stalls, min 10 feet one-way, min 20 feet two-way, max slope 15% - Request for 10 foot wide one-way

CONSISTENT WITH ALL THREE CONCEPTS:

- o FAR: 3.75
- o GFA: 75,000 SF
- o Total Gross Building Area: 93,500 SF (including underground parking)



CONCEPT 1 - PREFERRED - "MID MASSING"

OPPORTUNITIES:

- o Massing with most setback and articulation along the south facade
- o Stepped southern facade provides eastern exposure to corner units
- o South facing LN terrace
- o Majority of units with southern exposure
- o Roof top amenities provide outdoor living with views of Salmon Bay and Gilman Playground activities
- o The deepest building setbacks along south line provide open space to adjacent LR3 zone
- o Distinct presence at street corner
- o Clear exit path at Level 3 to Level 5 floors
- o Two covered loading berths can double as a porte cochere/drop-off area

CONSTRAINTS:

- o Power line and streets trees along NW Market demand additional setback along north lot line
- o Western facade demands moderate setback and articulation maximizing floor area to meet Aegis' programmatic requirements.
- o No articulation along East facade

DEPARTURES:

- o 23.47A.009.F.4.1: 10' setback for all street facing facades above 45'
- o 23.54.030.D.1.c: Residential Use - Driveways serving >30 stalls, min 10 feet one-way, min 20 feet two-way, max slope 15% - Request for 10 foot wide one-way ramp equipped with electronic signals at the points of entry to the parking garage



CONCEPT 2 - "NORTH MASSING"

OPPORTUNITIES:

- o Massing with most setback and articulation along the south facade
- o Stepped southern facade provides eastern exposure to corner units
- o South facing LN terrace
- o Majority of units with southern exposure
- o Roof top amenities provide outdoor living with views of Salmon Bay and Gilman Playground activities
- o The deepest building setbacks along south line provide open space to adjacent LR3 zone
- o Distinct presence at street corner
- o Clear exit path at Level 3 to Level 5 floors
- o Two covered loading berths can double as a porte cochere/drop-off area

CONSTRAINTS:

- o The least NW Market St. articulation of the three concepts
- o Power line and streets trees along NW Market demand additional setback along north lot line
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8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT COMPARISONS - SW 3D VIEWS



CONCEPT 3 - "SOUTH MASSING"

OPPORTUNITIES:

- o Massing steps back toward the core and creates strong articulation along NW Market St., allowing ample space for growth of street trees
- o Stepped northern facade provides eastern exposure to corner units on Market
- o South facing LN terrace
- o Majority of units with southern exposure
- o Roof top amenities provide outdoor living with views of Salmon Bay and Gilman Playground activities
- o Distinct presence at street corner
- o Two covered loading berths can double as a porte cochere/drop-off area

CONSTRAINTS:

- o Minimum building setbacks along South lot line provide minimal open space to adjacent LR3 zone
- o South facing LN terrace is covered by floors above
- o Power line and streets trees along NW Market demand additional setback along north lot line
- o Western facade demands moderate setback and articulation maximizing floor area to meet Aegis' programmatic requirements.
- o No articulation along East facade

DEPARTURES:

- o 23.47A.009.F.4.1: 10' setback for all street facing facades above 45'
- o 23.54.030.D.1.c: Residential Use - Driveways serving >30 stalls, min 10 feet one-way, min 20 feet two-way, max slope 15% - Request for 10 foot wide one-way

CONSISTENT WITH ALL THREE CONCEPTS:

- o FAR: 3.75
- o GFA: 75,000 SF
- o Total Gross Building Area: 93,500 SF (including underground parking)



CONCEPT 1 - PREFERRED - "MID MASSING"

OPPORTUNITIES:

- o Massing with most setback and articulation along the south facade
- o Stepped southern facade provides eastern exposure to corner units
- o South facing LN terrace
- o Majority of units with southern exposure
- o Roof top amenities provide outdoor living with views of Salmon Bay and Gilman Playground activities
- o The deepest building setbacks along south line provide open space to adjacent LR3 zone
- o Distinct presence at street corner
- o Clear exit path at Level 3 to Level 5 floors
- o Two covered loading berths can double as a porte cochere/drop-off area

CONSTRAINTS:

- o Power line and streets trees along NW Market demand additional setback along north lot line
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- o 23.54.030.D.1.c: Residential Use - Driveways serving >30 stalls, min 10 feet one-way, min 20 feet two-way, max slope 15% - Request for 10 foot wide one-way ramp equipped with electronic signals at the points of entry to the parking garage



CONCEPT 2 - "NORTH MASSING"

OPPORTUNITIES:

- o Massing with most setback and articulation along the south facade
- o Stepped southern facade provides eastern exposure to corner units
- o South facing LN terrace
- o Majority of units with southern exposure
- o Roof top amenities provide outdoor living with views of Salmon Bay and Gilman Playground activities
- o The deepest building setbacks along south line provide open space to adjacent LR3 zone
- o Distinct presence at street corner
- o Clear exit path at Level 3 to Level 5 floors
- o Two covered loading berths can double as a porte cochere/drop-off area

CONSTRAINTS:

- o The least NW Market St. articulation of the three concepts
- o Power line and streets trees along NW Market demand additional setback along north lot line
- o Western facade demands moderate setback and articulation maximizing floor area to meet Aegis' programmatic requirements.
- o No articulation along East facade

DEPARTURES:

- o 23.47A.009.F.4.1: 10' setback for all street facing facades above 45'
- o 23.54.030.D.1.c: Residential Use - Driveways serving >30 stalls, min 10 feet one-way, min 20 feet two-way, max slope 15% - Request for 10 foot wide one-way ramp equipped with electronic signals at the points of entry to the parking garage

8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT COMPARISONS - NW 3D VIEWS



CONCEPT 3 - "SOUTH MASSING"

OPPORTUNITIES:

- o Massing steps back toward the core and creates strong articulation along NW Market St., allowing ample space for growth of street trees
- o Stepped northern facade provides eastern exposure to corner units on Market
- o South facing LN terrace
- o Majority of units with southern exposure
- o Roof top amenities provide outdoor living with views of Salmon Bay and Gilman Playground activities
- o Distinct presence at street corner
- o Two covered loading berths can double as a porte cochere/drop-off area

CONSTRAINTS:

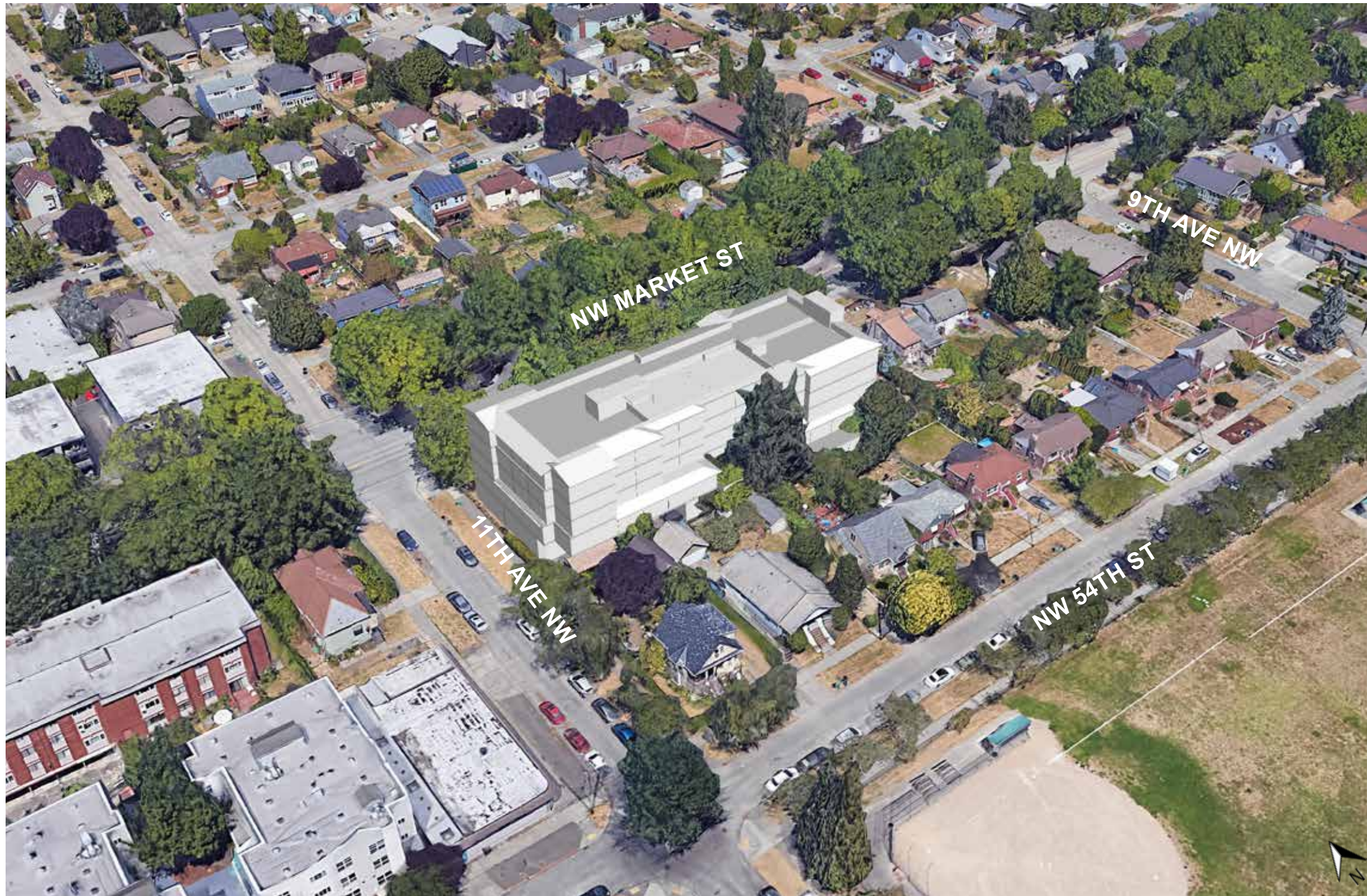
- o Minimum building setbacks along South lot line provide minimal open space to adjacent LR3 zone
- o South facing LN terrace is covered by floors above
- o Power line and streets trees along NW Market demand additional setback along north lot line
- o Western facade demands moderate setback and articulation maximizing floor area to meet Aegis' programmatic requirements.
- o No articulation along East facade

DEPARTURES:

- o 23.47A.009.F.4.1: 10' setback for all street facing facades above 45'
- o 23.54.030.D.1.c: Residential Use - Driveways serving >30 stalls, min 10 feet one-way, min 20 feet two-way, max slope 15% - Request for 10 foot wide one-way

8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: PREFERRED - "MID MASSING"



DESCRIPTION & CONNECTION TO CONTEXT:

Concept 1 is rectangular in massing with a total structure height of 55' above average grade plane which allows opportunities for high ceilings with amenities on the ground level and double loaded corridors with memory care and assisted living units on 2nd to 5th floor. Two central elevators provide access to the upper levels in addition to the two stair cases; one in the Northeast corner and the other adjacent to the elevators on the West side.

The rectangular mass is articulated on the South elevation for a 10' setback from lot line abutting LR3 zone for portion of structure above 13' from grade, and up to 65' (23.47A.014) creating a sunny deck on the 2nd floor for memory care units, allows more day lighting opportunities on the 3rd and 5th floor while providing outdoor seating and dining at the roof terrace, taking advantage of the breathtaking views of Salmon Bay and activities at Gilman Playground.

The North elevation facing NW Market St is modulated mid way to break up the facade to a maximum of 100' long for each facade and set back on the 3rd, 4th and 5th floor to accommodate the existing powerlines. This also provides more interest to the NW Market St. elevation.

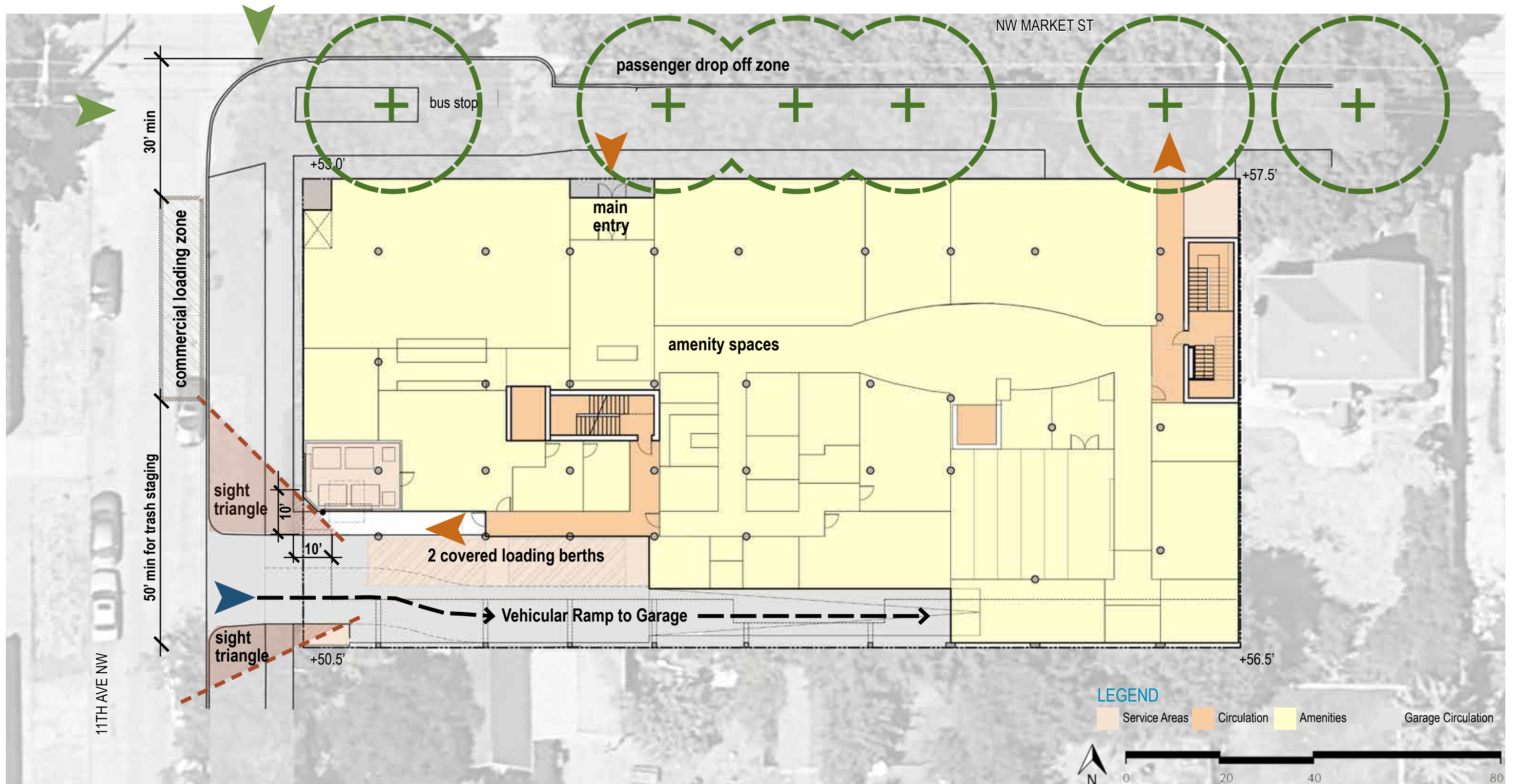
Typical of all the concept massings, the driveway to the below grade parking garage is accessed through 11th Ave NW complying with Seattle municipal code. Also typical of all the massing concepts, a trash staging area is planned to be located on a proposed commercial zone along 11th Ave NW. During trash pick up days, building staff will move trash containers to the staging area.

DEPARTURE REQUESTED:

23.47A.009.F.4.1: 10' setback for all street facing facades above 45'

8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1, 2, 3: SITE PLAN



-  Existing Pedestrian Access to Site
-  Vehicular Access and Proposed Curb Cut
-  Pedestrian Entry

LEGEND

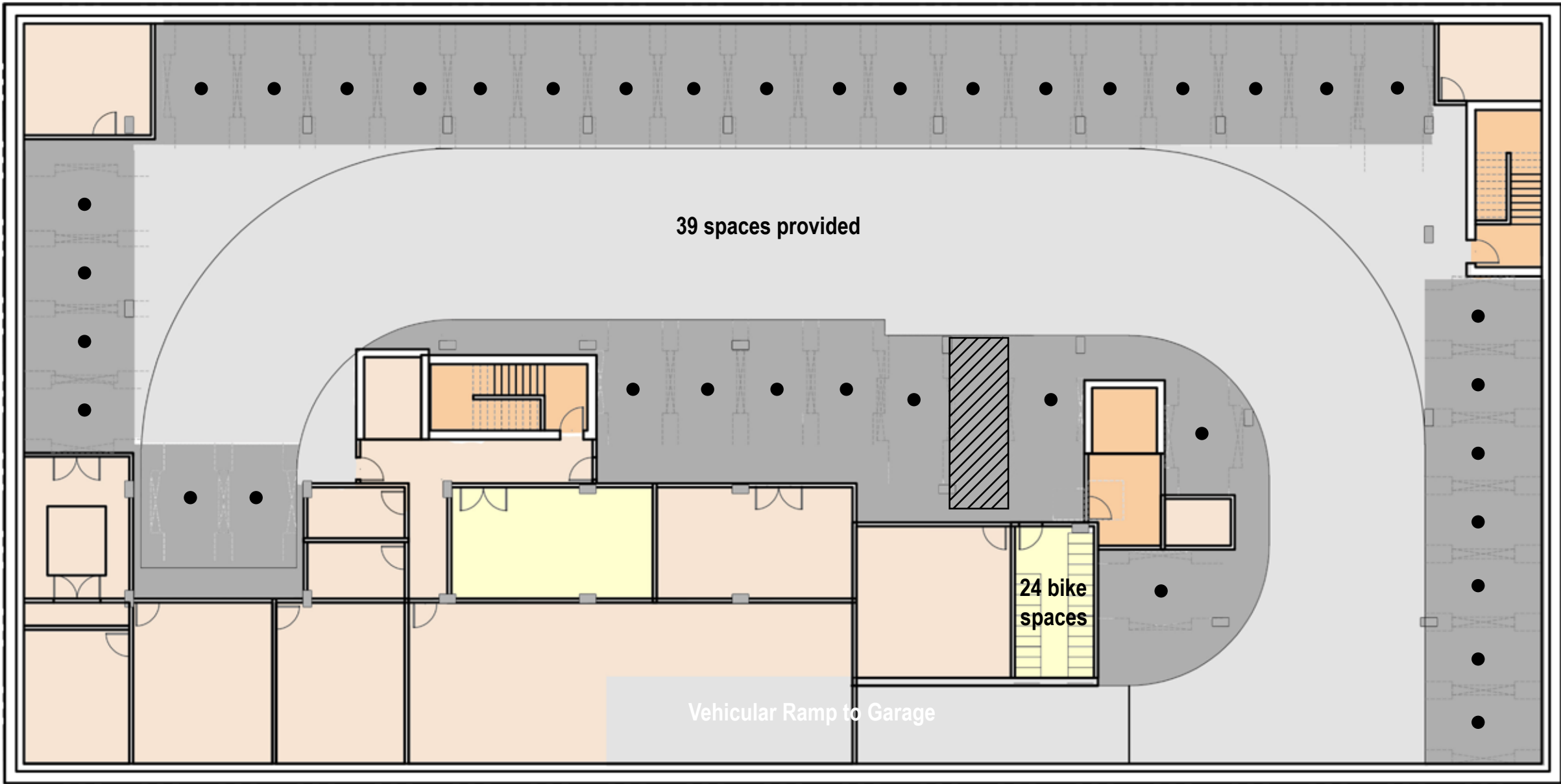
- Service Areas
- Circulation
- Amenities
- Garage Circulation

N

0 20 40 80

8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1, 2, 3: GARAGE PLAN



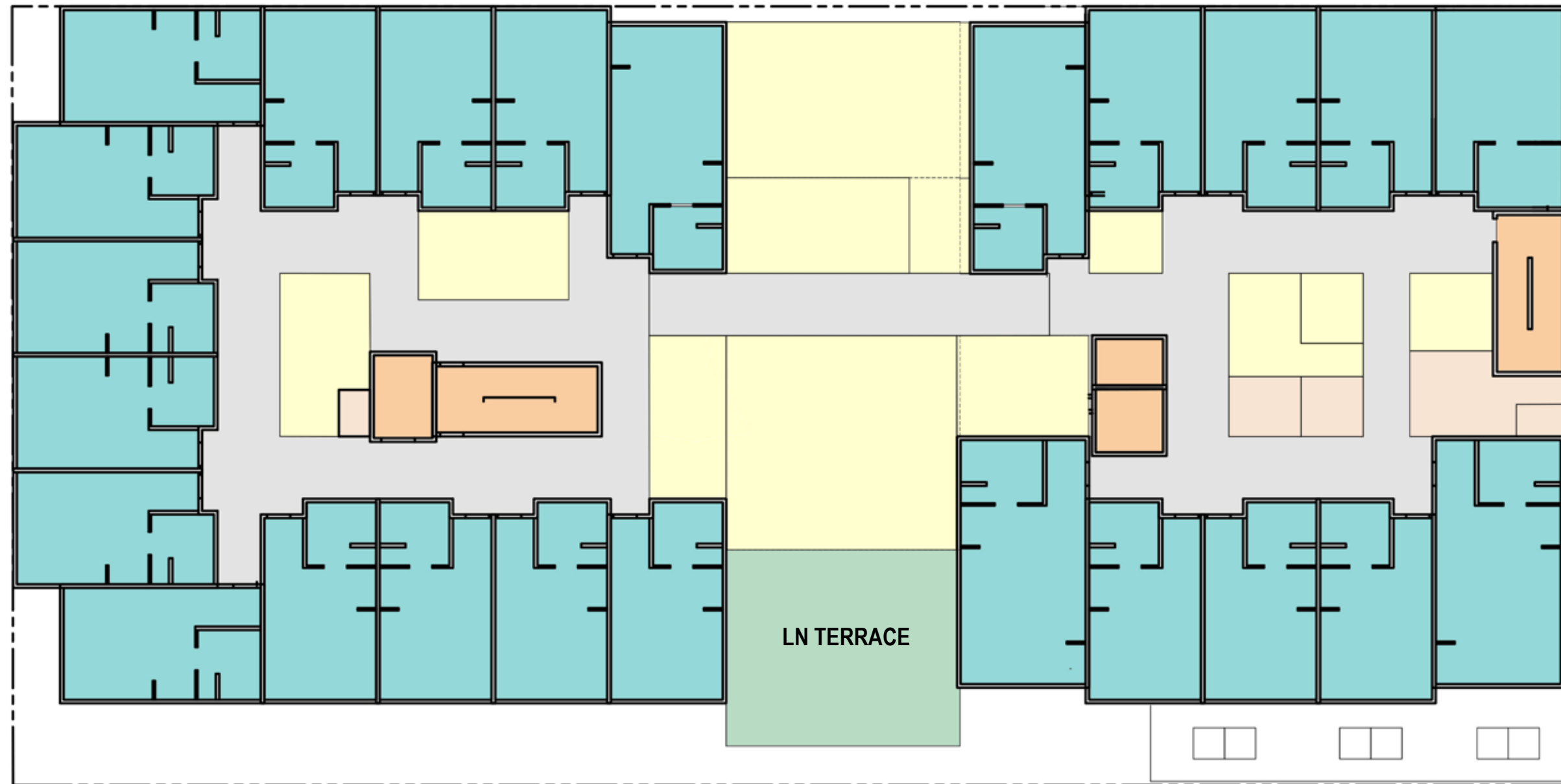
LEGEND

- Service Areas
- Circulation
- Parking Spaces
- Garage Circulation



8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1, 2, 3: LEVEL 2



LEGEND

- Floor Circulation
- Service Areas
- Vertical Circulation
- Amenity
- Residential
- Outdoor Deck



8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: 3RD - 5TH LEVELS



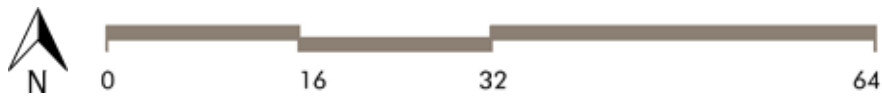
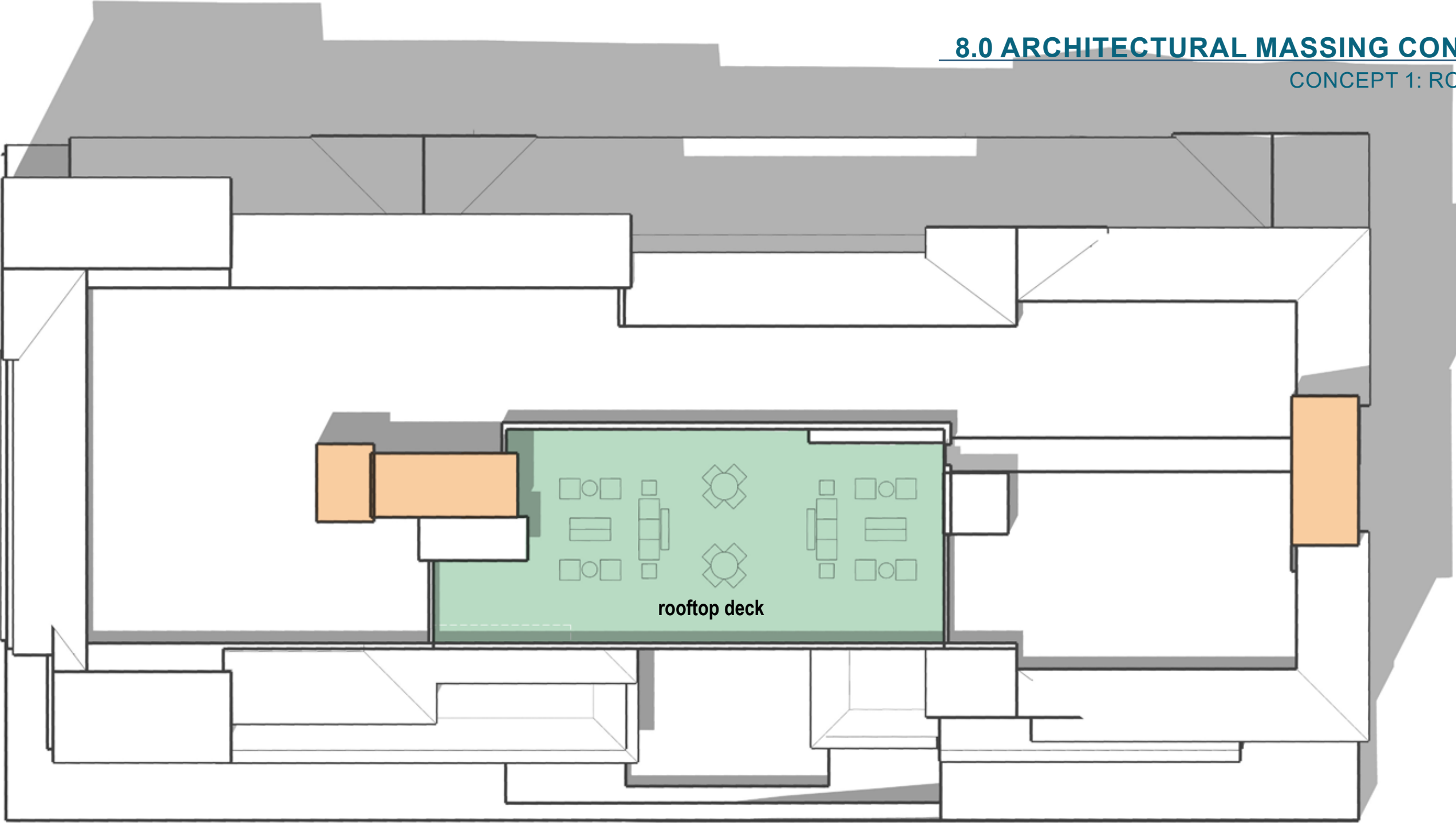
LEGEND

- Floor Circulation
- Service Areas
- Vertical Circulation
- Amenity
- Residential



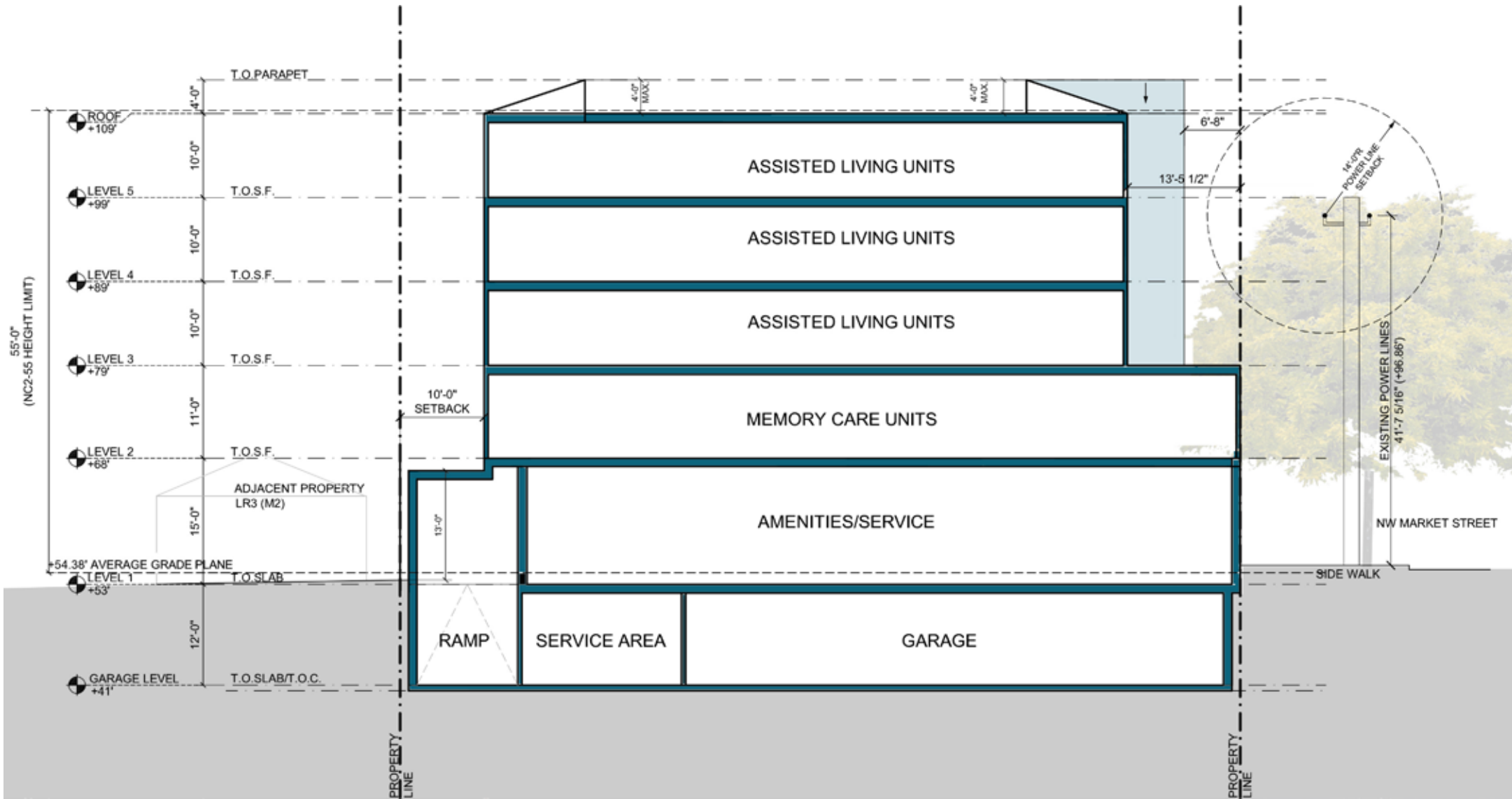
8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: ROOF PLAN

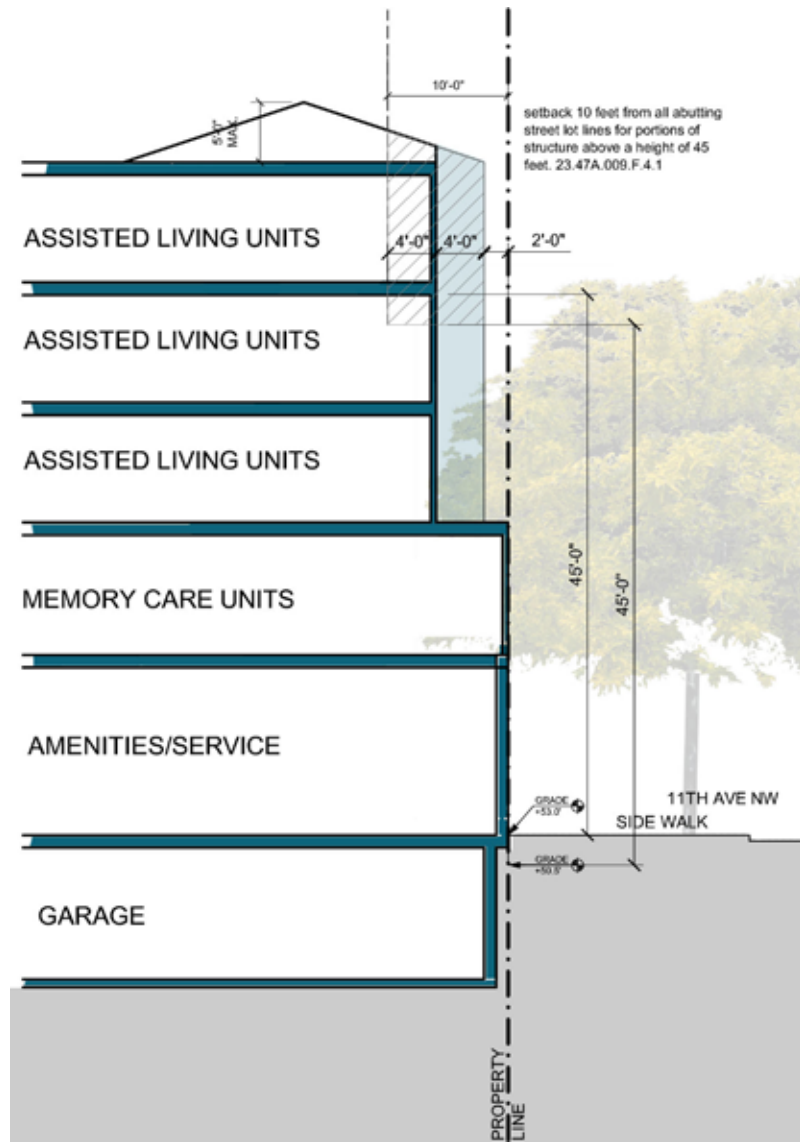


8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1, 2, 3: SITE SECTIONS



NW MARKET STREET SECTION LOOKING WEST



11TH AVE NW SECTION LOOKING SOUTH



8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: PREFERRED - "MID MASSING"



1 VIEW FROM NW MARKET ST



2 VIEW FROM 11TH AVE NW



AERIAL VIEW 1



AERIAL VIEW 2

8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: PREFERRED - "MID MASSING"



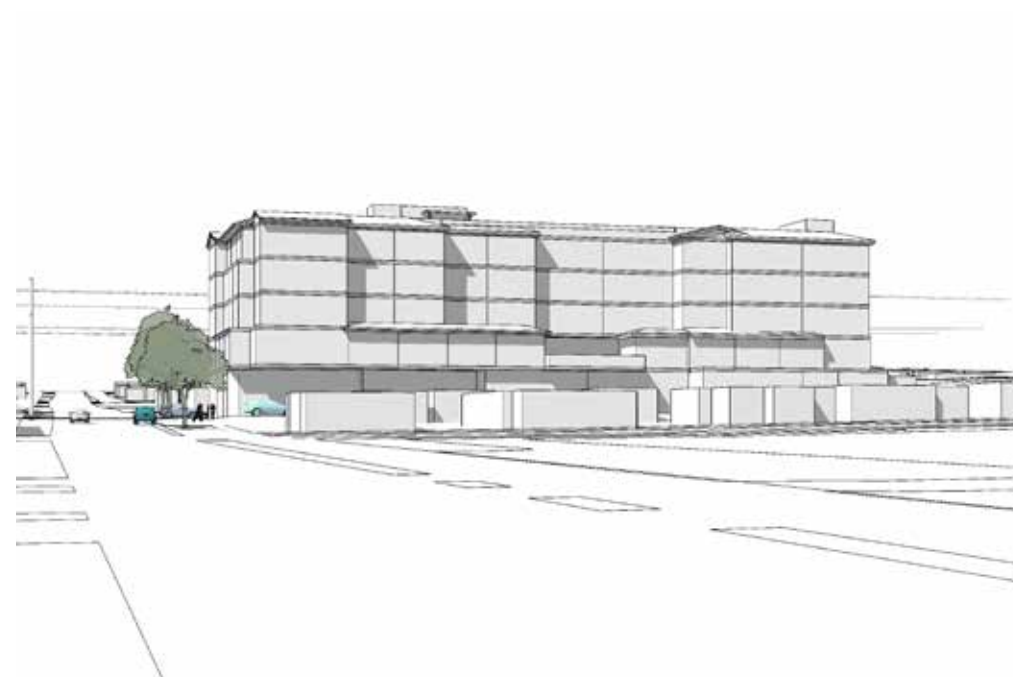
1 VIEW ON CORNER OF NW MARKET ST/
11TH AVE NW



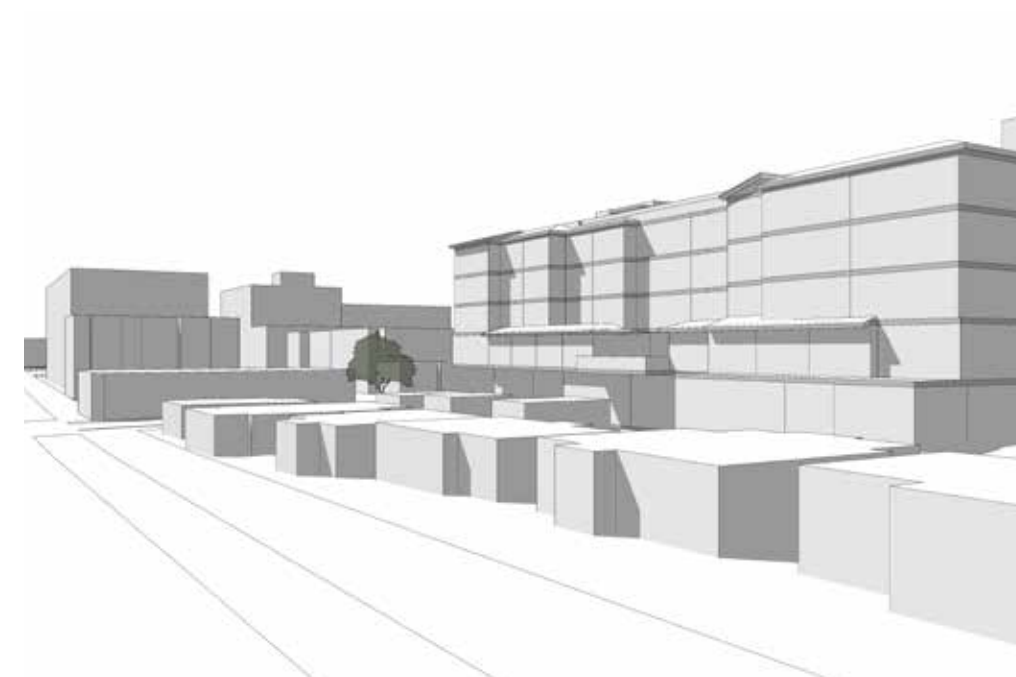
AERIAL VIEW 1



2 VIEW FROM NW MARKET ST



3 VIEW FROM 11TH AVE NW



4 VIEW FROM NW 54TH ST

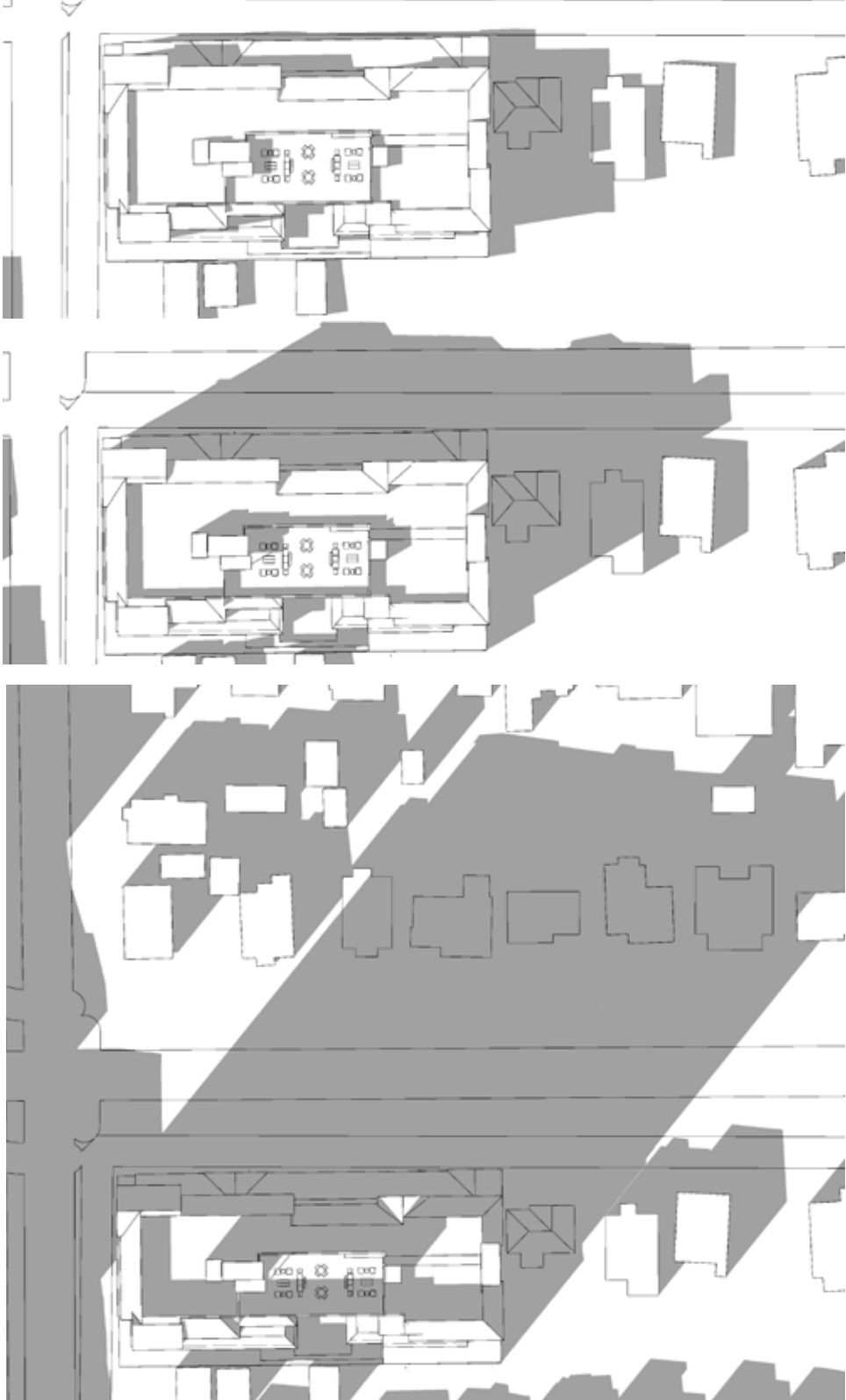
8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: SHADOW STUDIES

9AM

NOON

3PM



SUMMER SOLSTICE

EQUINOX

WINTER SOLSTICE

8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 1: PREFERRED - "MID MASSING"



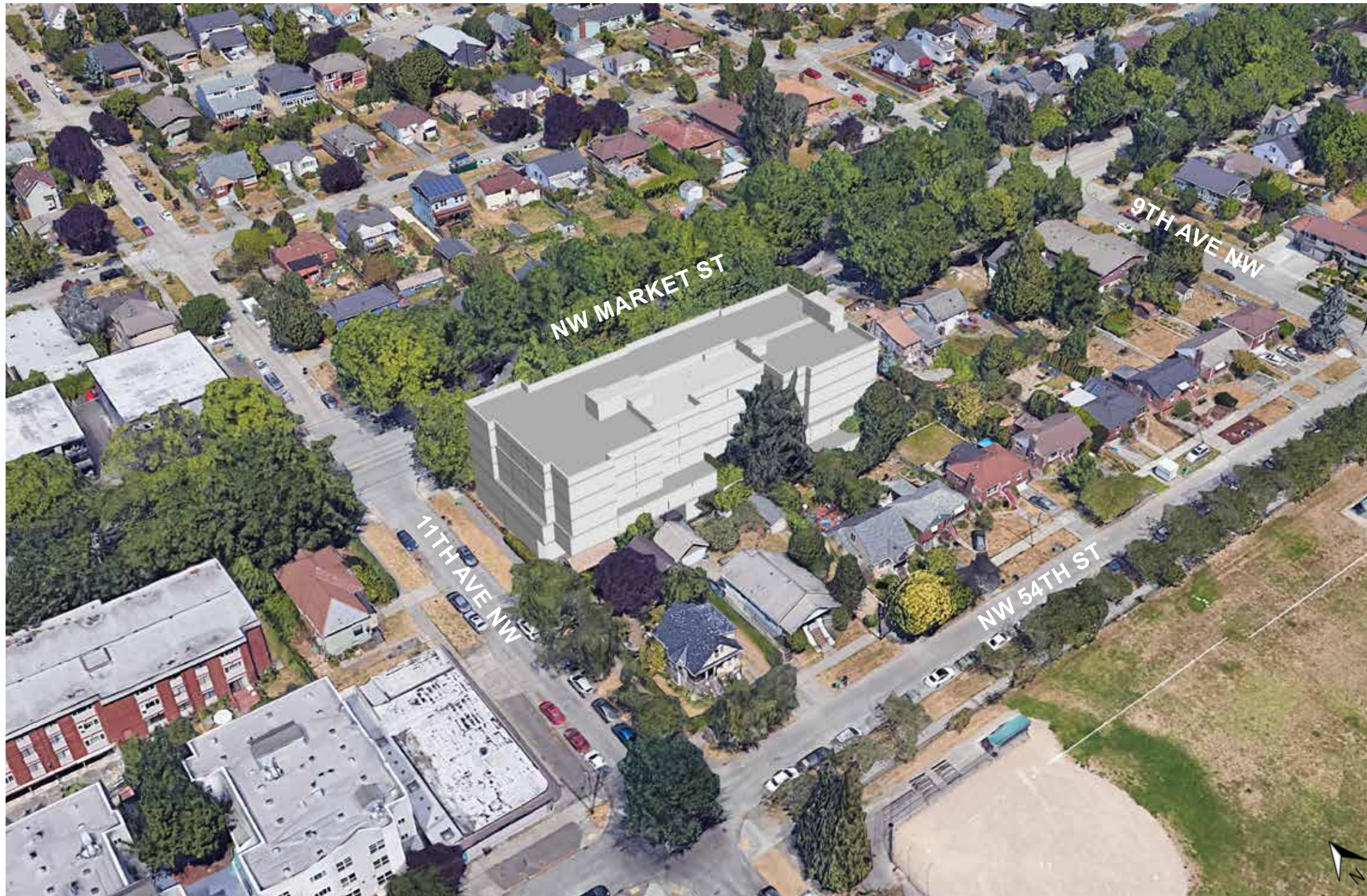
CORNER OF NW MARKET AND 11TH AVE. NW



11TH AVE. NW FACADE

8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: "NORTH MASSING"



DESCRIPTION & CONNECTION TO CONTEXT:

Concept 2 has a rectilinear massing with a total structure height of 55' above average grade plane which allows high ceilings with amenities on the ground level and double-loaded memory care and assisted living units on 2nd to 5th floor.

Two central elevators provide access to the upper levels in addition to the two stair cases; one in the Northeast corner and the other adjacent to the elevators on the West side.

The massing is articulated on the South elevation for a 10' setback from lot line abutting LR3 zone for portion of structure above 13' from grade, and up to 65' (23.47A.014).

Outdoor seating and dining at the roof terrace captures views of Salmon Bay and activities at Gilman Playground.

The North elevation facing NW Market St is modulated mid way to break up the facade to be a maximum of 100' long for each facade and set back on 3rd, 4th and 5th floor to accommodate the existing powerlines. This also provides more interest to the NW Market St. elevation.

Typical of all the concept massings, the driveway to the below grade parking garage is accessed through 11th Ave NW complying with Seattle municipal code.

Also typical of all the massing concepts, a trash staging area is planned to be located on a proposed commercial zone along 11th Ave NW. During trash pick up days, building staff will move trash containers to the staging area.

DEPARTURE REQUESTED:

23.47A.009.F.4.1: 10' setback for all street facing facades above 45'

8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: 3RD - 5TH LEVELS



LEGEND

- Floor Circulation
- Service Areas
- Vertical Circulation
- Amenity
- Residential



8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: "NORTH MASSING"



1 VIEW FROM NW MARKET ST



2 VIEW FROM 11TH AVE NW



AERIAL VIEW 1



8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: "NORTH MASSING"



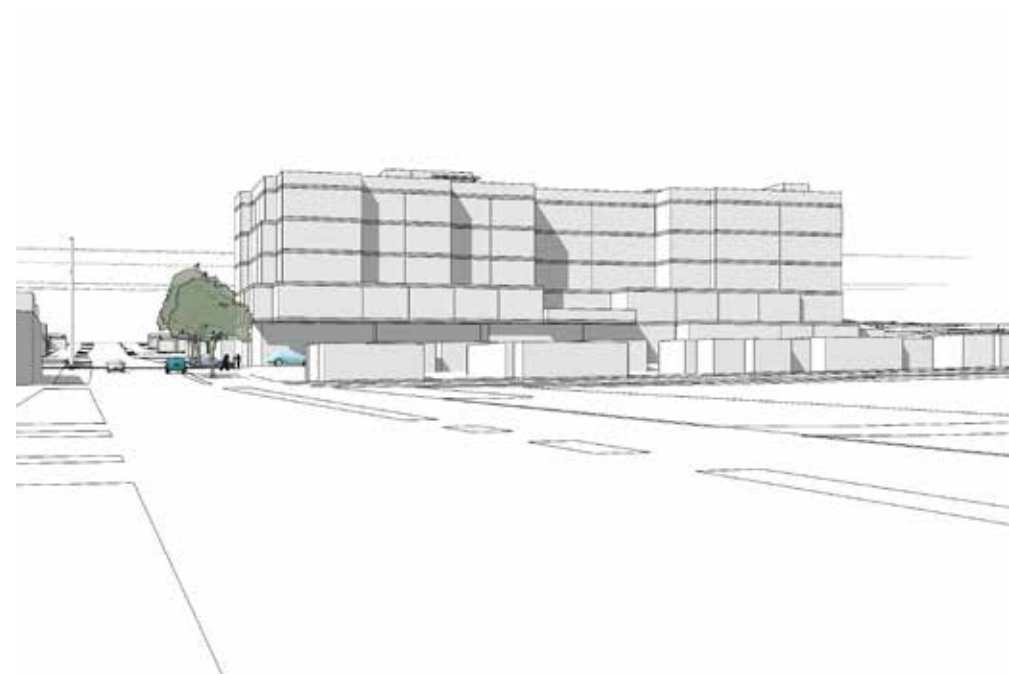
1 VIEW ON CORNER OF NW MARKET ST/
11TH AVE NW



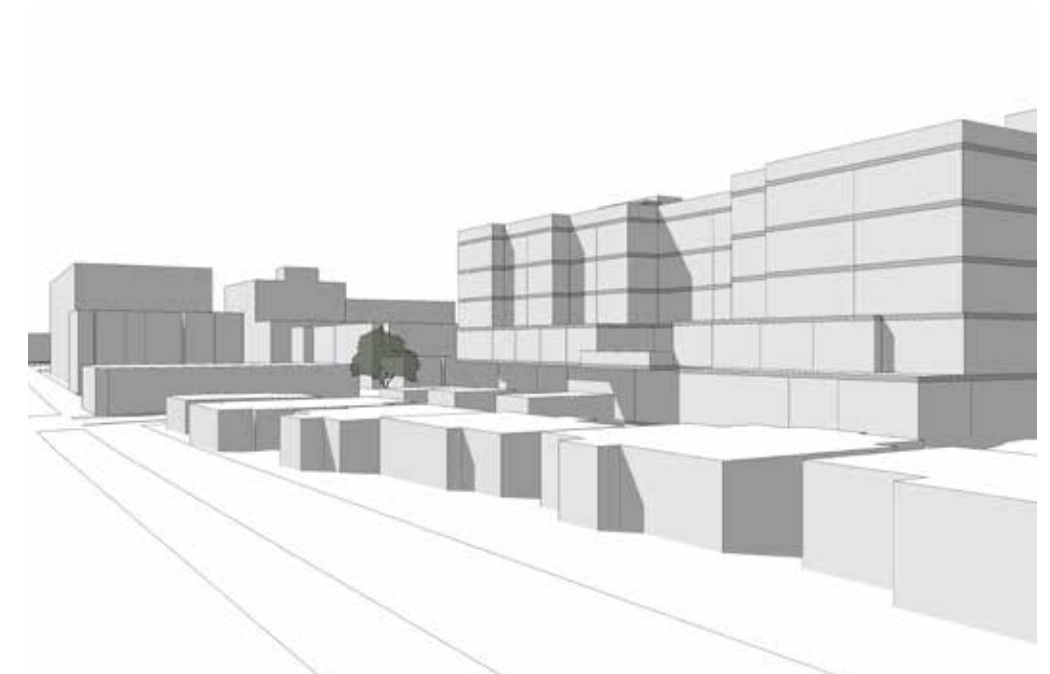
AERIAL VIEW 1



2 VIEW FROM NW MARKET ST



3 VIEW FROM 11TH AVE NW



4 VIEW FROM NW 54TH ST

8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 2: SHADOW STUDIES

9AM

NOON

3PM



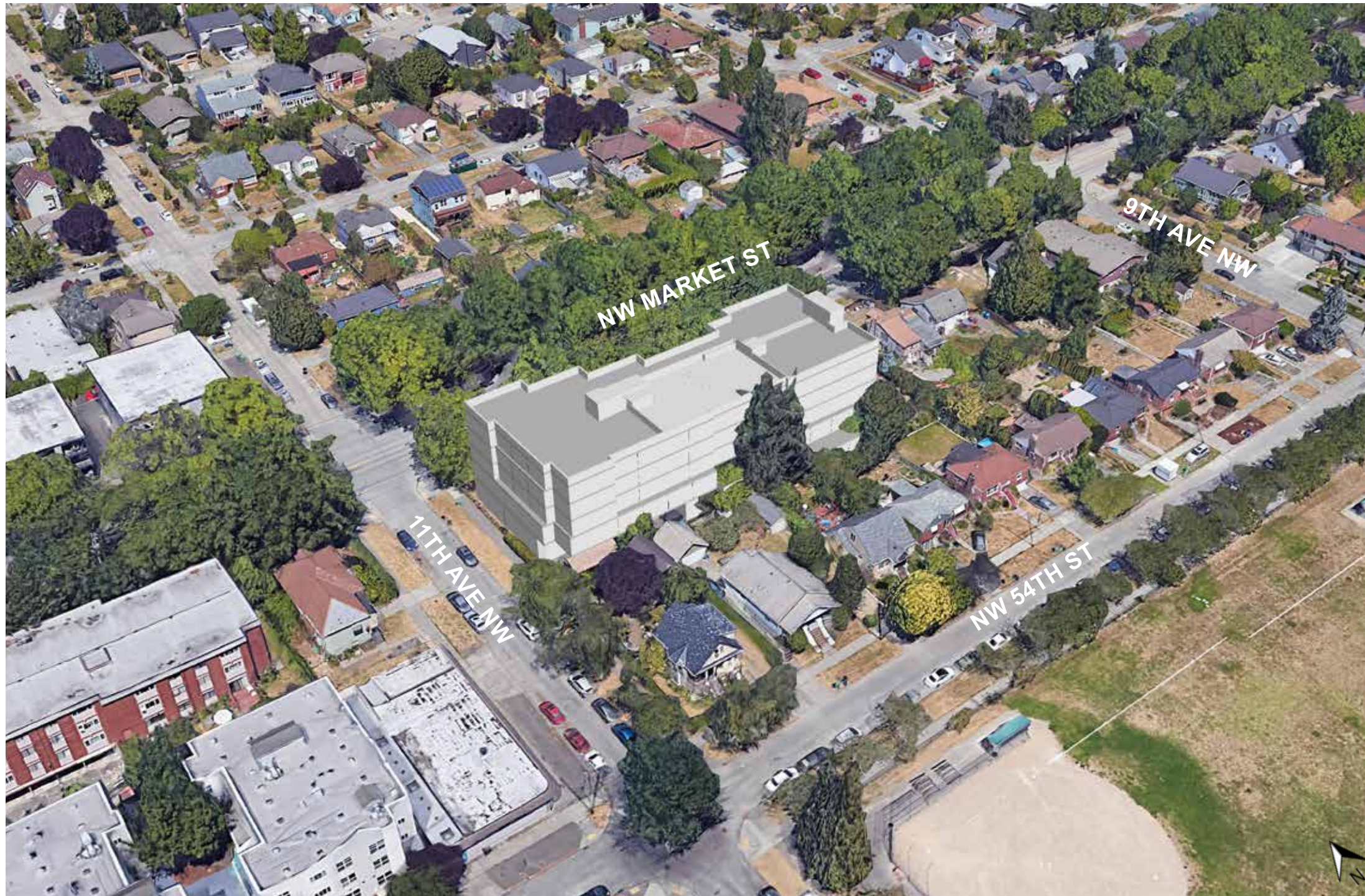
SUMMER SOLSTICE

EQUINOX

WINTER SOLSTICE

8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: "SOUTH MASSING"



DESCRIPTION & CONNECTION TO CONTEXT:

Concept 3 has a massing with a total structure height of 55' above average grade plane which allows opportunities for high ceilings on ground floor amenities and double loaded with memory care and assisted living units on 2nd to 5th floor.

Two central elevators provide access to the upper levels in addition to the two stair cases; one in the Northeast corner and the other adjacent to the elevators on the West side.

This mass is articulated on the South elevation for a 10' setback from lot line abutting LR3 zone for portion of structure above 13' from grade, and up to 65' (23.47A.014).

Along the north side of the building, the massing provides additional interest to the NW Market St. elevation.

Typical of all the concept massings, the driveway to the below grade parking garage is accessed through 11th Ave NW complying with Seattle municipal code.

Also typical of all the massing concepts, a trash staging area is planned to be located on a proposed commercial zone along 11th Ave NW. During trash pick up days, building staff will move trash containers to the staging area.

DEPARTURE REQUESTED:

23.47A.009.F.4.1: 10' setback for all street facing facades above 45'

8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: 3RD - 5TH LEVELS



LEGEND

- Floor Circulation
- Amenity
- Residential
- Service Areas
- Vertical Circulation



8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: "NORTH MASSING"



1 VIEW FROM NW MARKET ST



2 VIEW FROM 11TH AVE NW



AERIAL VIEW 1



8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: "NORTH MASSING"



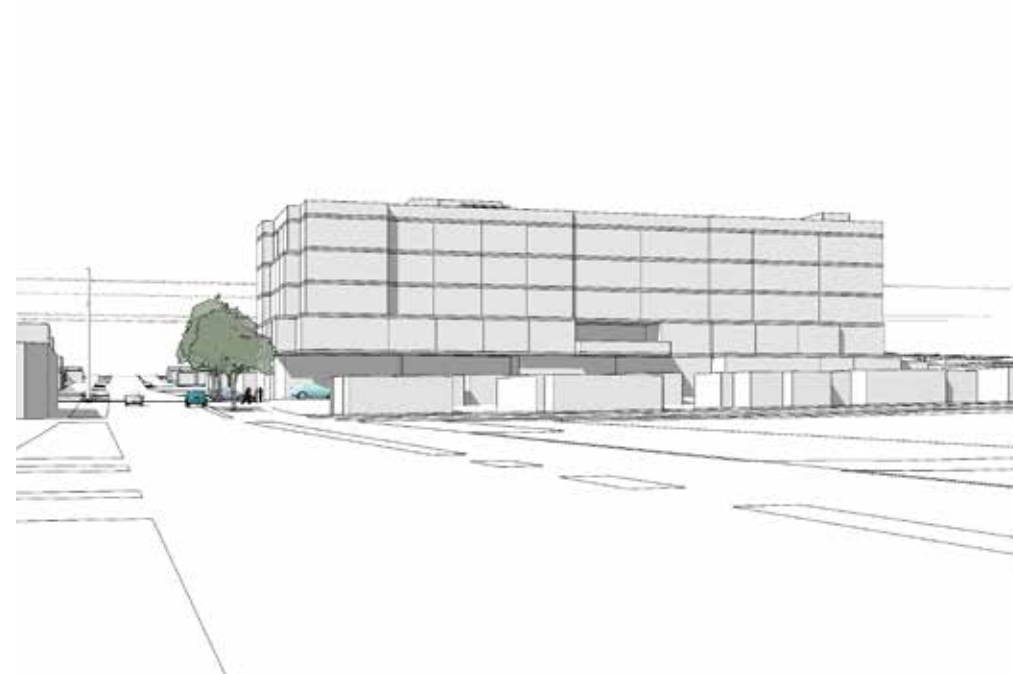
1 VIEW ON CORNER OF NW MARKET ST/
11TH AVE NW



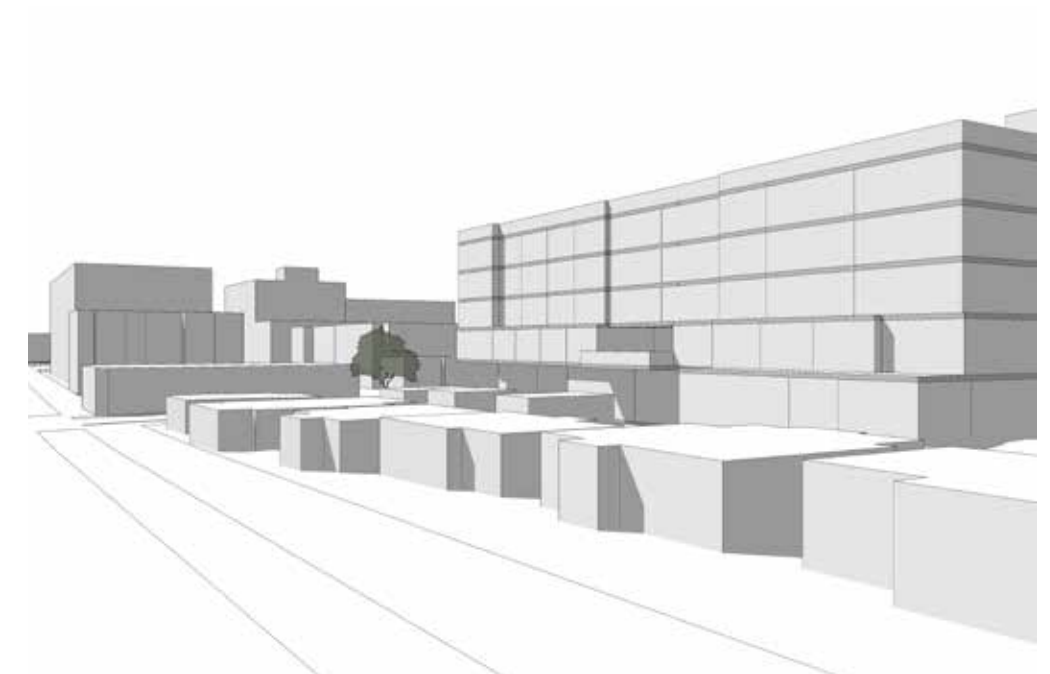
AERIAL VIEW 1



2 VIEW FROM NW MARKET ST



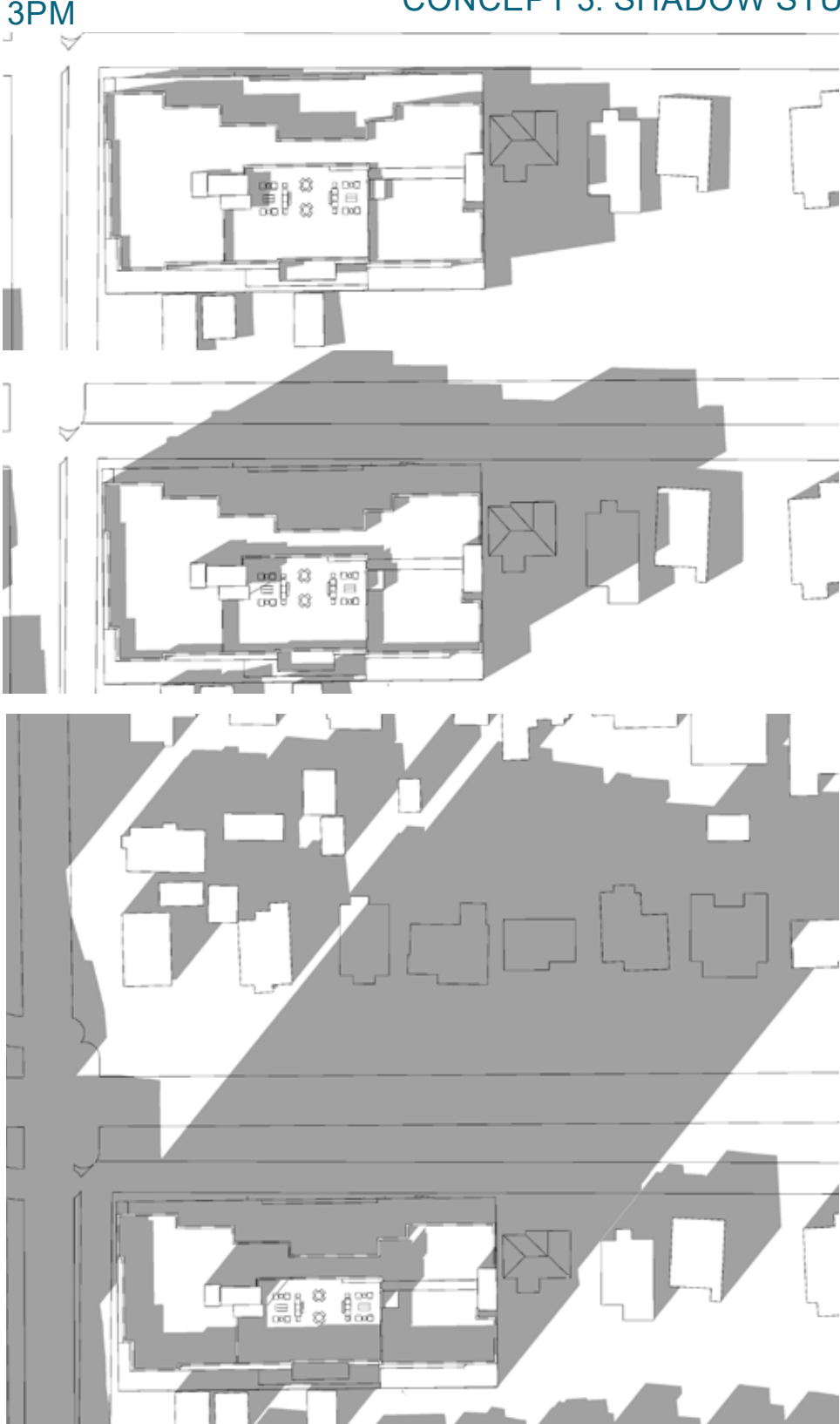
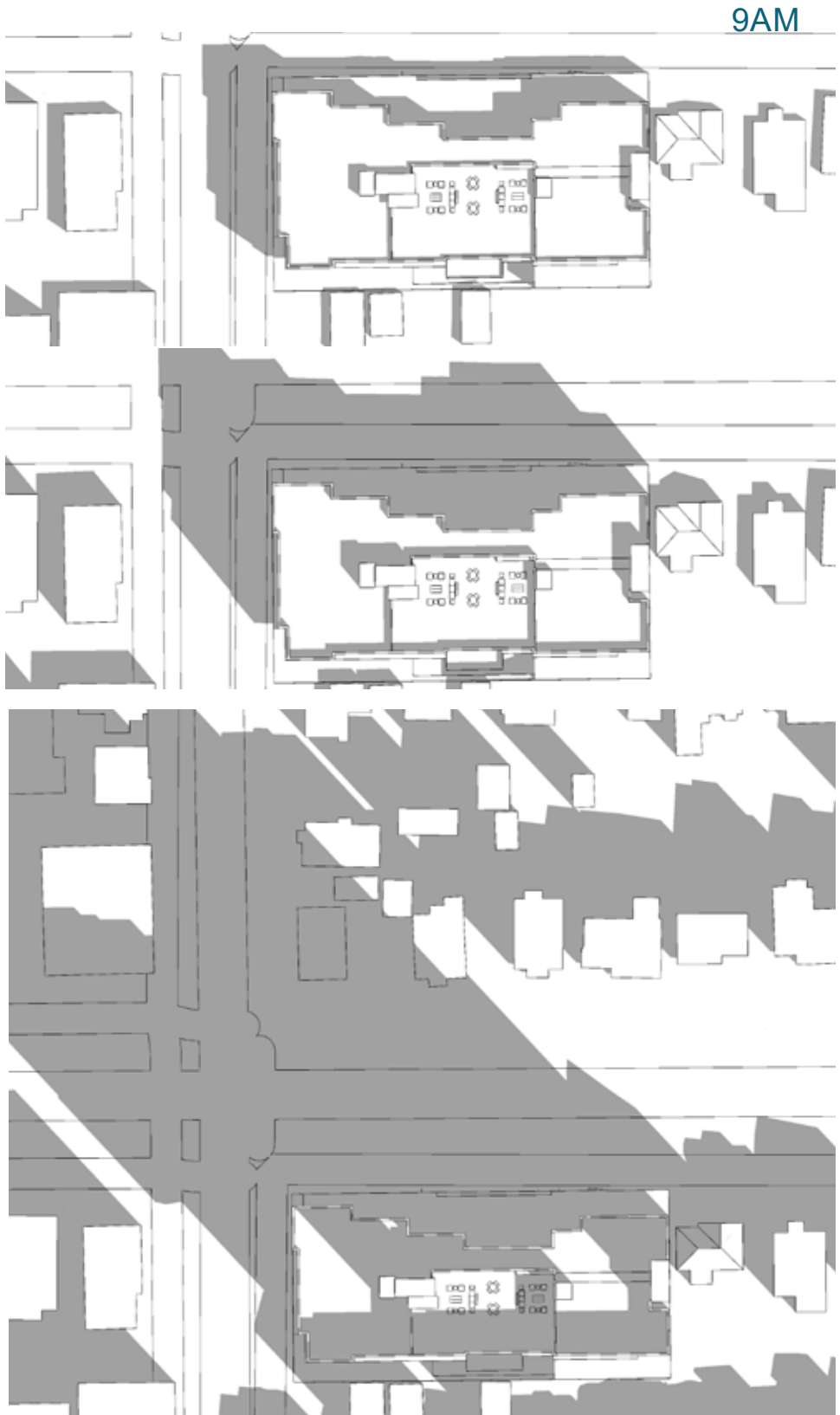
3 VIEW FROM 11TH AVE NW



4 VIEW FROM NW 54TH ST

8.0 ARCHITECTURAL MASSING CONCEPTS

CONCEPT 3: SHADOW STUDIES



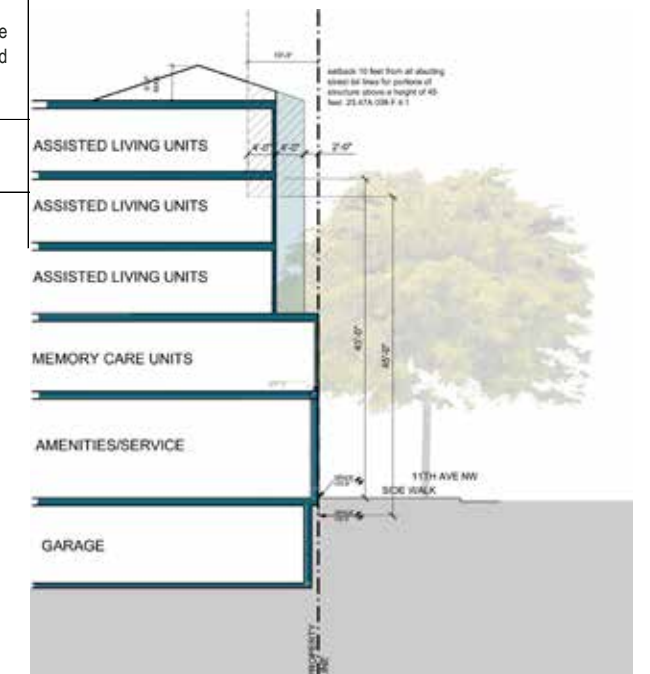
SUMMER SOLSTICE

EQUINOX

WINTER SOLSTICE

SEATTLE DEVELOPMENT STANDARD DEPARTURES

Code Citation	Code requirement	Proposed Design Departure	Rationale - How the departure meets the intent of the design guideline	Reference Graphics
23.47A.009.F.4.1	NC zones within Ballard Hub Urban Village; a setback with an average depth of 10 feet from all abutting street lot lines for portions of structure above a height of 45 feet.	13 feet setback provided along NW Market up to 65 feet, Reduced setback from 11 AVE NW is proposed	<p>Site and programmatic constraints:</p> <ul style="list-style-type: none"> -Site dimensions are 100' x 200' Top three floors are setback 13' from the property line to maintain proper distance from the power line and existing street trees. We dedicated a large volume of space to the north setback. Per Exhibit B for 23.47A.014, we are also required a 10' setback for portions of the structure above 13' in height to a max of 65' along the south lot line abutting the LR3 zone. This leaves a 77' wide footprint to fit a double-loaded unit layout (50 feet), circulation (min. 8' hallway), services and amenities. The site geometry with power lines and zoning setbacks makes this narrow footprint difficult to achieve an efficient design that can also accommodate Aegis' programmatic requirements. For an assisted living and memory care community, there are specific programmatic requirements such as min. 8' wide corridors for two wheelchairs to pass, looped circulation corridors to avoid dead-end corridors for residents with dementia, keeping an open line of sight, and orientating as many units to south light as possible for therapeutic benefits. The 3.75 FAR limits the design of units to the bare minimum required space. To achieve Aegis' design goals, we request to depart from setting back the west facing facade an additional 10' for the portions of the structure above 45'. Aegis still make their best attempt to create an attractive, modulated face along 11th Ave NW, but with a reduced setback. 	See page 21 for 11th Ave NE setback departure request
Loading berth for Assisted Living as a Medium-Demand uses- 23.54.035	min 10 feet wide and 14' feet vertical clearance, length: 35 feet, # of berth: 2 for 60,000 to 160,000 SF GFA	Request for one loading berth on site		
23.54.030.D.1.c	Residential Use - Driveways serving >30 stalls, min 10 feet one-way min 20 feet two-way max slope 15%	Request for 10 foot wide one-way ramp equipped with electronic signals at the points of entry to the parking garage		



11TH AVE NW SECTION LOOKING SOUTH