TMOICS

DPD PROJECT NUMBER 3015955

30 SEPTEMBER 2013

- 1. DEVELOPMENT OBJECTIVES
- 2. URBAN DESIGN ANALYSIS
- 3. **DESIGN GUIDELINES**
- 4. SITE ANALYSIS
- 5. DESIGN OPTIONS & STREET VIEWS
- 6. SUMMARY





project contacts

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project information

DPD project number: 3015955

address: 5601 20th Avenue NW and 2004 NW 56th Street, Seattle, WA 98107

zone: NC3-65

overlay district: Ballard Hub Urban Village

introduction

"Here's a song for the hardworking people..."

Ballard is and always has been a community of creative, hardworking folk. From the shipbuilders and loggers who founded the place, to the architects, chefs, and woodworkers who keep it going now, it's a community of industry. Saltworks is a building intended to support the new generation of makers in Ballard. Mixed use, with a focus on live/work, the architecture will be simple and durable, taking cues from the industrial past and artisanal present of this dynamic neighborhood.

statistics

unit count: 6 live/ work 33 residential

lot area: 7800 SF

building square footage: allowed: 4.75 x lot area (7,800 SF) = 37,050 GSF provided: 37,050 GSF

4400 SF commercial (all commercial space is live/work) 32,650 residential

18 parking stalls (except 0 in option C) 39 secure bike parking spaces - 1 per unit

development objective

The intent of this project is to create an incubator for the next generation of creative people in Ballard. The ground floor units will all be live/ work, with good connections to the street. The upper levels, identified as residential, will also be flexible, durable, easy to modify spaces that lend themselves to creative industry and joyful labor.

Exposed structure, ductwork and services; simple, low maintenance systems; daylight, natural ventilation, good security and sound insulation, and quality green construction complete the picture.



shipyards, old Ballard



"first batch of growlers"

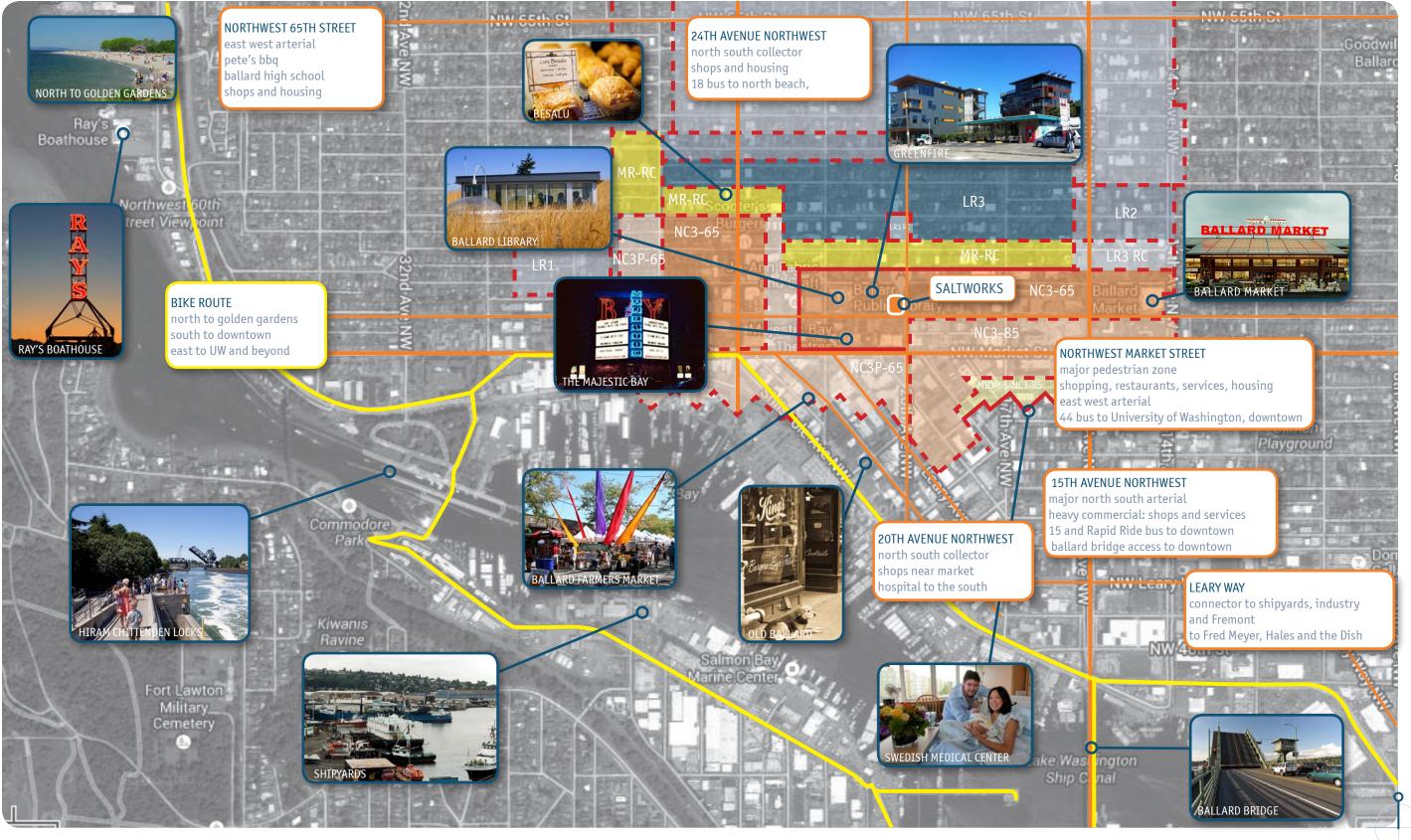


modern industrial aesthetic



2.1

URBAN DESIGN ANALYSIS



30 SEPTEMBER 2013 VICINITY MAP: ZONING, ACCESS, CONTEXT, SITE FEATURES

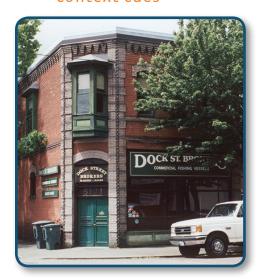


EARLY DESIGN GUIDANCE | SALTWORKS, 5601 20th Avenue Northwest, Seattle

URBAN DESIGN ANALYSIS

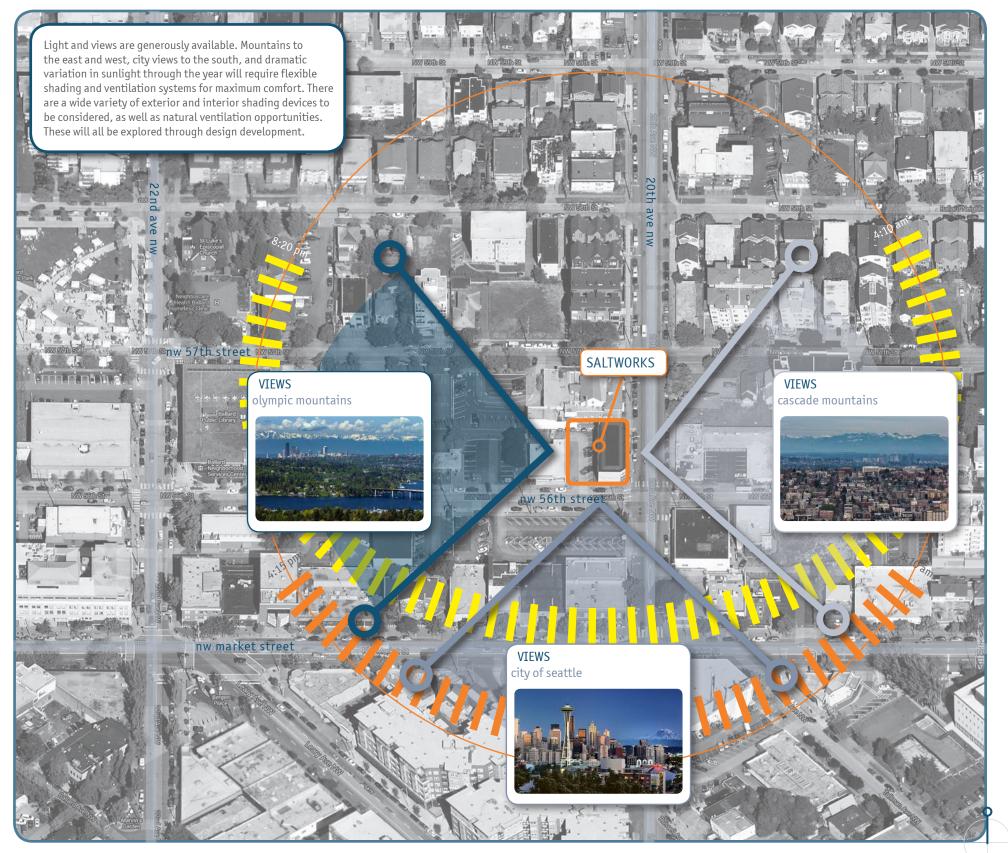


context cues



Saltworks sits at the heart of a rapidly changing neighborhood. Context cues come from historic, largely industrial Ballard and from new buildings such as Greenfire new apartment projects at 24th & Market and 24th & 58th; and the iconic Ballard Library.





9 BLOCK CONTEXT MAP

inhaus DEVELOPMENT LTD

30 SEPTEMBER 2013

2.3

URBAN DESIGN ANALYSIS





NW 56TH LOOKING SOUTH



20TH AVE NW LOOKING WEST



20TH AVE NW LOOKING EAST

30 SEPTEMBER 2013 STREETSCAPES



PLACE architect ltd.

applicable design quidelines

The City of Seattle's design guidelines foster design excellence in the development of new multifamily and commercial projects in Seattle. We support this initiative and propose the following as top priority design guidelines for this project. Specific comments regarding our approach to meeting these guidelines are presented throughout the following pages.

The Ballard Municipal Center guidelines also apply to this site. These guidelines prioritize a quality pedestrian environment featuring site- appropriate massing, materials, and design details; a lively streetscape protected from the rain; and the peaceful coexistence of people and vehicles. These are priorities that will be carefully considered as design is completed.

BMC guidelines correspond closely to chosen citywide guidelines. Specific comments are below in the following categories.

- A2 Streetscape compatibility
- A3 Entrances visible from the street
- A8 Parking and vehicle access
- C2 Architectural concept and consistency
- C4 exterior finish materials

A. site planning



A2 Streetscape compatibility

Saltworks is situated at the eastern end of a dynamic block including the Ballard Library and Greenfire Campus. We will complete the block with a strong corner, building design continuity from 22nd to 20th NW.





C1 Complement existing character
Using exceptional design throughout
Ballard as a springboard, (see A2)
Saltworks will celebrate its context and
bring new textures to the street. Ballard
blends historic and new, and both will be
considered in our design.

D. pedestrian environment



D1 Convenient, protected, attractive entry The building entry glows with filtered

sunlight from the stair core. Proximity to, but safe separation from, the car/bike entry favors social contact and collaboration. Planters, lighting and rain cover enhance the experience.



A3 Entries visible from the street

Live Work depends on street connections. Live/work entries will be slightly recessed to create room for projects to extend out to the public realm; room for display and interaction; and clear, visible access.



C2 unified architectural concept

This is a modern, friendly, durable, industrial-inspired building designed to provide work and living space to hardworking people out to make a difference. Spaces will cater to creative work and social connection.



D4/ BMC A8 minimize parking impacts

Parking for one bike space per unit and 18 car spaces are provided inside. Adjacent to the pedestrian entry, the vehicle entry is a social, well lit, active and safe space. The curb cut on 56th allows safe, minimally disruptive access & exiting for residents.



A4 Encourage activity on the street

This is a lively pedestrian neighborhood. The design will encourage creative people to set up shop in the ground floor spaces, adding to the life on the street both daytime and into the night.



C3 Use human scale and human activity

Recessed entries create room for work and play. A generous canopy at Seattle standard 13' and texture changes to break up height help set scale. Transparency and details bring a sense of fun to the experience of the building.



D5 Consider personal safety

Eyes on the street day and night from the shared entry and the live work units, combined with good lighting, common spaces that support community, and proper security controls all contribute to a safe, social, community environment.



A7 Maximize open space

Open space will be highly valued on this corner. The west side of the building is cut away to introduce light to the interiors; patios, decks and a green roof serve people and wildlife.



C4 Use durable, attactive and well-detailed materials

Materials and details make a building. They set the tone for use, care, and enjoyment. Materials and details will support the design concept and promote stewardship of the building.





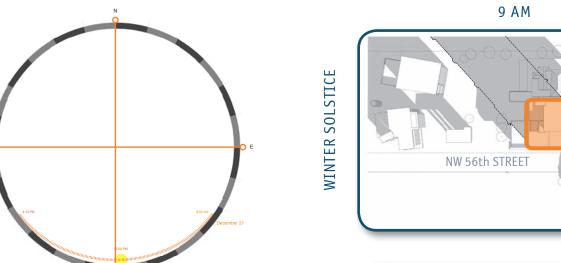
E1 reinforce character of the neighborhood

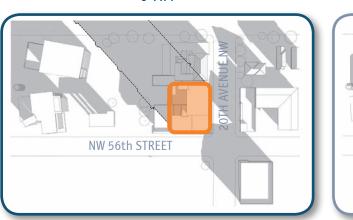
This neighborhood's landscape is all new. The library's and Greenfire's landscapes create vitality which we will build upon and expand. Patios, gardens and decks support people and wildlife; our green roof will add to a developing rooftop green network.

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SITE ANALYSIS



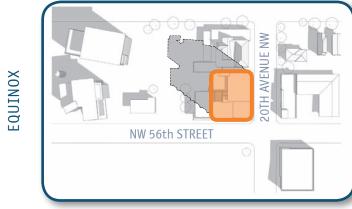




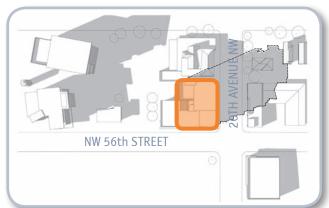
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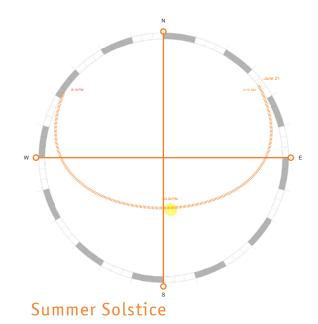


4 PM





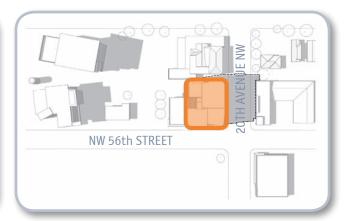




Winter Solstice







SOLAR STUDIES 30 SEPTEMBER 2013



SITE **ANALYSIS**

present site conditions

There is nothing green on the site at this time. No trees, no planting strip, no bioswales or green roofs. One goal of this project is to recreate some green space to the extent that this is possible.

There are no existing watercourses or notable land forms. This is a nearly flat site, urban, almost entirely either concrete or asphalt where there are no buildings.



SE corner view



west side view

LEGEND

- FOUND CONCRETE MONUMENT SET/FOUND AS NOTED
- → UTILITY POLE

 → UTILITY POLE WITH LUMINARE
- POWER METER
- WATER METER HYDRANT WATER VALVE
- CATCH BASIN
- SANITARY SEWER MANHOLE
 GAS VALVE
 APPROX. GAS LINE LOCATION
- U APPROX. WATER LINE LOCATION
 W APPROX. WATER LINE LOCATION
 S APPROX. SANITARY SEWER LINE LOCATION
 OH APPROX. OVERHEAD UTILITY LINE LOCATION
 (M) MEASURED DIMENSION
 (P) PLAT DIMENSION
- PLAT DIMENSION CALCULATED DIMENSION

DATUM

NAVD88 DESIGNATION: SNV-7903

DB ID: 2030
DESCRIPTION: CITY OF SEATTLE BRASS CAP STAMPED 7903

STAMPED 7903
LOCATION: 6 INCHES SOUTH OF CONCRETE STREET
LIGHT/TROLLEY POLE AT THE NORTHEAST
QUADRANT OF THE INTERSECTION OF NORTHWEST MARKET STREET AND 20TH AVENUE NORTHWEST ELEVATION: 68.435

NOTES
INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA 530R TOTAL STATION.

PROCEDURES USED WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090

ALL UTILITIES SHOWN WERE DERIVED FROM PHYSICAL LOCATIONS ON THE GROUND SURFACE AT TIME OF SURVEY. CONTRACTOR TO VERIFY PRIOR TO ANY EXCAVATION.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, OR OTHERWISE IF ANY.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

BOUNDARY LINES SHOWN REPRESENT DEED LOCATIONS, OWNERSHIP LINES MAY VARY, NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

LEGAL DESCRIPTION

RECORDER'S CERTIFICATE_

LEGAL DESCRIPTION LOT(S) 13 AND THE EAST 10 FEET OF LOT 14 BEING PARCEL NO. 276770-0295 AND ALSO THE WEST 40 FEET OF LOT 14 BEING PARCEL NO. 276770-0300, GILMAN PARK ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY

SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD, IF ANY.

BOOK____OF SURVEYS AT PAGE ___AT THE REQUEST OF ALLIED LAND SURVEYING

BUILDING LOCATION LEGEND **BUILDING CORNER IS WEST 0.06' OF WEST PROPERTY LINE** BUILDING CORNER IS EAST 0.06' BY SOUTH 0.10' OF PROPERTY CORNER BUILDING CORNER IS SOUTH 0.16' OF SOUTH PROPERTY LINE CONTROL LEGEND BUILDING CORNER IS SOUTH 0.45' OF SOUTH PROPERTY LINE (B)FOUND MONUMENT BUILDING CORNER IS EAST 0.15' OF EAST PROPERTY LINE ©FOUND MONUMENT BUILDING CORNER IS WEST 0.15' OF EAST PROPERTY LINE DFOUND INVERTED NAIL DOWN 0.40' BUILDING CORNER IS SOUTH 0.31' OF NORTH PROPERTY LINE ©FOUND PK NAIL AT 4.00' OFFSET SOUTH BUILDING CORNER IS NORTH 0.12' OF NORTH PROPERTY LINE ©SET MAG NAIL WITH SHINER NO. 40524 ©FOUND TACK IN LEAD AT 5.00' OFFSET SOUTH OF CALCULATED POSITION (A)FOUND TACK IN LEAD ①SET MAG NAIL AT 1.00' OFFSET SOUTH OF CALCULATED POSITION CALCULATED POSITION 276770-0295 3,798 S.F. 276770-0300 3,998 S.F. N89'55'04"W 623.05'(M) 622.75'(COS) NORTHWEST 56TH STREET

PORTION OF NE 1/4 OF SEC 11, TWP 25N, RGE 3E, WM

NORTHWEST 57TH STREET

REFERENCES -PLAT OF GILMAN PARK RECORDED IN VOLUME 3, PAGE 40
-CITY OF SEATTLE QUARTER SECTION MAP NE 11-25-3

BASIS OF BEARINGS MONUMENTED CENTERLINE OF 20TH AVENUE

Allied Land Surveying, Inc. 2312 168th Street Southeast Bothell, Washington 98012 (P) 425-482-0223 (F) 425-482-0224

STRUCTURE LEGEND

IE(S) 6"CONCRETE = 73.77 3 STORM DRAIN MANHOLE

IE(N) 6"CONCRETE = 72.07

IE(SE) TRAP DOOR = 71.12

IE(S) 6"CONCRETE = 73.25 [5] STORM DRAIN MANHOLE

RIM = 74.69 IE(N,E) 6"CONCRETE = 74.24

IE(SW) TRAP DOOR BOTTOM FULL OF SLUDGE 6 STORM DRAIN MANHOLF

SANITARY SEWER MANHOLE RIM = 75.07 IE(N,E,S,W) 62.67

8 STORM DRAIN MANHOLE RIM = 75.83

IE(N,S) 48" = 60.83

RIM 81.50 IE(N,E,S) 69.50

9 SANITARY SEWER MANHOLE

I CATCH BASIN RIM = 74.46 FULL OF DIRT

2 CATCH BASIN RIM = 74.77

RIM = 74.25

RIM = 74.06 FULL OF SLUDGE

DWN. BY:	DATE:	JOB NO.
MRW	9-9-2013	13093
CHK. BY: JRW	SCALE: 1" = 20'	SHEET 1 OF

SUPT. OF RECORDS

THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF INHAUS DEVELOPMENT LTD. IN

SURVEYOR'S CERTIFICATE

Jm R. Watkin Certificate No.

INHAUS DEVELOPMENT LTD. #505 - 1168 HAMILTON STREET VANCOUVER, BC V6B-2S2

BOUNDARY AND TOPOGRAPHY

SURVEY 30 SEPTEMBER 2013



site concept and green strategies

While there is no green on the site right now, the location has enormous potential. Wide open southeast exposure, views in every direction from the higher floors, great access to breezes and daylight mean that wise use of solar shading, clerestory windows, and other techniques to pull daylight and breezes into the core of the building will succeed.

Strategies to take advantage of existing wind and weather patterns include:

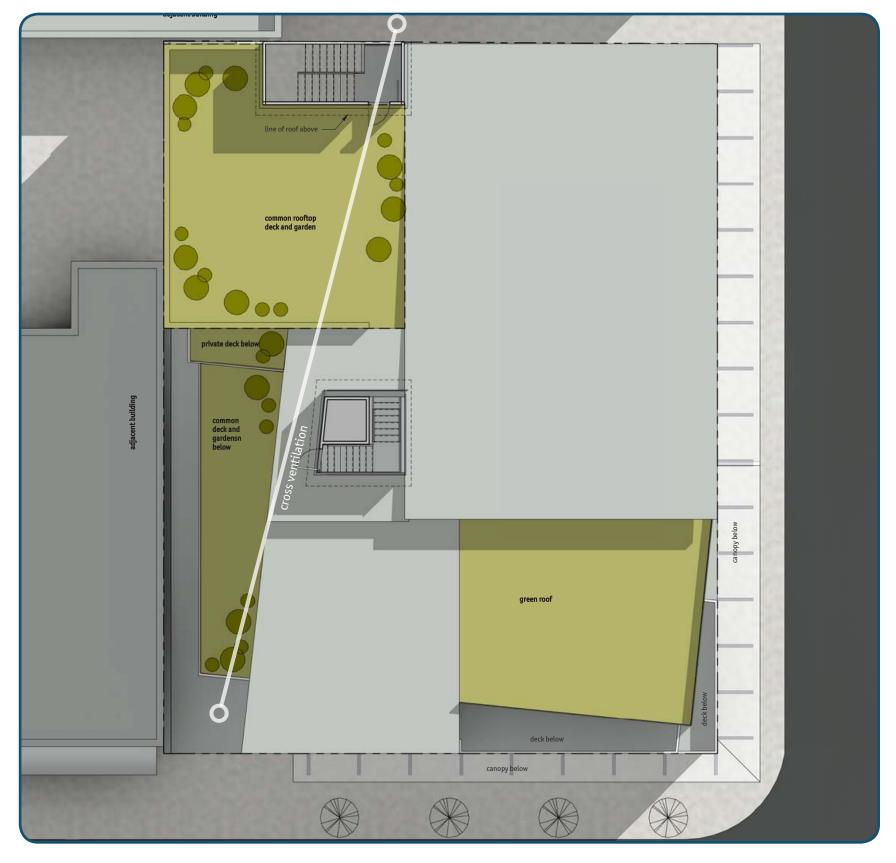
- carving out the southwest corner of the building to gain light and access to breezes
- collecting and using sunlight, especially from the SE corner
- providing a route through the building for cross-ventilation
- providing operable windows to bring fresh air into the core
- using stairways for stack effect venting and as daylight chases to lower floors
- using clerestories to bring light into core spaces

Landscape strategies to give access to green for residents and to meet Green Factor requirements include:

- common garden at the second floor level including shared qarden space, possibly vegetable qarden planters
- rooftop patio with more garden space
- green roof for stormwater management and wildlife support
- street trees to complement new trees at library and Greenfire

Green construction concepts include:

- targeting 4 star built green
- energy efficient appliances, systems, fixtures
- in- unit energy usage monitoring & management options
- dynamic controls such as nest thermostats
- switching designed to minimize phantom loads
- operable windows and passive comfort strategies
- solar shading, possibly using photovoltaic panels as shades



LANDSCAPE CONCEPTS AND GREEN DESIGN STRATEGIES

30 SEPTEMBER 2013





DESIGN CONCEPTS



shading devices provide light control and variable pattern; variation of solid/colored elements with lighter translucent ones creates a dynamic facade

raised panels cover vent openings in a curtain wall, punctuating the elevations from bottom to top with style





gutters at PLACE architects' Diva lead water into a cascade that celebrates the deluge. zero maintenance materials and simple forms blend Ballard's industrial past with a modern industrial aesthetic.

materials and façade treatments

Reinforcing the ideas of craft and artisanship, this live/ work building will be a made of durable, easy to maintain finishes that work for a wide range of activities and uses. An industrial aesthetic derived from the context and from our own past projects will include structural materials exposed as finish, exposed ducts and sprinkler lines, polished concrete and similar ideas. On the skin, there are two primary components to the elevations: solid, supportive structures and lighter open spaces.

Supportive structures begin with the concrete base and PT slab at floor 2; and extend up to provide lateral stability and grounding to upper levels through tower elements. Materials will be concrete and possibly some masonry; and metal. Windows will be set into these walls with clean finished returns and deep recesses.

The open spaces will shimmer with a mix of glazing, metal panels, and mullions. Patterns will emerge organically, the way they do as crystals grow –rigorous organic order creates vitality and natural materials have variation in tone and shimmer even as similar elements are repeated.

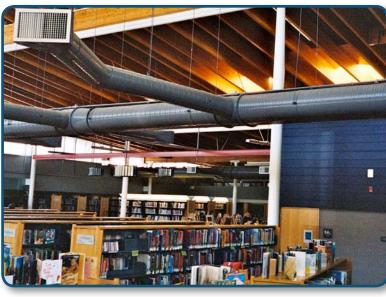
Overlaid on this structure of solid support and lighter enclosure there will be details including railings, vent openings, downspouts, roof overhangs, flashings and so on. These will be carefully considered so as to lace together the component parts of the building into a cohesive whole.

green space and amenity areas

A mix of shared community and private amenities will be provided. Private amenity space will be in the form of balconies and decks; public amenity spaces include the common room on the ground floor, the common garden on level 2, and the rooftop patio. There may be space for some P-Patch type gardening, and the bike room on the ground floor will have some space for a community workbench.

The common room could be a media room or it could be something less traditional, like a workshop. Many possibilities exist.

On the roof, a garden area will be provided. Green roof on some portion of the building is being considered as a way to extend the green rooftop ecosystem already established on the block, but gardens and planters also may be suitable. This also will be studied as design progresses.



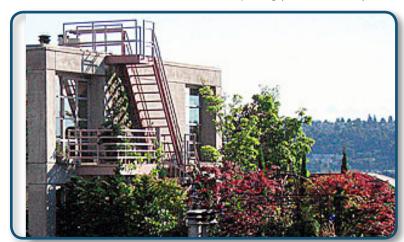
exposed ductwork and services create a very successful industrial look at the Ballard Library



glass, metal panels, screens even solar panels layer to create lightness, shimmer and flexibility



high density/ high security bike parking (PLACE architects)



rooftop garden at Pike Place Market

DESIGN CONCEPTS AND INSPIRATION

saltworks



30 SEPTEMBER 2013

PLACE architect ltd.

specs

FAR: 4.75

height limit: 65' plus allowable projections

lot area: 7800 SF

unit count: 6 live/work

33 residential

building square footage: allowed: 4.75 x lot area (7,800 SF) = 37,050 GSF provided: 37,050 GSF

4500 SF commercial 32,550 residential, incl. common areas and circulation

amenity area:

required: .05 x SF in residential use = approximately 1650 SF provided: 2800 SF. Common room and bike room at ground level, common decks at upper levels, rooftop patio + avg. 60 SF private deck per unit.

18 parking stalls, 39 secure bike parking spaces - 1 per unit

PROS:

dynamic massing, materials and textures
(A2, C1, C2, C4, E1)
canopy, recessed live/ work entries, new trees enhance streetscape
(A3, A4, C3, D1, D5)
generous amenity areas
(A7, C3, E1)
good connections to NW 56th

CONS:

less engaging on the east west facing common decks shade interior and each other tight, narrow entry - not much sense of arrival

No departures requested.

(A2, A3, A4, C1, C3, D4)

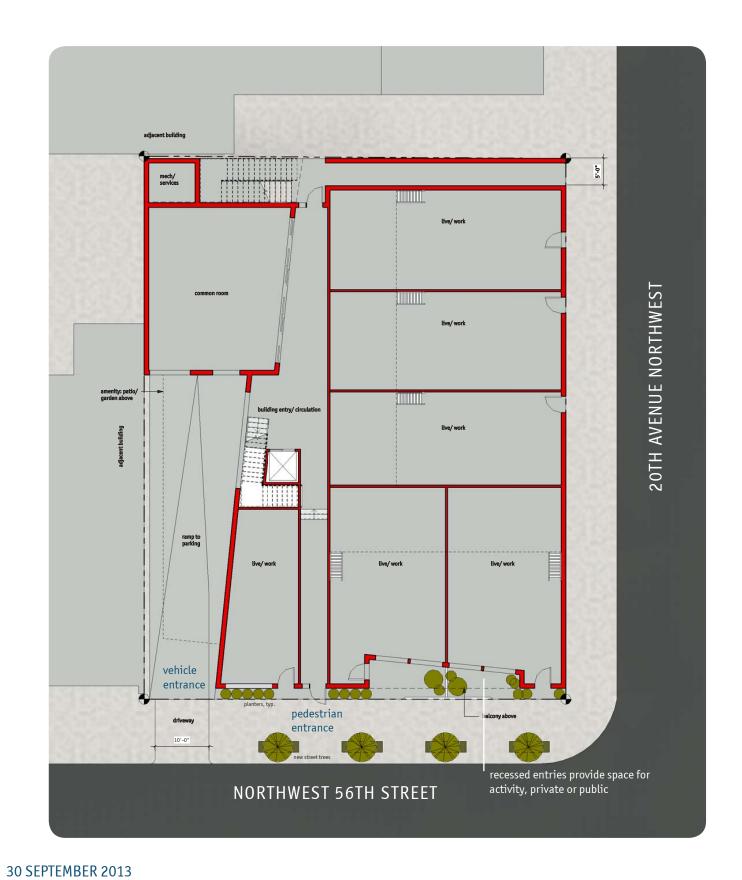


30 SEPTEMBER 2013



PLACE architect ltd.

DESIGN CONCEPTS





OPTION A GROUND FLOOR AND ROOF PLANS

1 inhaus

saltworks

PLACE architect ltd.

specs

FAR: 4.75

height limit: 65' plus allowable projections

lot area: 7800 SF

unit count: 6 live/ work
33 residential

building square footage:

allowed: 4.75 x lot area (7,800 SF) = 37,050 GSF provided: 37,050 GSF

4400 SF commercial

32,650 SF residential, common areas and circulation

amenity area:

required: .05 x SF in residential use = approximately 1650 SF provided: 2500 SF. Common room and bike room at ground level, shared garden deck at level 2, rooftop patio + avg. 60 SF private deck per unit.

18 parking stalls, 39 secure bike parking spaces - 1 per unit

PROS:

dynamic massing, materials and textures (A2, C1, C2, C4, E1)

canopy, new trees enhance streetscape (A2, A4, C3, D1, D5)

recessed live/work entries make room for engaging street presence (A2, A3, A4, C2, C3, D1, D5)

high quality common spaces; possible room for p-patch gardening (A7, C3, E1)

good connections to NW 56th, bright accessible entry (A2, A3, A4, C1, C3, D1, D4, D5)

designed to take maximum advantage of sun, breezes, and light (A2, A7, C1, E1)

excellent light penetration into core, serving backs of east units (A7 and principles of good design generally)

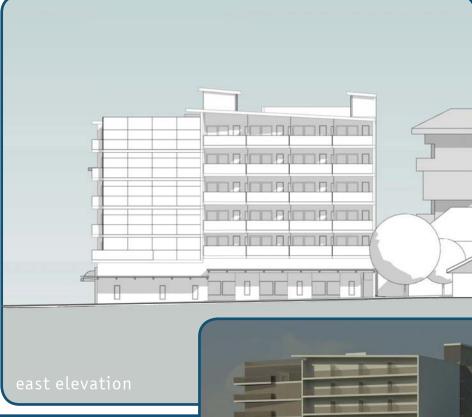
scalloped east facade provides better views, light to east units (A2, A3, C1, C2, C3)

CONS:

would be nice to have a little more height for clerestories

No departures requested.







OPTION B - PREFERRED SCHEME

30 SEPTEMBER 2013



DESIGN CONCEPTS







30 SEPTEMBER 2013



specs

FAR: 4.75

height limit: 65' plus allowable projections

lot area: 7800 SF

unit count: 6 live/ work
33 residential

building square footage: allowed: 4.75 x lot area (7,800 SF) = 37,050 GSF provided: 37,050 GSF

4800 SF commercial 32,250 residential, common areas, and circulation

amenity area:

required: .05 x SF in residential use = approximately 1650 SF provided: 1865 SF. Common room and bike room at ground level, shared garden at grade, rooftop patio + avg. 60 SF private deck per unit.

no vehicle parking 39 secure bike parking spaces - 1 per unit

PROS:

substantial square footage - flexibility in unit design (C2, A7) room for larger pedestrian entry (A2, D1) lively street level - no garage door (A2, A3, A4)

CONS:

dark central core and garden no parking east units face due east, no southern exposure difficult to ensure adequate daylight or cross ventilation.

No departures requested.







OPTION C

30 SEPTEMBER 2013

inhaus

PLACE architect ltd.

DESIGN CONCEPTS





OPTION C GROUND FLOOR AND ROOF PLANS



EARLY DESIGN GUIDANCE | SALTWORKS, 5601 20th Avenue Northwest, Seattle







conclusions

This project is intended to celebrate Ballard, to build on its history and expand on the energy of the new era in this community.

Situated at the southeast corner of the same block that hosts the Ballard Library at its southwest and Greenfire next door to that, Saltworks has the opportunity and responsibility to complete a block of exceptional urban design.

To this astonishing existing context, we will add:

- smaller, more affordable units to the mix on the block
- a genuine live/ work environment where projects and people mix with joy
- a strong corner where one is desperately needed
- new larger scale structures to continue to move the neighborhood toward a more fully built out streetscape
- a modest extension of the rooftop ecosystem started by the library
- a building that enhances the already bike and pedestrian friendly qualities of the neighborhood.

All schemes are code compliant and none require any departures.

30 SEPTEMBER 2013 RELATIONSHIP TO DESIGN GUIDELINES GOALS



PLACE architect ltd.

SUMMARY