

SITE ANALYSIS DIAGRAM



AERIAL LOOKING EAST



AERIAL LOOKING WEST

1. Proposal

The site is mid-block on NW 56th Street just east of 14th Avenue NW. There is currently an existing Single Family Residences on the site. The applicant proposes to demolish the existing home and develop the site as two Duplex Townhomes.

2. Analysis of Context:

Key Metrics:

. **Lot size:** 5,002 SF

. **Building Footprint:**

TOWNHOUSE A: 1,132 SF (UNITS 1-2)

TOWNHOUSE B: 1,228 SF (UNITS 3-4)

TOTAL FOOTPRINT: 2,360 SF

FAR Calculation:

5,002 SF x 1.2 = 6,002 SF TH ALLOWED (townhome + built green);

5,986 SF PROPOSED (Units 1-4)

. **Structure Height:** 30' + 4' Parapet Roof Allowance

. **Units:** 4

. **Parking Stalls:** 2 (Urban Village + Transit)

The structures to the west, north, and east of the site consist of a mix of single family residences and multifamily residences between 1 and 3 stories. To the south is a commercial zone with the Ballard Health Center and a Kentucky Fried Chicken restaurant.

3. Existing Site Conditions:

A drawing of existing site conditions, indicating topography and other physical features and location of structures and prominent landscape elements on the site can be found on page 6.

4. Site Plan:

A preliminary site plan including proposed structures, open spaces, and vehicular circulation can be found on page 7. A preliminary landscape plan can be found on page 8.

5. Design Guidelines:

See page 5 for design guidelines.

6. Architectural Concept:

This project bridges the commercial and residential portions of this neighborhood. Its massing reflects the increasing residential density of the neighborhood; while clearly marked entries and landscaped amenity areas preserve the residential feeling. Building projections and entry awnings modulate the street façades and are accented by a dynamic glazing pattern that implies the transition from the residential to the commercial zones.

7. Setbacks and Structure width:

SMC 23.45.518 Setbacks and Separations

| | <u>Required</u> | <u>Provided</u> | <u>% Difference</u> |
|--------|------------------------|-----------------|---------------------|
| Front: | 7' average; 5' minimum | 7' average | Compliant |
| Sides: | 5' | 5' | Compliant |
| Rear: | 7' average; 5' minimum | 7' average | Compliant |

SMC 23.45.527 Structure width and facade length limits in LR zones

SMC 23.45.527: The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2

Required: 100' x 65% = 65.0'

Proposed: 65.0' east, 65.0' west



NW 56th ST (looking South)



NW 56th ST (looking North)

DESIGN GUIDELINES

Site Planning

A-1 Responding to Site Characteristics

This design takes advantage of the relatively flat site by incorporating at grade private yards and placing public living spaces on the ground floor along NW 56th Street.

A-2 Streetscape Compatibility

This project maintains the existing setback for this property; and, the dynamic façade elements along NW 56th Street are varied to mediate between the commercial zone to the south and the single and multi-family character to the west, north, and east.

A-3 Entrances Visible from the Street

Three entries are visible directly from the street are articulated with façade modulation or awnings. The one remaining entry is accessed through a prominent shared driveway/walkway along the east of the site. This walkway will be augmented with landscaping, lighting, and address signage for the rear units who's entries are not directly on NW 56th Street.

A-5 Respect for Adjacent Sites

Windows on the new units are staggered so as not to provide direct views into windows of the neighboring buildings to the east, south, and west. The adjacent properties to the north are across NW 56th Street; so, because privacy is not a concern, window and decks were placed to create a sense of open engagement with the neighborhood. Rooftop decks and south facing decks for the south duplex provide connection to and views of the dynamic commercial zone.

A-6 Transition between residence and Street

Placing public living spaces on the ground floor along NW 56th Street encourages neighborhood interaction; while, thoughtful landscaping buffers and private fenced yards provide privacy. The front units screen trash and recycling from the street; and, a landscaped driveway/walkway provides pleasant circulation from NW 56th Street to the rear units.

A-7 Residential Open Space

Each unit has a combination of private yard, a private deck, or yards facing the street. A landscaped common driveway/walkway connects rear units to NW 56th Street, provides them garage access, and creates space for social interaction among neighbors.

A-8 Parking and Vehicle Access

Garage parking for the south duplex is accessed through a shared driveway/walkway. The north duplex does not have parking; because, frequent transit is readily available. The driveway space between the north and south duplex buildings functions as a woonerf gathering space.

Height Bulk and Scale

B-1 Height and Scale Compatibility

The height and scale of this project is in keeping with the neighborhood. The existing single family residence is one of the few single story structures remaining on the street; while, neighboring townhomes meet or exceed the height we are proposing for this site.

Architectural Elements and Materials

C-2 Architectural Concept and Compatibility

The overall massing of the project features the contemporary massing softened with decks, articulated recessed entries, and dynamic glazing. This strategy at maximizes density while maintaining connection to the street and clearly indicates the residential nature of the buildings.



C-4 Exterior Finish Materials

A well balanced palette of stained wood siding, concrete, painted lapped cementitious siding and carefully detailed cementitious panels provides a durable and harmonious structure. The use of painted lapped siding ties in with the older single family residential character; while, the addition of stained wood and cementitious panels creates a balance of scales.

Landscaping

D-6 Screening of Dumpsters, Utilities and Service Areas

The trash and recycling will be located between the two duplex buildings with easy access via the driveway/walkway. This placement screens the services area from the street while providing easy access.

D-12 Residential Entries and Transitions

The street-facing units feature thoughtful landscaped entries to bridge the public and private. The use of awnings, recessed bays, and bio-retention planters demarcate the entry zones and provide visual interest for pedestrians; while, at grade patios and yards encourage neighborhood interaction.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

We will continue the pattern of street trees in front of our property. All new landscaping will be in keeping with the scale of existing landscaping on the street.

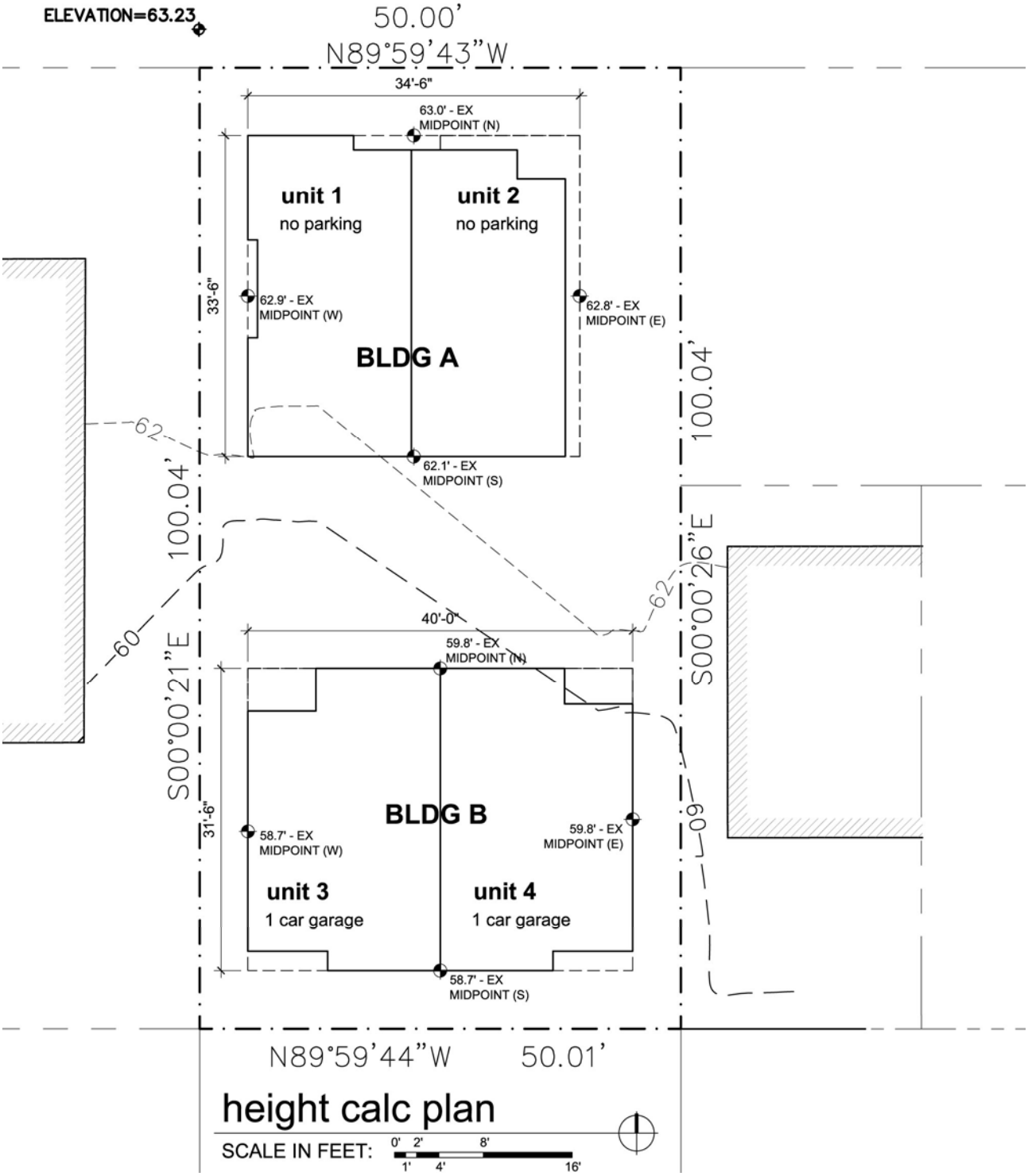
E-2 Landscaping to Enhance the Building and/or Site

The new residences feature a variety of landscaped areas. The private yards, driveway/walkway, and the street-facing entrances are all softened with a combination of grasses, bamboo, and maple trees. The landscaping helps to mark points of entry and circulation.



AVERAGE GRADE CALC - 1&2
63.0 x 34.5 (N) + 62.1 x 34.5 (S) + 62.8 x 33.5 (E) + 62.9 x 33.5 (W)
2,174 + 2,142 + 2,104 + 2,107 = 8,527
8,527 / 136 (LENGTH OF SIDES) = 62.69'
AVERAGE GRADE = 62.7'

AVERAGE GRADE CALC - 3&4
59.8 x 40.0 (N) + 58.7 x 40.0 (S) + 59.8 x 31.5 (E) + 58.7 x 31.5 (W)
2,392 + 2,348 + 1,884 + 1,849 = 8,473
8,473 / 143 (LENGTH OF SIDES) = 59.25'
AVERAGE GRADE = 59.3'

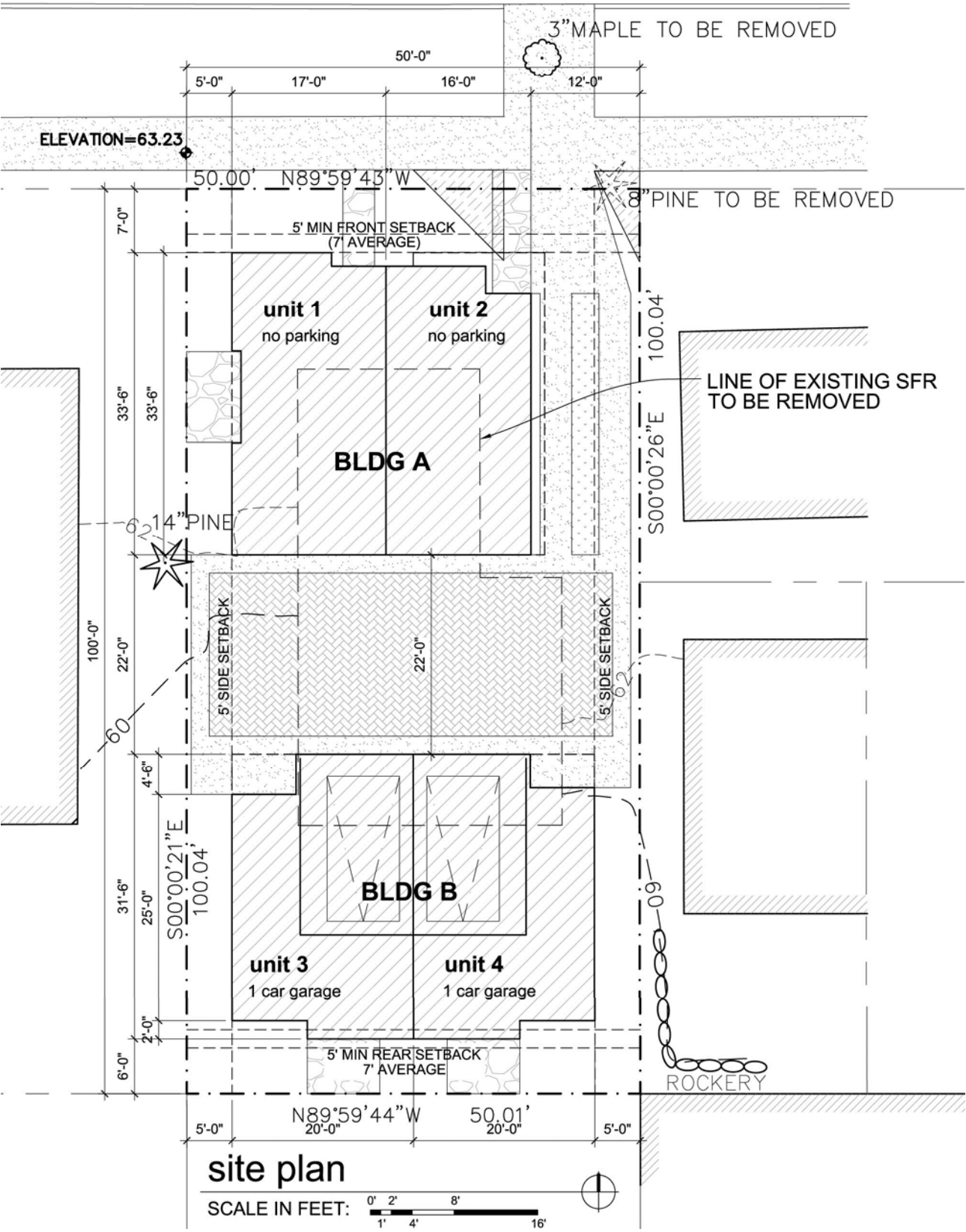


N89°59'43"W 697.04'(M) 697.06'(COS)

264.01'

NW 56TH STREET

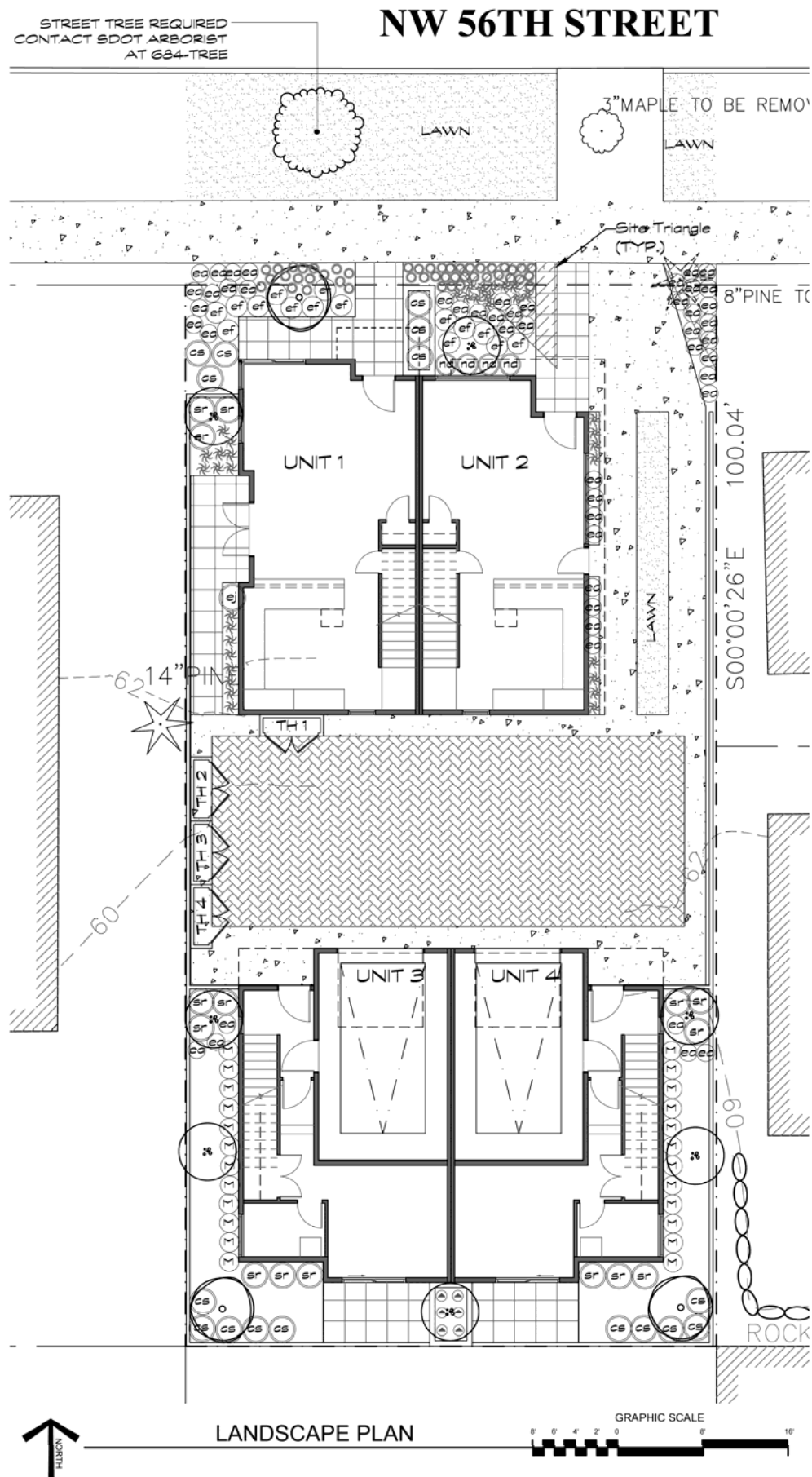
CURB



| PLANT SCHEDULE | | | |
|---|---------------------------------------|--------------------|----------|
| BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS |
| TREES | | | |
| <i>Acer circinatum</i> | Vine Maple | 15' sd. Multi Stem | (DT, N) |
| <i>Syrinx japonica</i> | Japanese Snowbell | 20' sd. | |
| <i>Fagus sylvatica 'Dawyck Purple'</i> | Dawyck Purple Beech | 15' sd. | |
| SHRUBS & PERENNIALS | | | |
| <i>Helictotrichon sempervirens</i> | Blue Oak Grass | 1 Gd. | (DT) |
| <i>Cornus sericea 'Kelsey'</i> | Kelsey's Dwarf Red-Osier Dogwood | 2 Gd. | (DT, N) |
| <i>Mahonia nervosa</i> | Low Oregon Grape | 2 Gd. | (DT, N) |
| <i>Epimedium alpinum</i> | Barrenwort | 1 Gd. | (DT, N) |
| <i>Euonymus japonicus 'Green Spire'</i> | Green Spire Euonymus | 5 Gd. | (DT) |
| <i>Hakonechloa maeda 'Aureola'</i> | Gold Variegated Japanese Forest Grass | 1 Gd. | |
| <i>Euonymus fortunei 'Emerald n Gold'</i> | Emerald n Gold Euonymus | 2 Gd. | (DT) |
| <i>Nandina domestica 'Moon Bay'</i> | Harbor Dwarf Nandina | 5 Gd. | (DT) |
| <i>Sarcococca rutifolia</i> | Fragrant Sweet Box | 5 Gd. | (DT) |
| GROUNDCOVERS | | | |
| <i>Pachysandra terminalis 'Green Sheen'</i> | Green Sheen Japanese Spurge | 4' pot, 18" sd. | (DT) |
| <i>Vinca minor 'Illumination'</i> | Illumination Periwinkle | 4' pot, 18" sd. | |
| BIORETENTION CELL PLANTS | | | |
| <i>Bauhinia hybrid</i> | Horsetail | 1 Gd. | (DT) |
| <i>Acer circinatum</i> | Vine Maple | 15' sd. Multi Stem | (DT, N) |
| <i>Cornus sericea 'Kelsey'</i> | Kelsey's Dwarf Red-Osier Dogwood | 2 Gd. | (DT, N) |

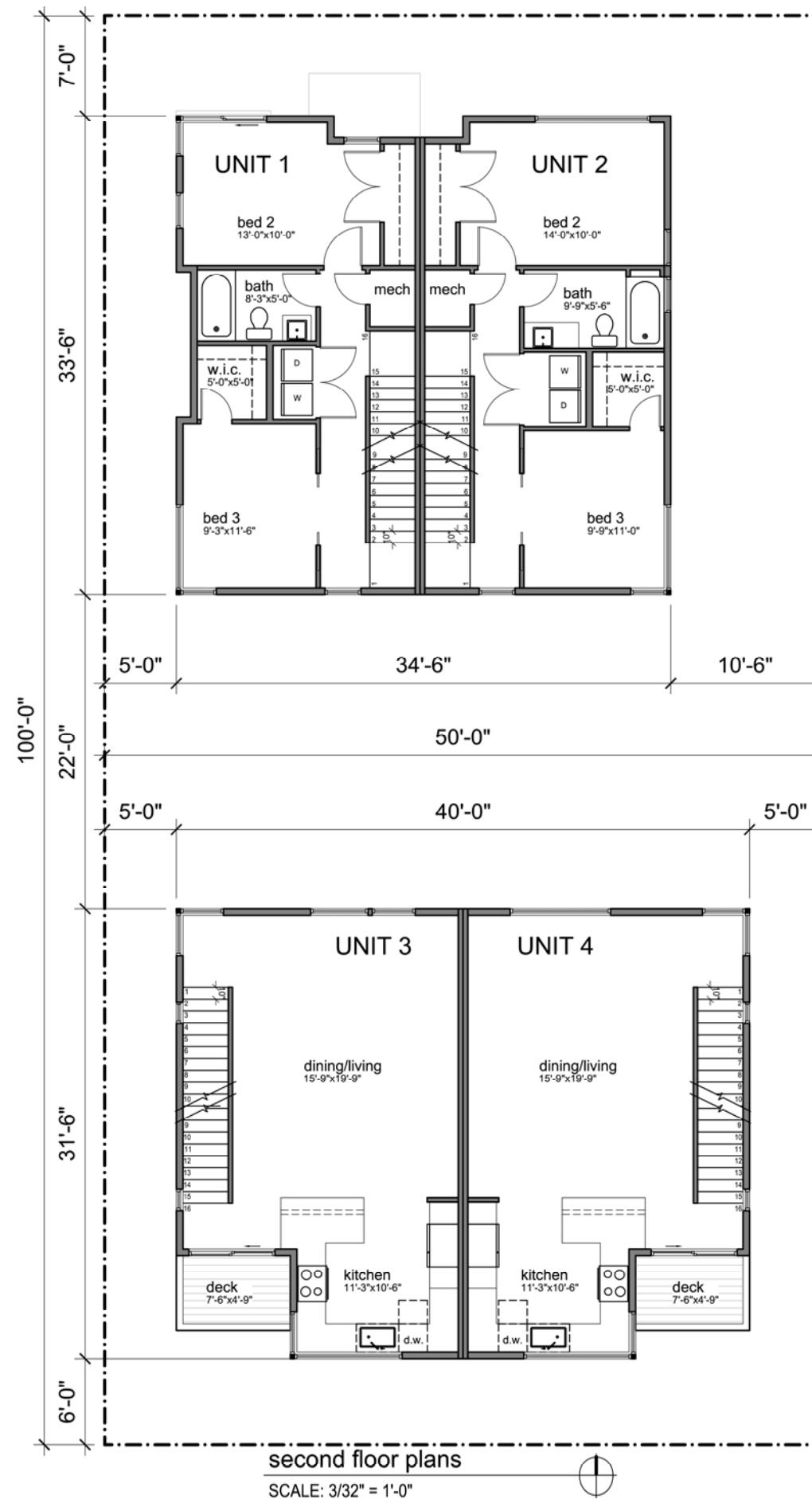
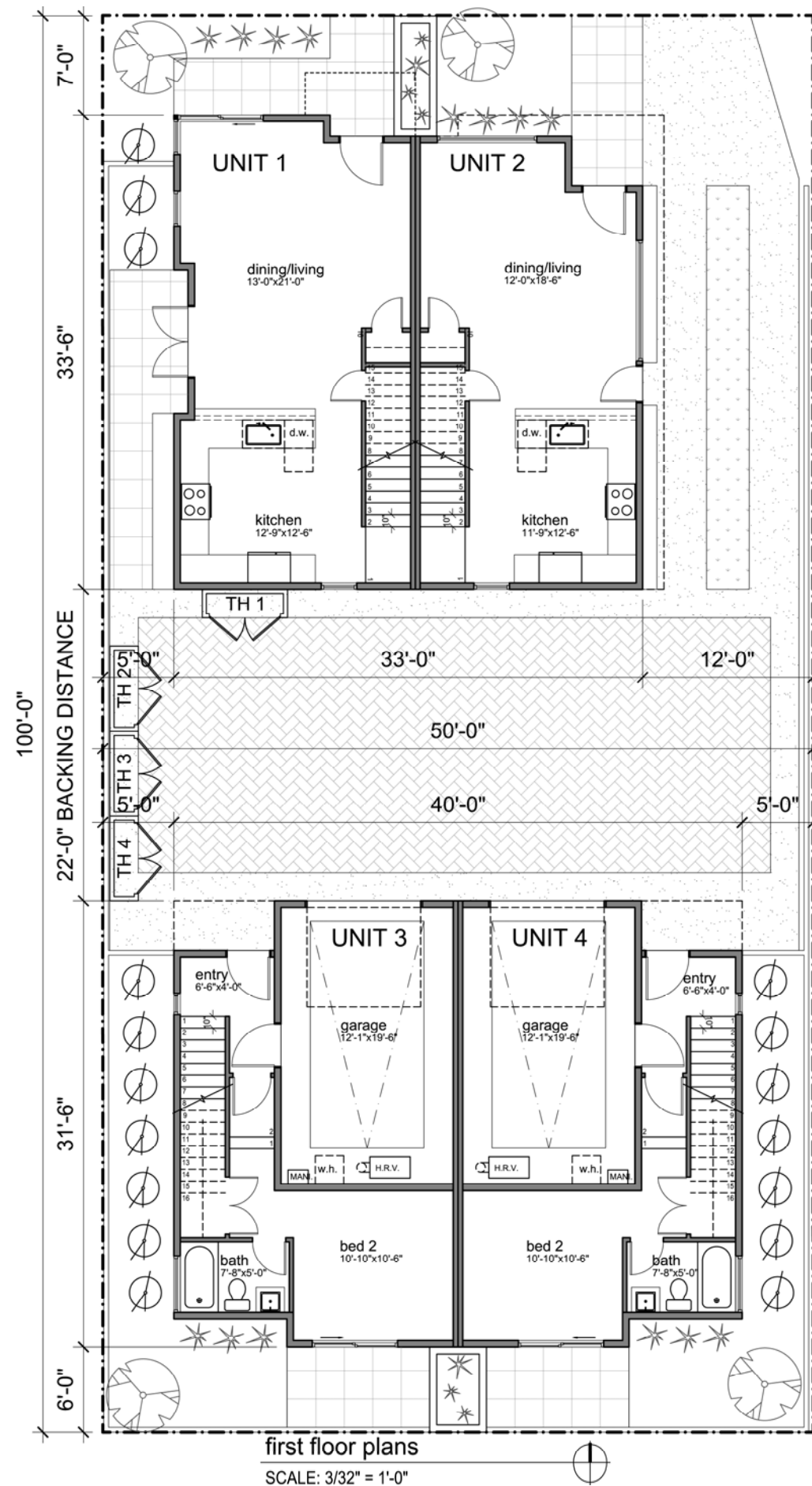
DT = DROUGHT TOLERANT PLANT
N = PACIFIC NORTHWEST NATIVE PLANT

Notes:
-See soil amendment detail for soil specifications.
-See bioretention planter detail for bioretention specifications.
-All planting beds to receive minimum 3-4" of mulch.









AREA SUMMARY UNIT 1

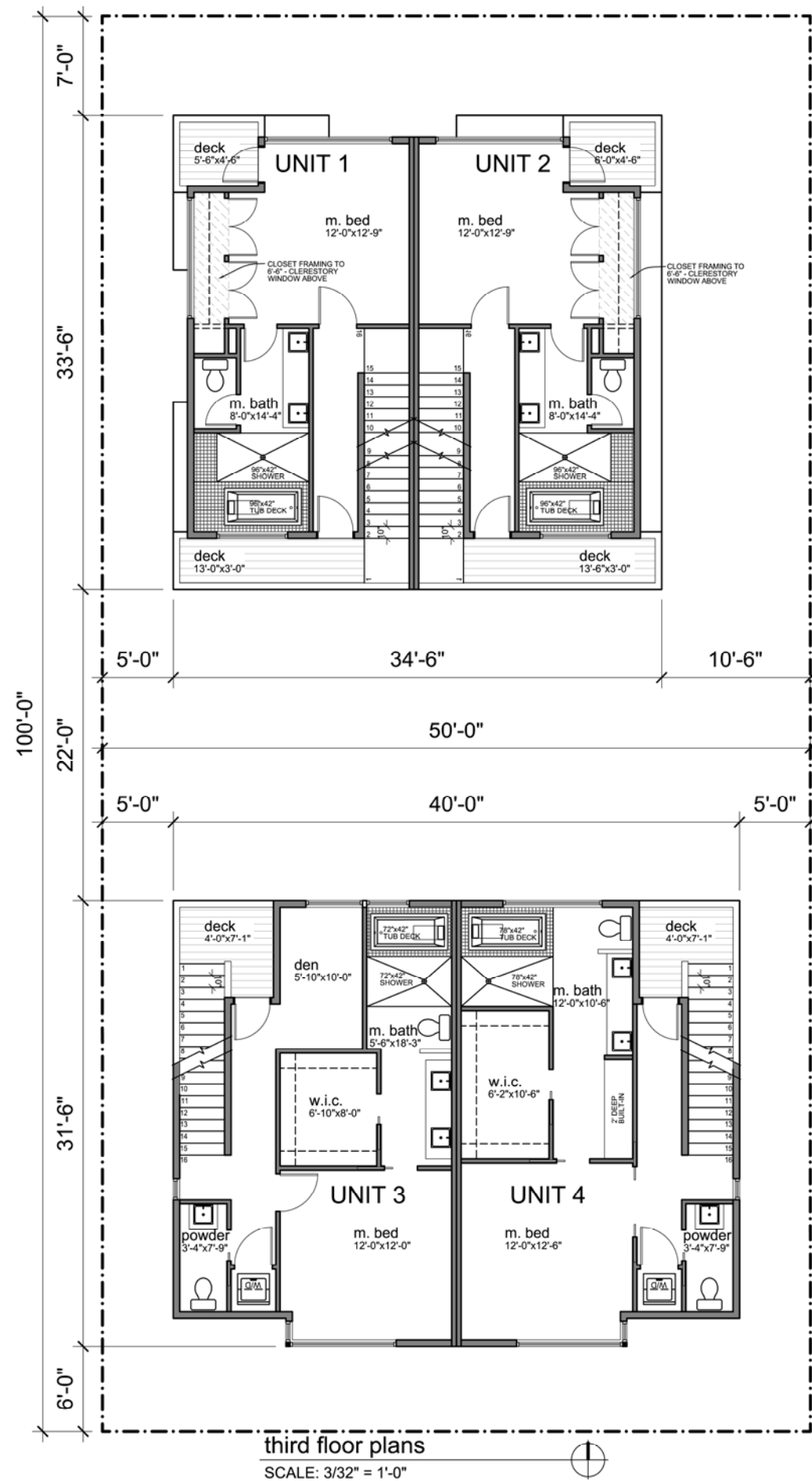
| | |
|--------------|--------------------------|
| FIRST FLOOR | 550 SF |
| SECOND FLOOR | 550 SF |
| THIRD FLOOR | 401 SF |
| TOTAL | 1,501 SF 379 SF DECKS |

AREA SUMMARY UNIT 2

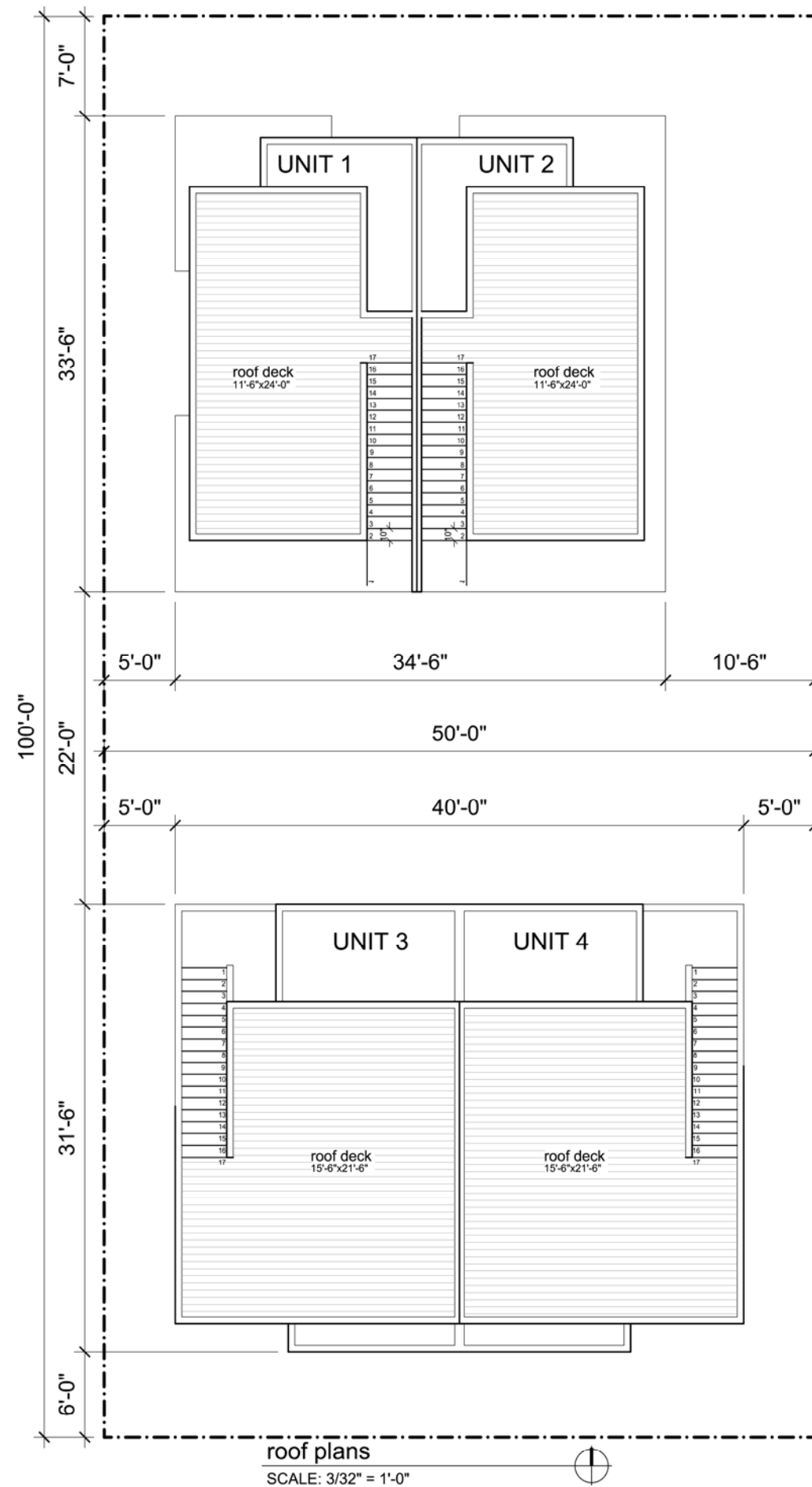
| | |
|--------------|--------------------------|
| FIRST FLOOR | 495 SF |
| SECOND FLOOR | 582 SF |
| THIRD FLOOR | 401 SF |
| TOTAL | 1,478 SF 379 SF DECKS |

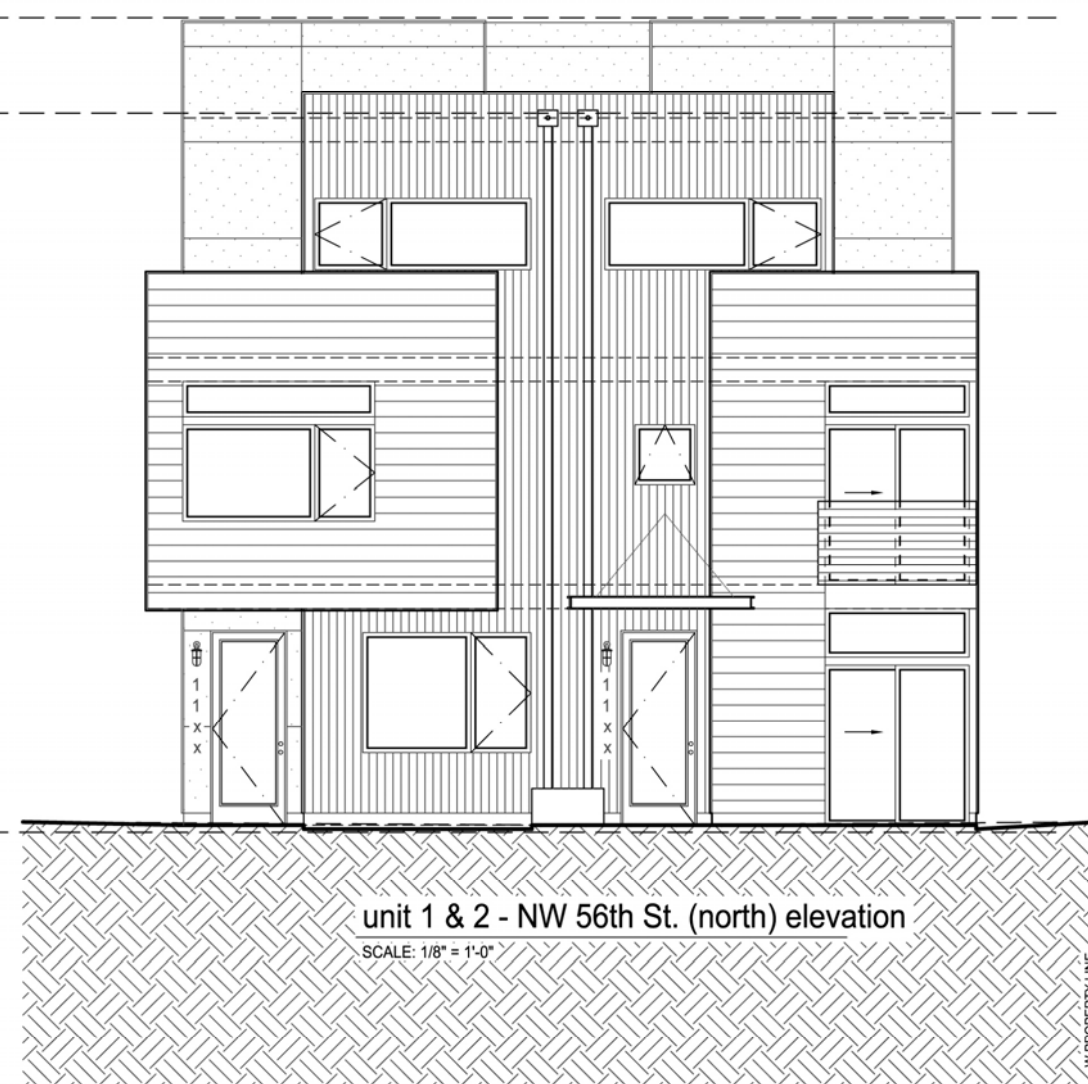
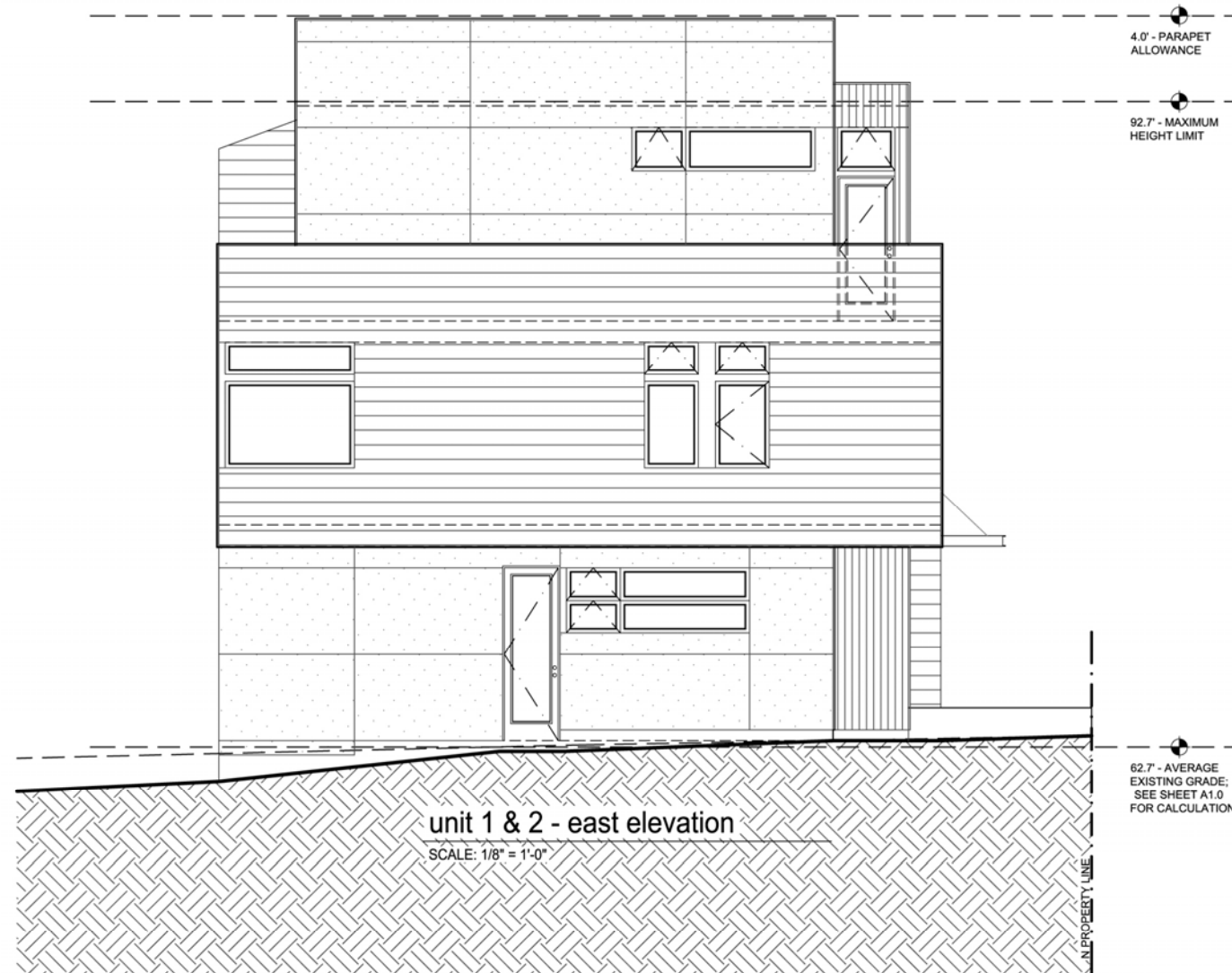
AREA SUMMARY UNIT 3&4

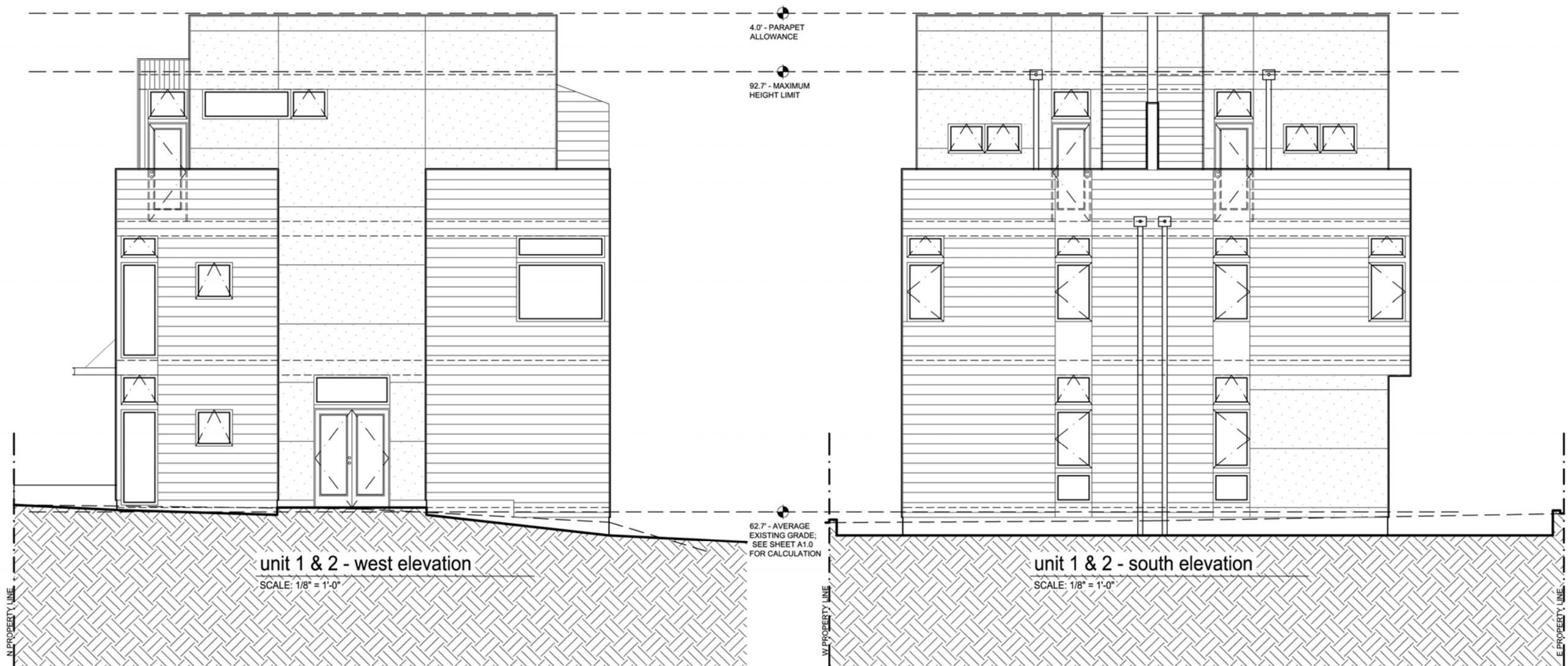
| | |
|--------------|---|
| FIRST FLOOR | 338 SF |
| SECOND FLOOR | 572 SF |
| THIRD FLOOR | 537 SF |
| TOTAL | 1,447 SF 251 SF GARAGE 484 SF DECKS |

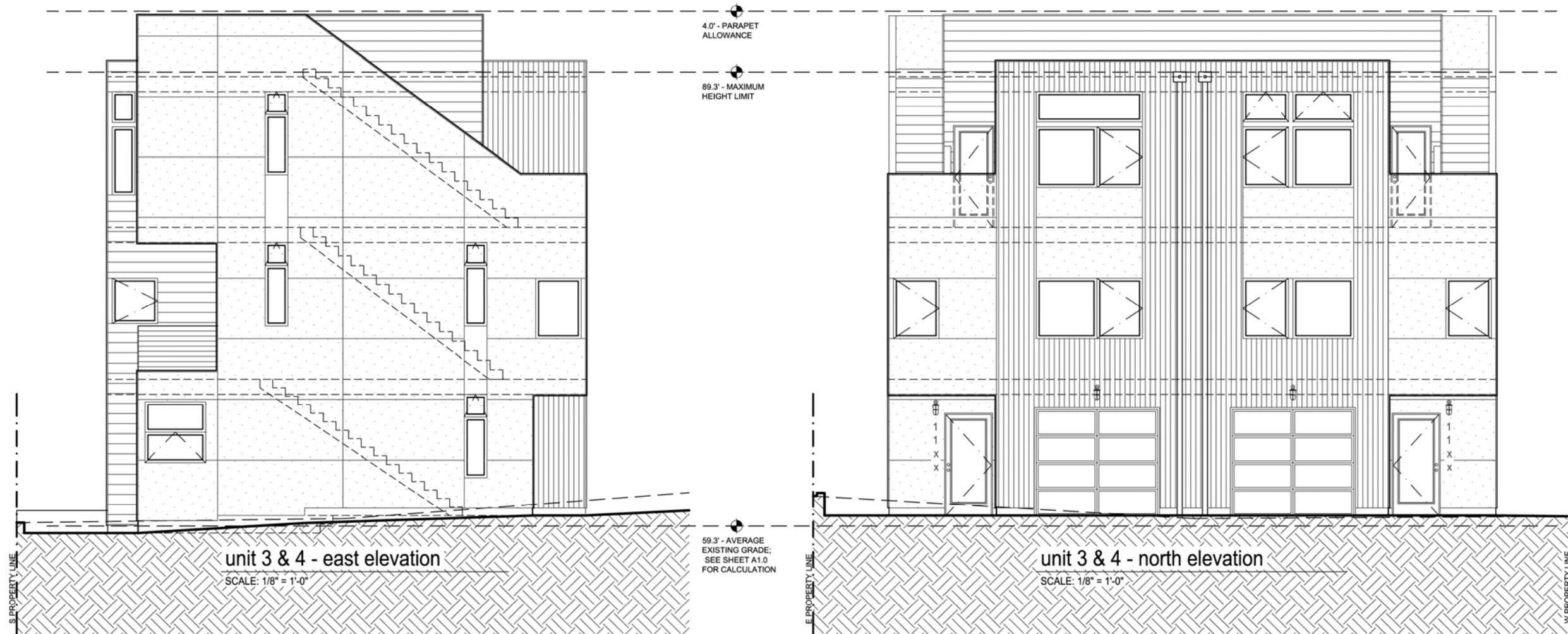


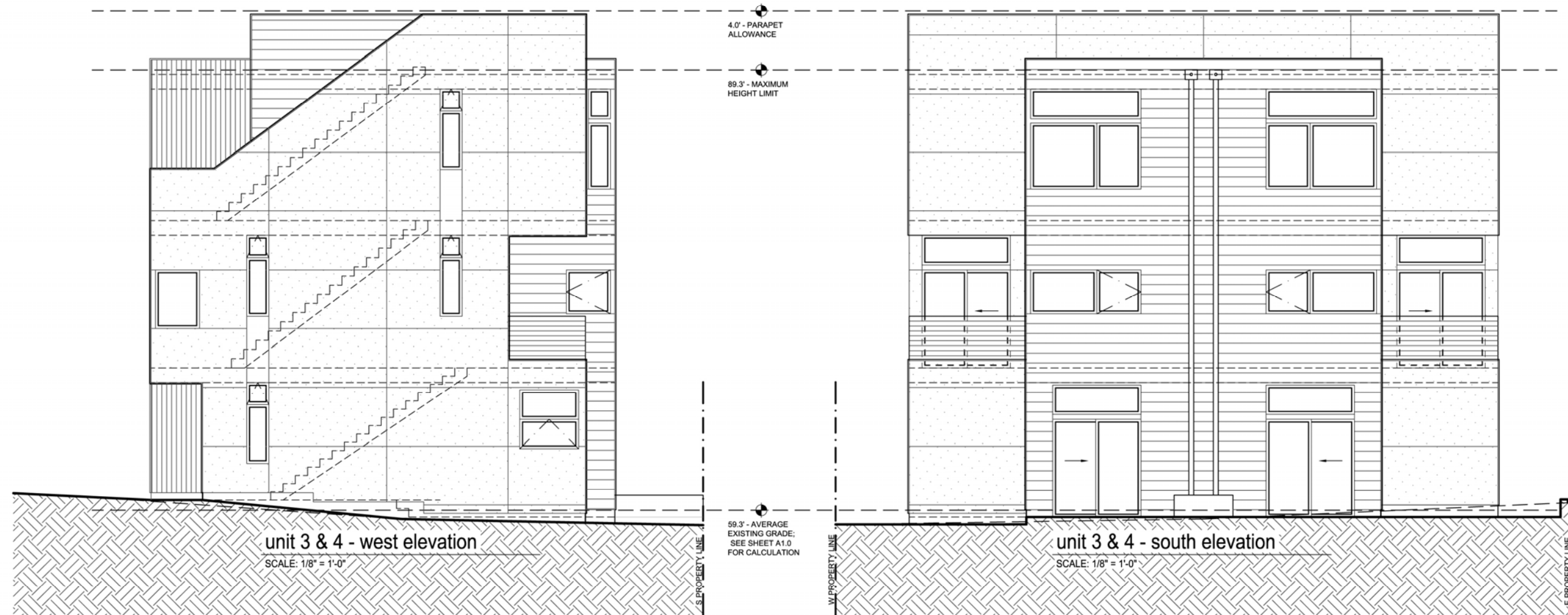
OCTOBER 15th, 2013

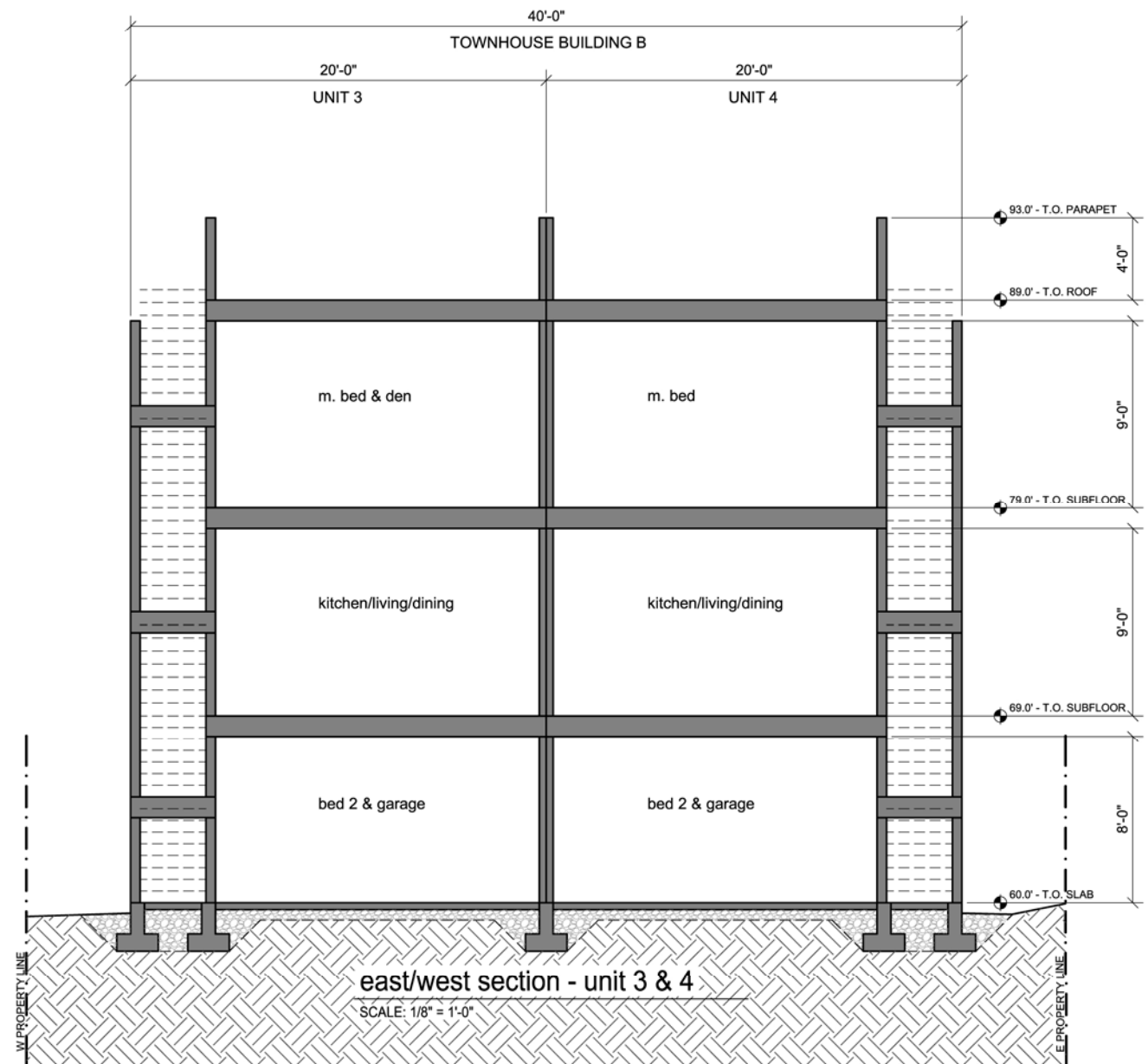
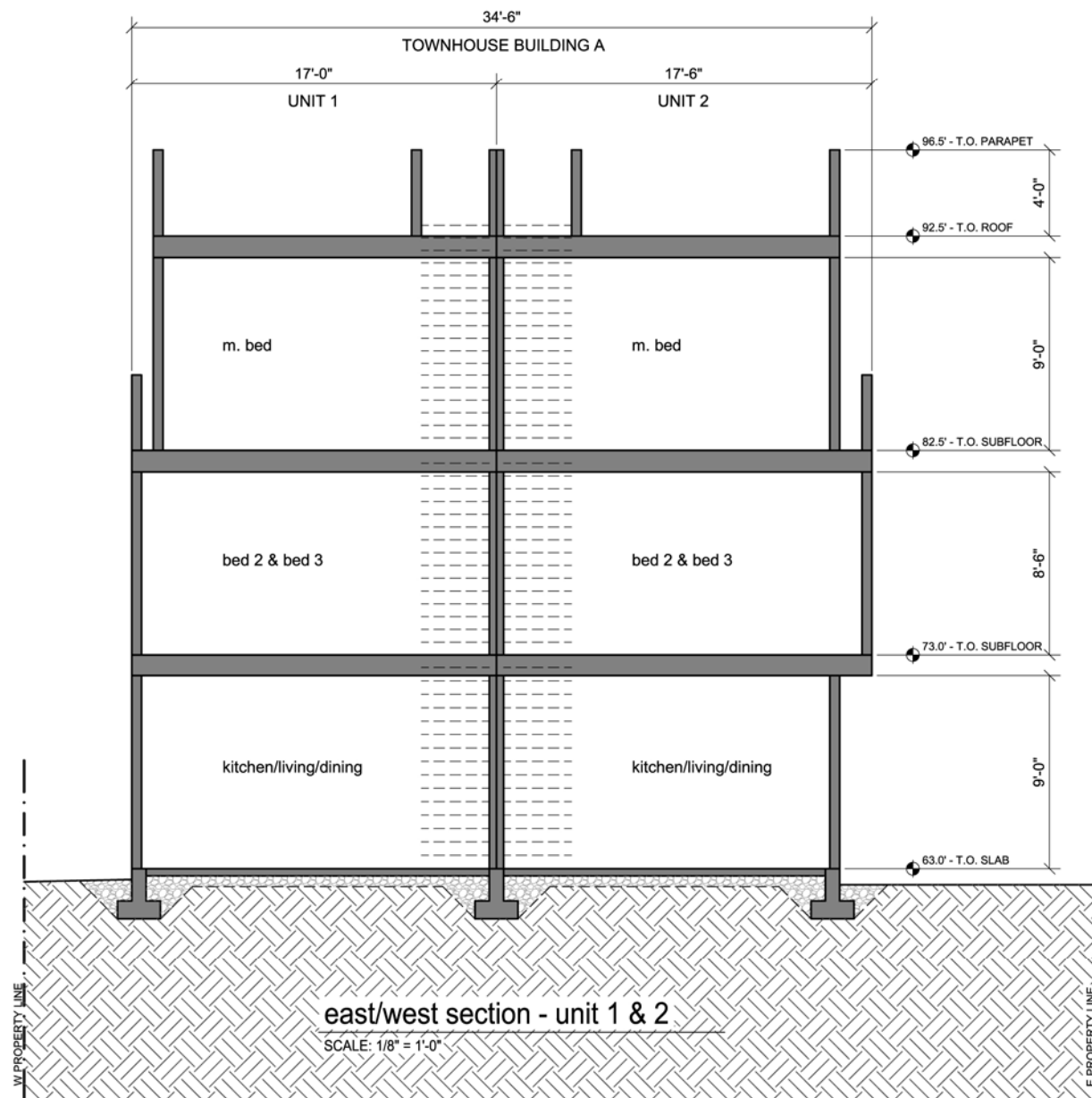


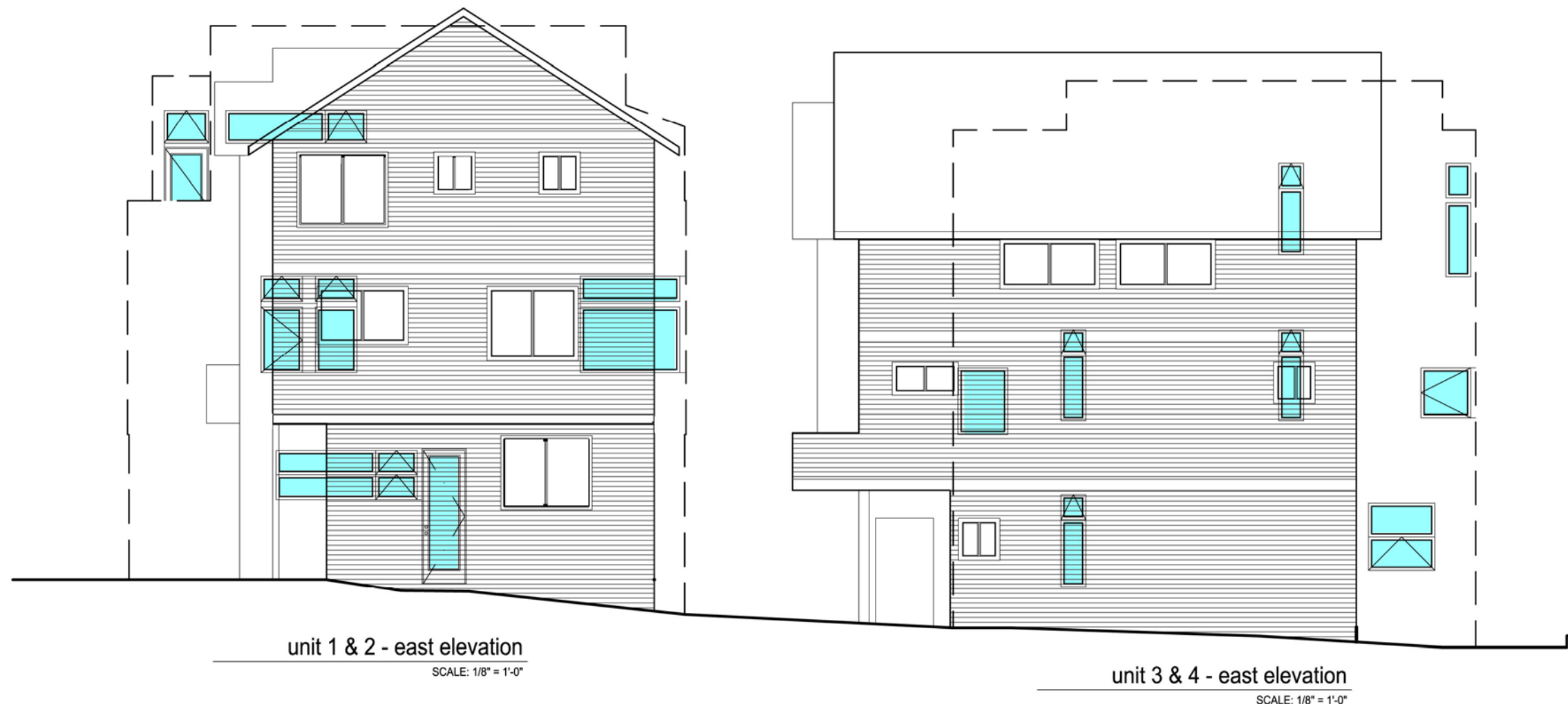


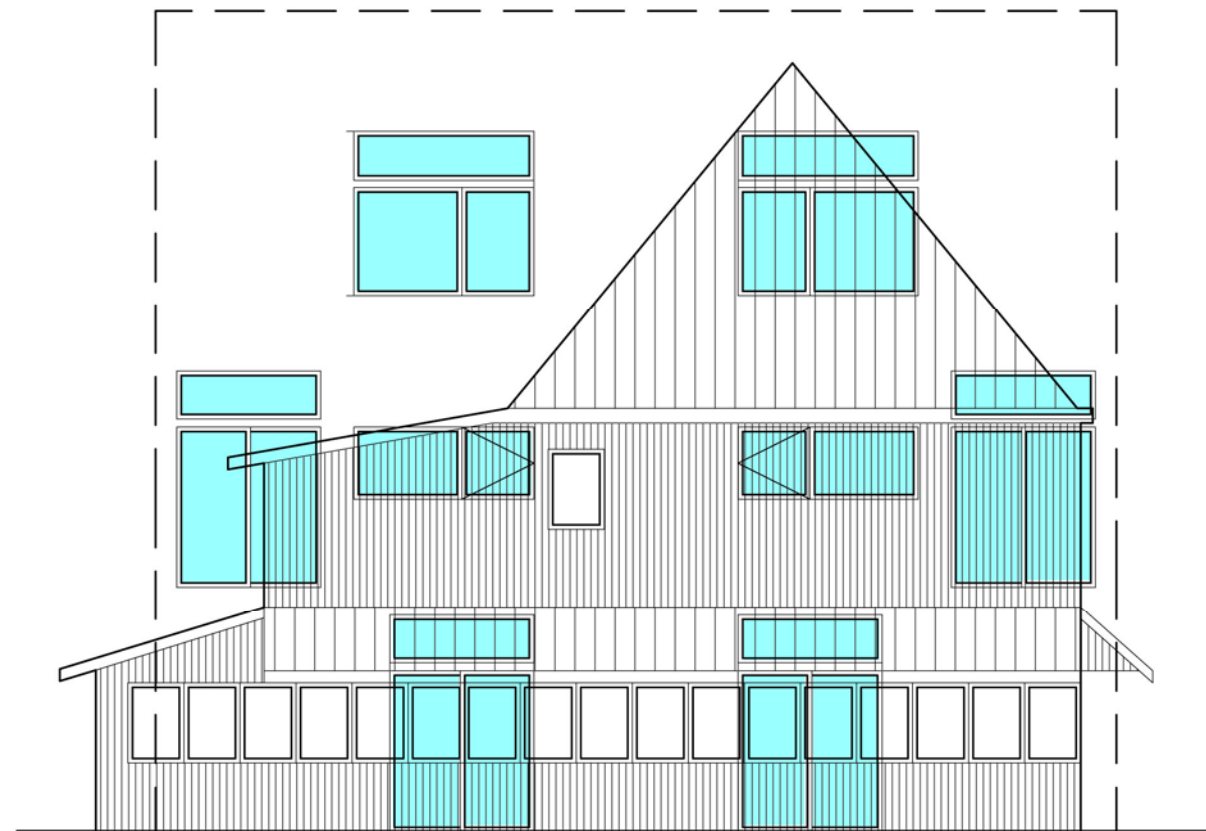












unit 3 & 4 - south elevation

SCALE: 1/8" = 1'-0"

