

# 1761 NW 59th



## INFORMATION

### Address

1761 NW 59th St

### Lot Size

5000 square feet

### Zoning

Lowrise LR-3

### SEPA Review

The project is under the limits required for SEPA review in an Urban Village

## DESCRIPTION

The 5,000 square foot, L3 zoned property, is located just off of the intersection of NW 59th Street and 20th Ave NW in Ballard. The project proposes to deconstruct the existing single family structure and construct five new townhouses. The structures will be three stories tall with 5 below-grade parking spaces.

## GOALS

### Sustainability

Achieve a minimum of 4-Star Built Green. Maximize building performance and utilize reclaimed materials.

### Community

The proposal will be designed around a central courtyard at the center of the site. A walkway on the west side of the property will connect NW 59th Street to the courtyard and the homes at the rear of the site.

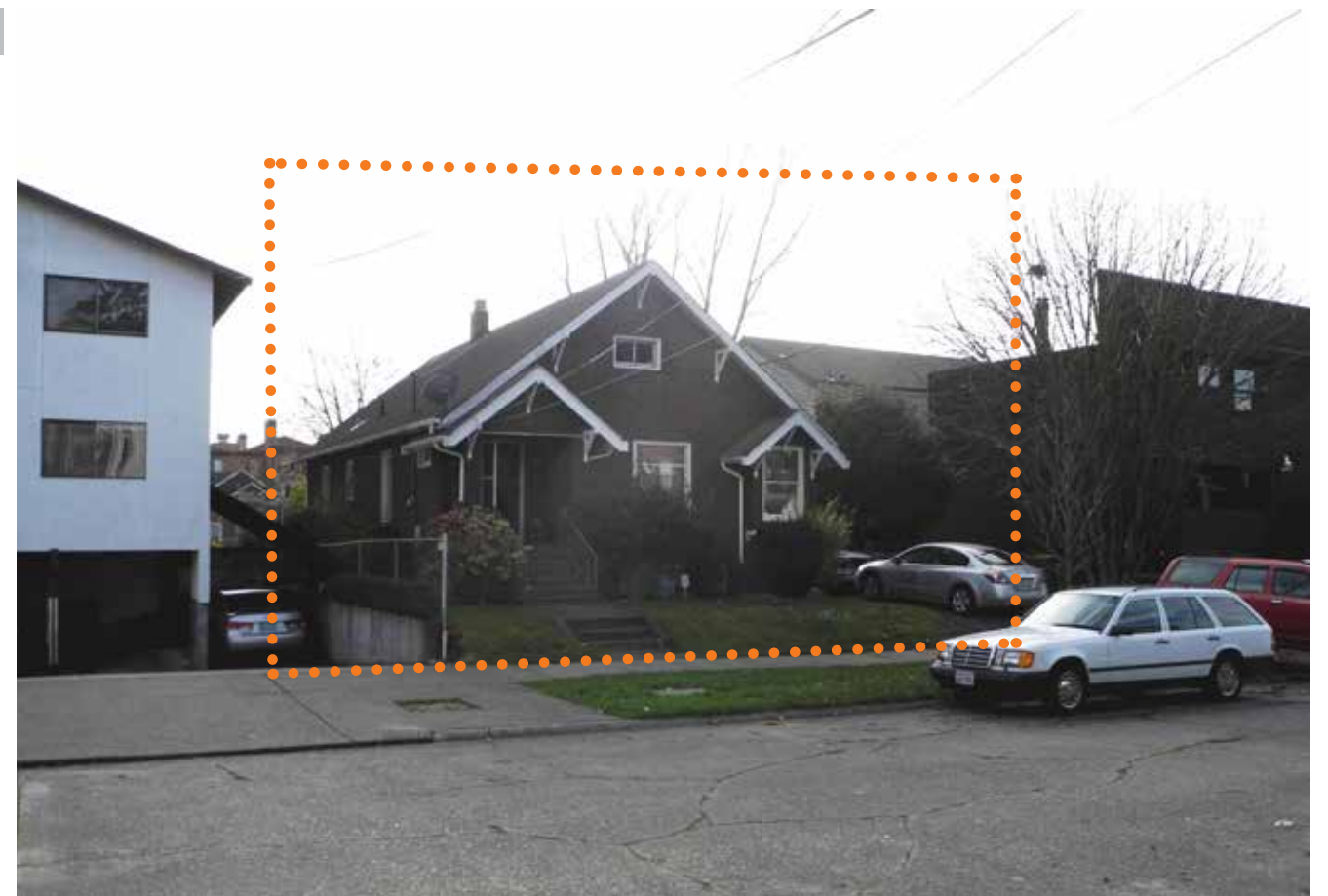
## DESIGN

### Design Approach

The project solution responds directly to the challenges of the typical 50' x 100' infill lot. Our approach has been defined, in part, by the lack of an alley. Our solution has been driven by eliminating the impact of parking and celebrating the interaction of owners and visitors. Designed to address specific influences, the building proposal consists of two structures; a duplex at the street and a triplex behind. Parking is buried beneath the rear structure and some of the communal central space. All homes access parking through a covered outdoor stair located at the edge of the courtyard, activating the shared space and creating opportunities for informal gathering.

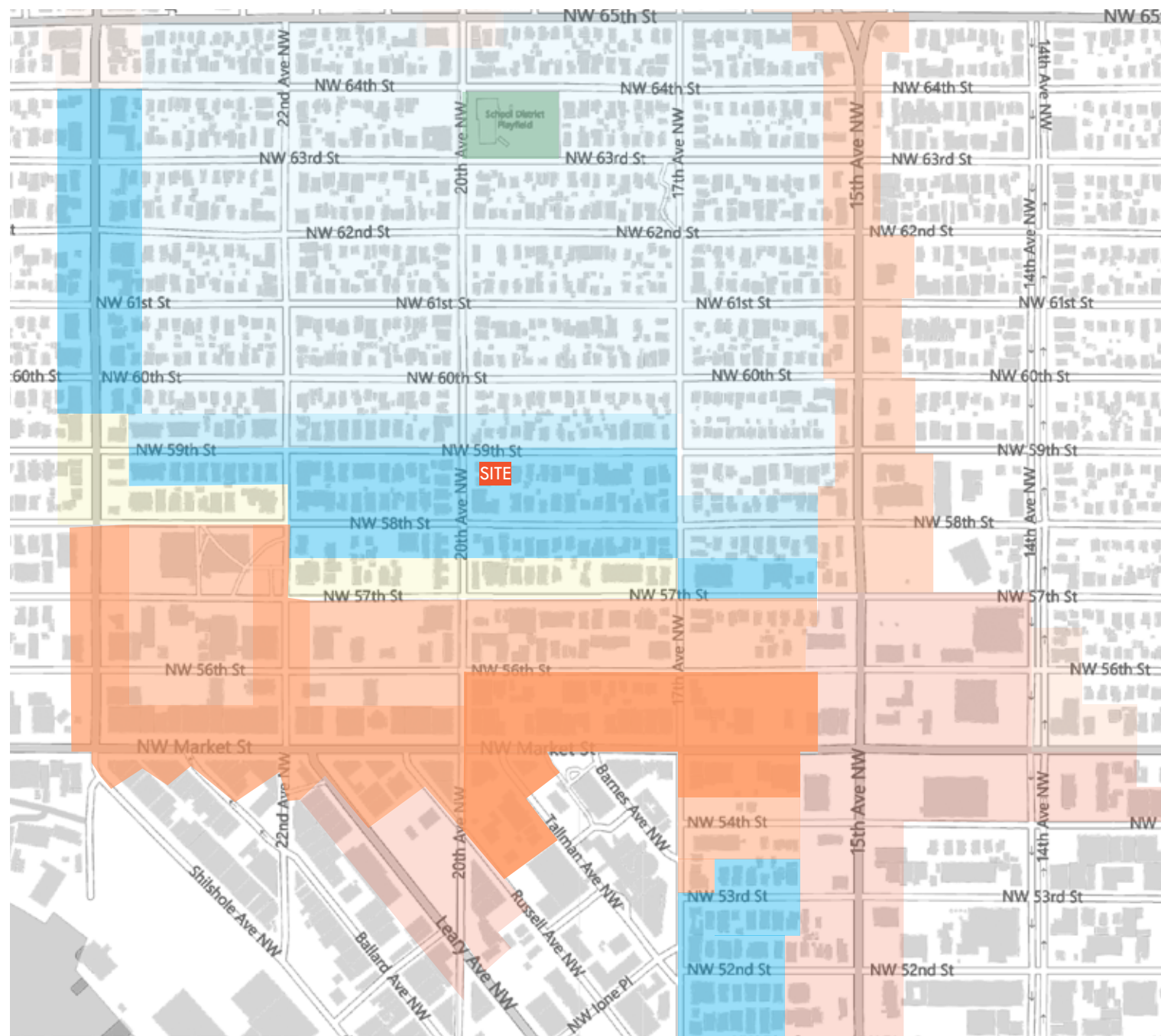
Building facades are carefully articulated through the use of varied materials, distinct window design, and modulated massing. In concert, these provide for a textured, holistic solution which allows the project to be scaled to its surroundings while responding to natural elements and existing landscape. The articulation is generated by a site-specific approach that improves its compatibility with its environment. Stair penthouses are minimized and pushed away from the edges of the site to reduce the impact on the streetscape and adjacent sites.

Benches and landscaping frame spaces to encourage lingering and socializing in the courtyard. Decks and roof decks offer the opportunity to interact with the courtyard below while providing private outdoor space.



Project Site, existing single family structure to be deconstructed.

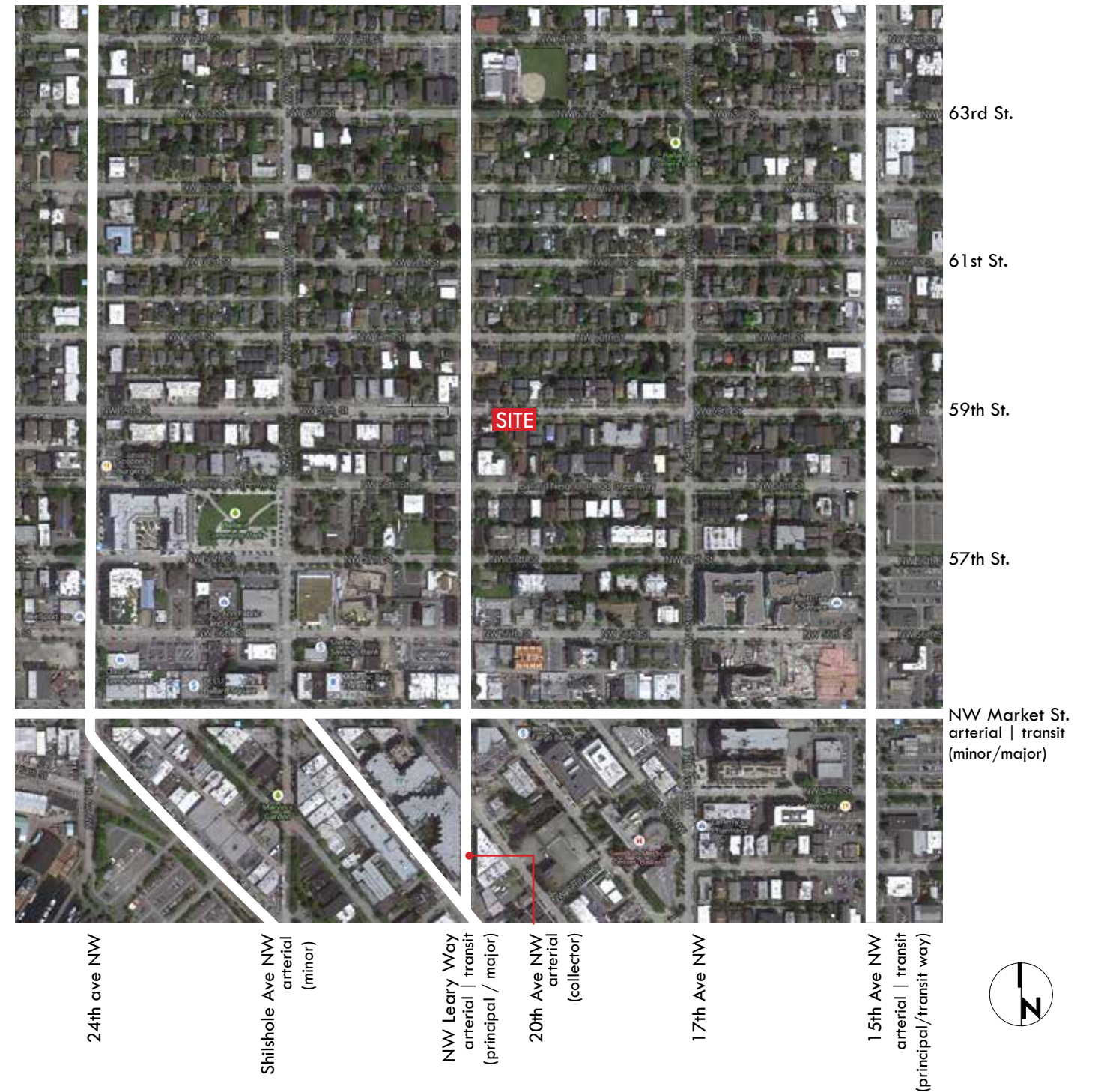




- NC3 - 85
- NC3P - 65
- NC3 - 65
- NC3 - 40
- MR - RC
- LR3
- LR2
- LR1

### Zoning

The site is surrounded by a mixture of Low Rise and Neighborhood Commercial zoned land. Low Rise is the predominant zone to the north and west of the site. Due to its proximity to both 15th Ave NW and NW Market Street there is a wide range of Neighborhood Commercial zones to the south and east. The site is located within the Ballard Hub Urban Village.



### Context Map

Arterial



## SITE ANALYSIS

### Site Analysis

The site's dimensions are 100 feet north-south and 50 feet east-west. It fronts NW 59th Street with no alley access. The uses immediately surrounding the site are multifamily structures including recent townhouse developments and more established apartment and condominium buildings.

The site has great access to bus transit as well as city arterials. NW Market St. is four blocks south with 15th Avenue NW two blocks to the east. Bus stops at NW Market St. and 22nd Ave NW (0.30 mile walk) provide access to routes 17, 18, 29, 40, 44, 61, and 62. A two block walk to NW 60th St and 15th Ave NW provides direct access to downtown via the D Line.

The site is located within the Ballard Hub Urban Village and within the city's frequent transit corridor.

The site is relatively flat, gradually sloping down towards the southern edge of the property.



1

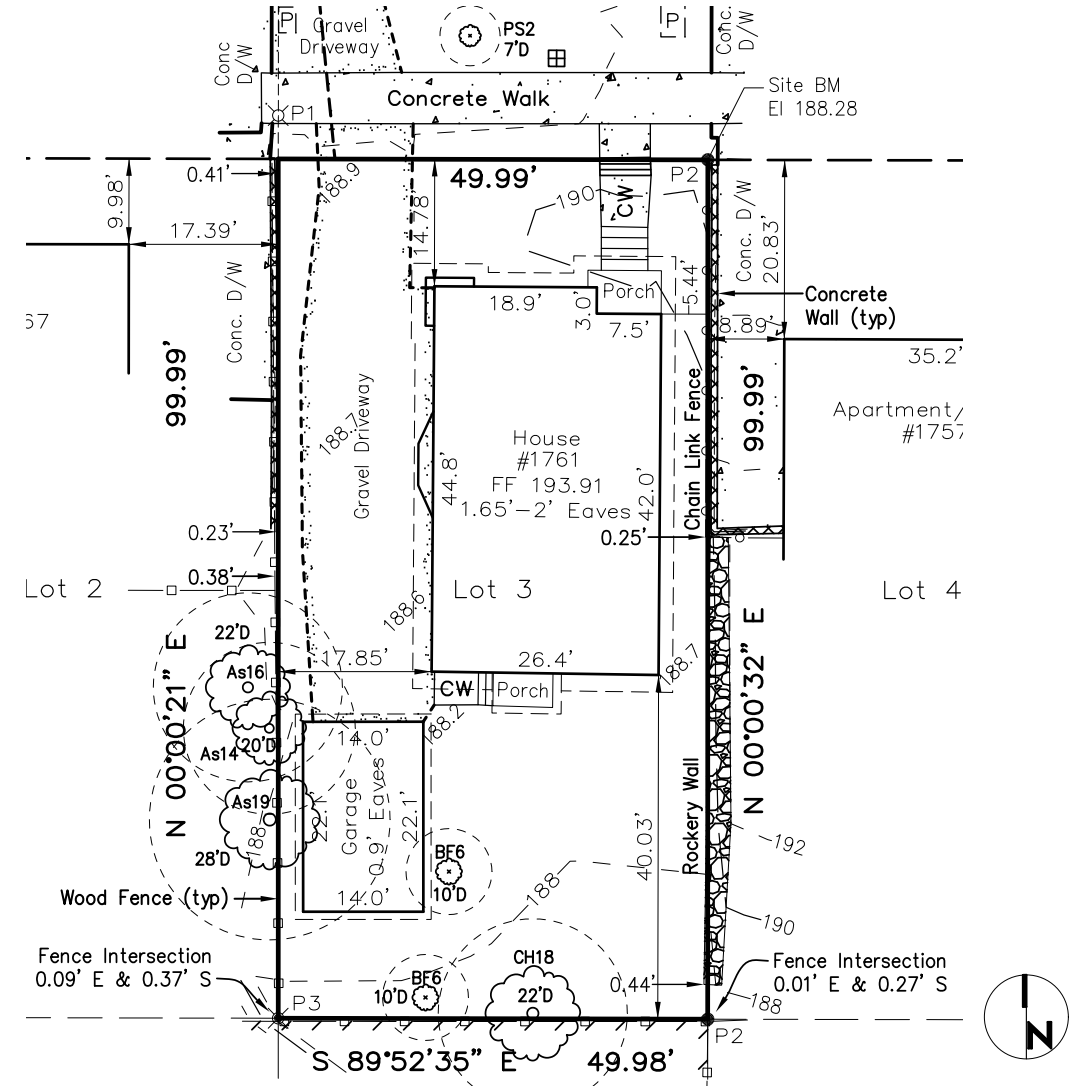


2

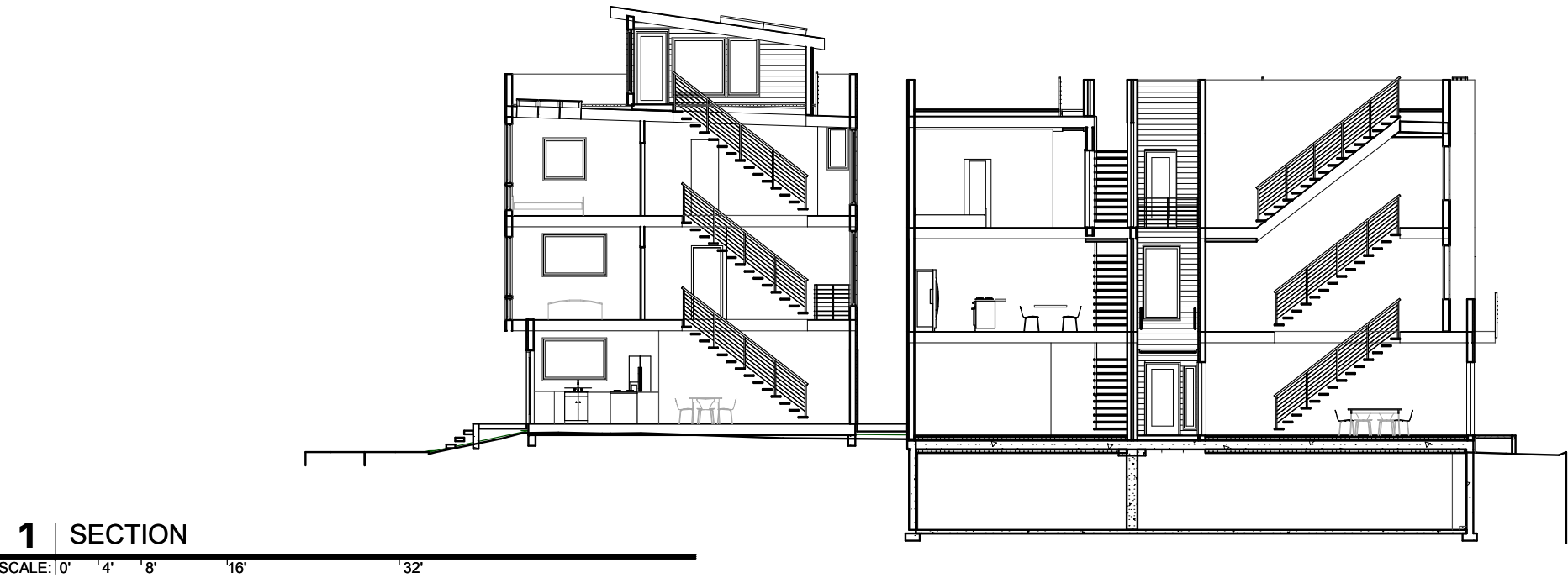
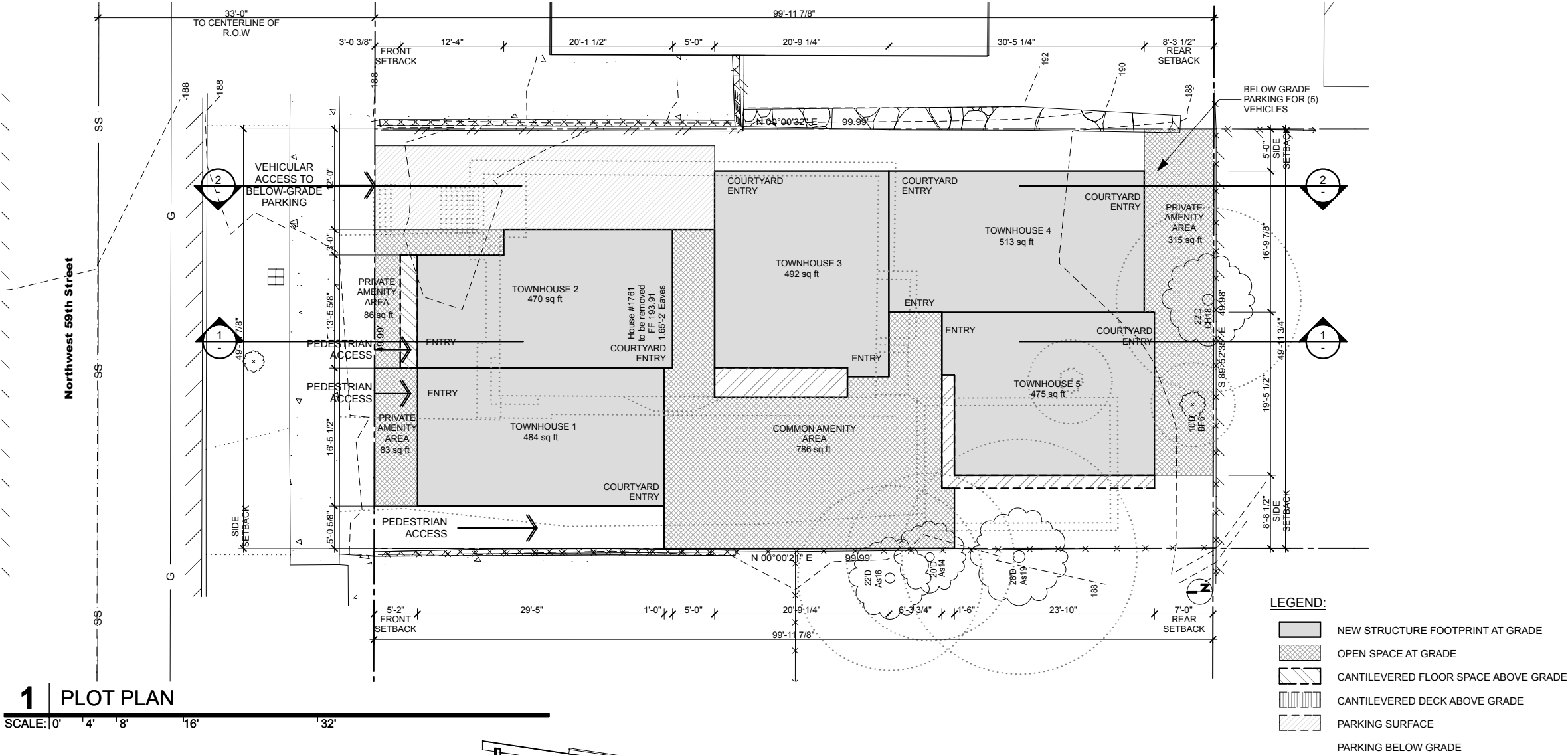


3



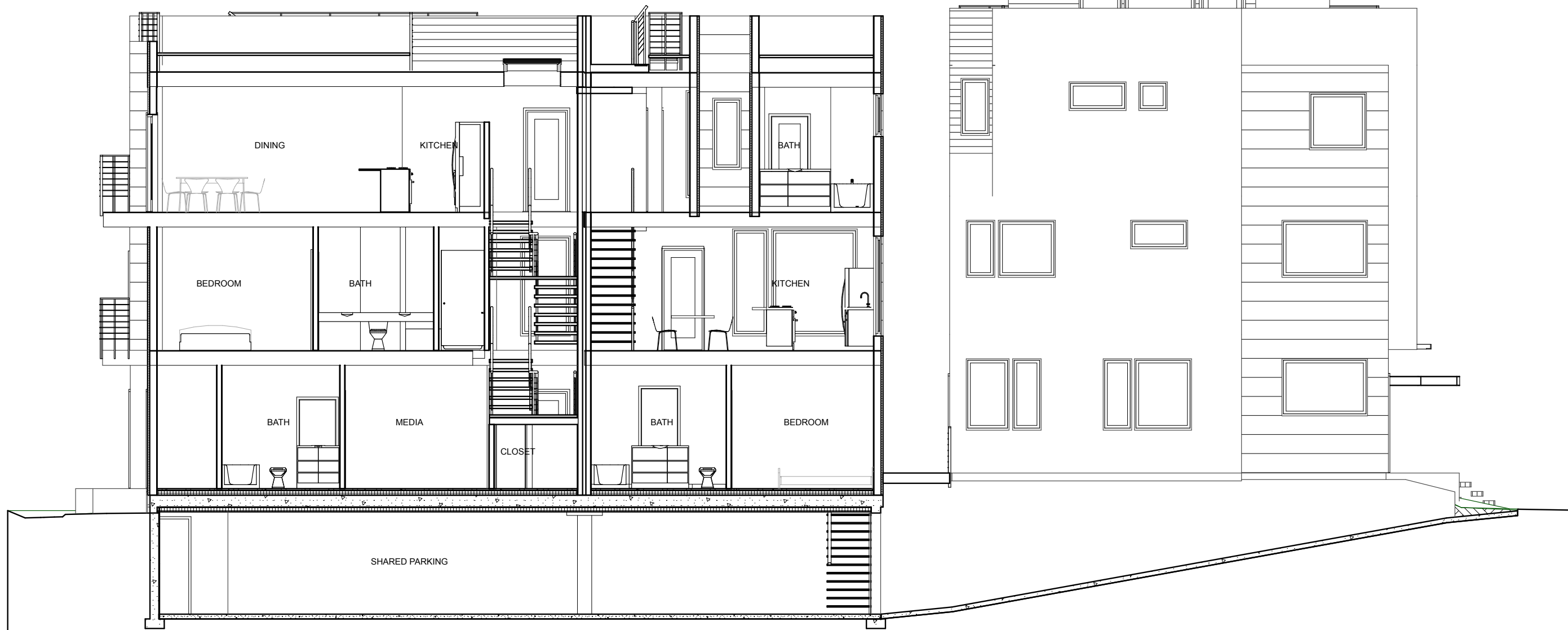






TRIPLEX

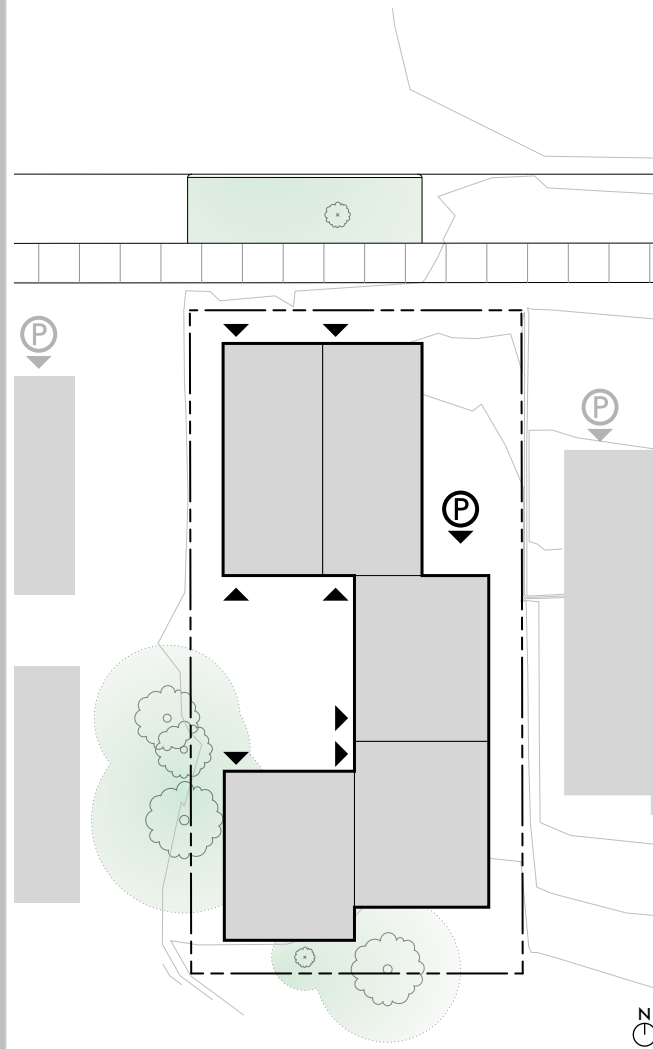
DUPLEX



2 | SECTION

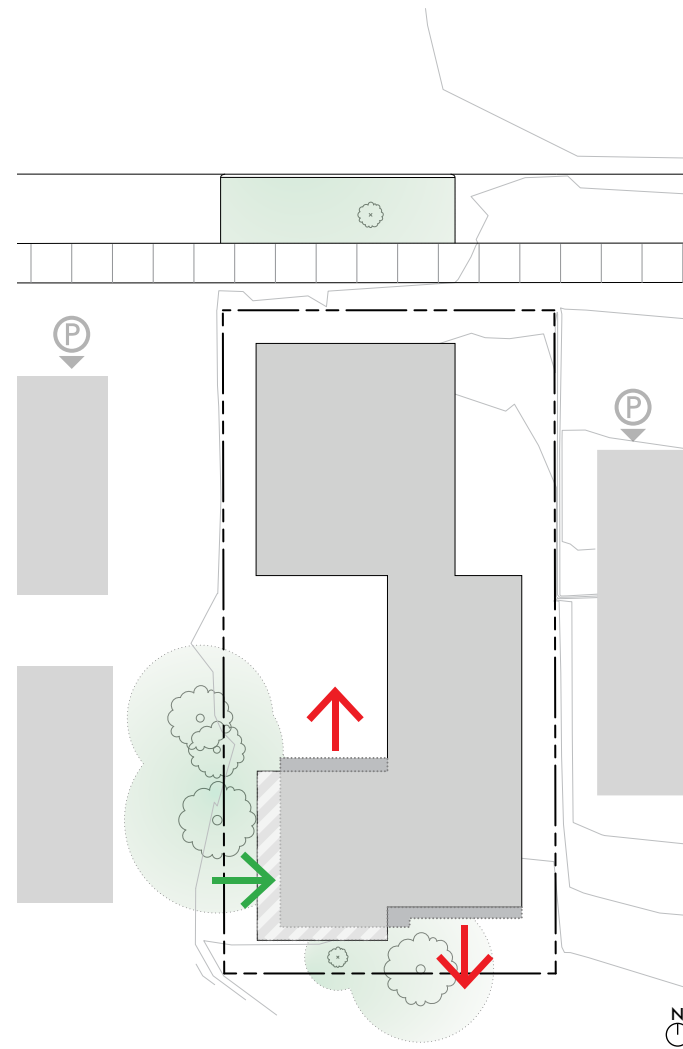
SCALE: 0' 2' 4' 8' 16'

## Code Compliant Scheme



A code compliant scheme presents a massing that does little to accommodate the adjacent site conditions.

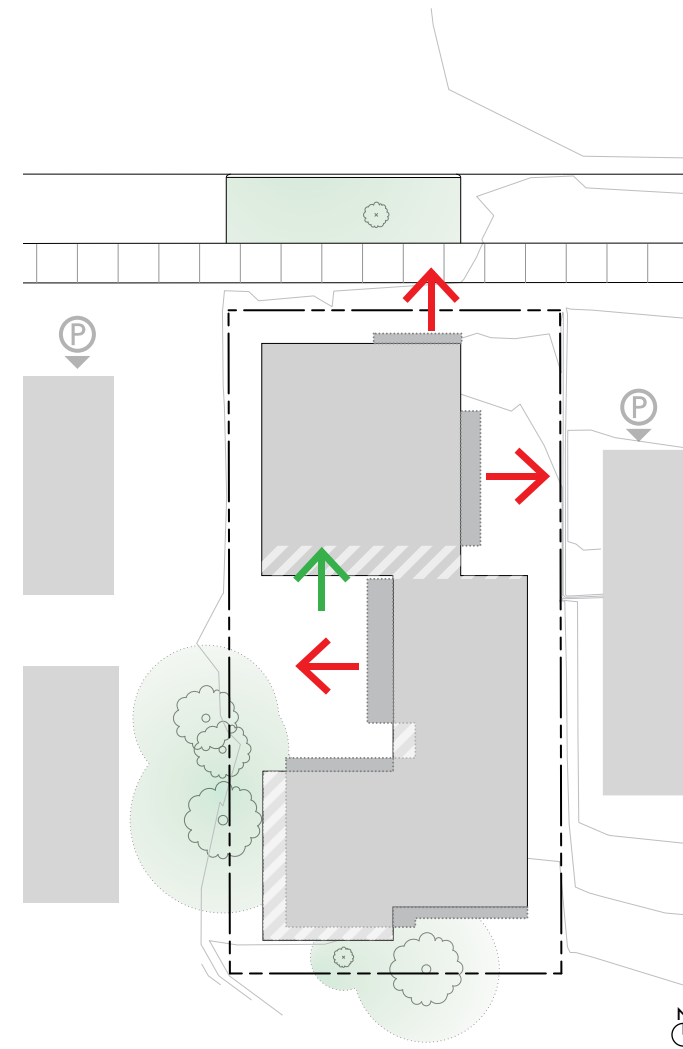
## Adjust Mass to Accommodate Site Conditions



Shifting the southern mass of the building provides a more generous setback to the adjacent trees and neighbor to the west.

Design Guidelines Supported: A-1, A-5

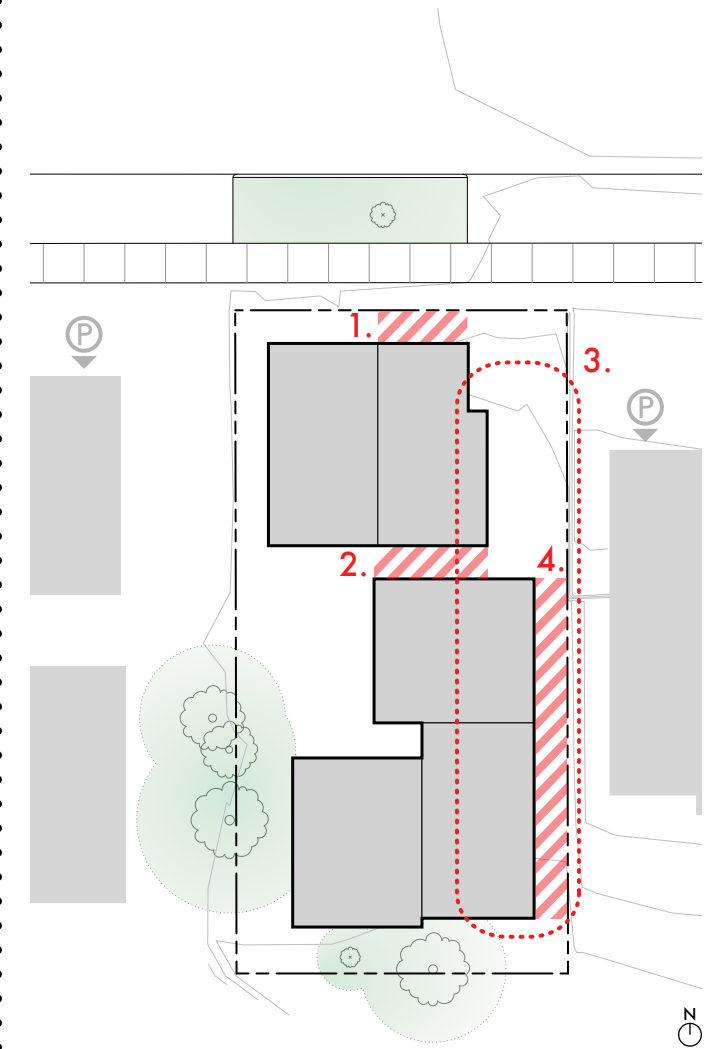
## Separate Massing and Expand



Separating the structures at the courtyard creates more individualized entries into the units and reduces the overall mass of the structure.

Design Guidelines Supported: A-7, B-1, C-2, D-12

## Adjustment Requests

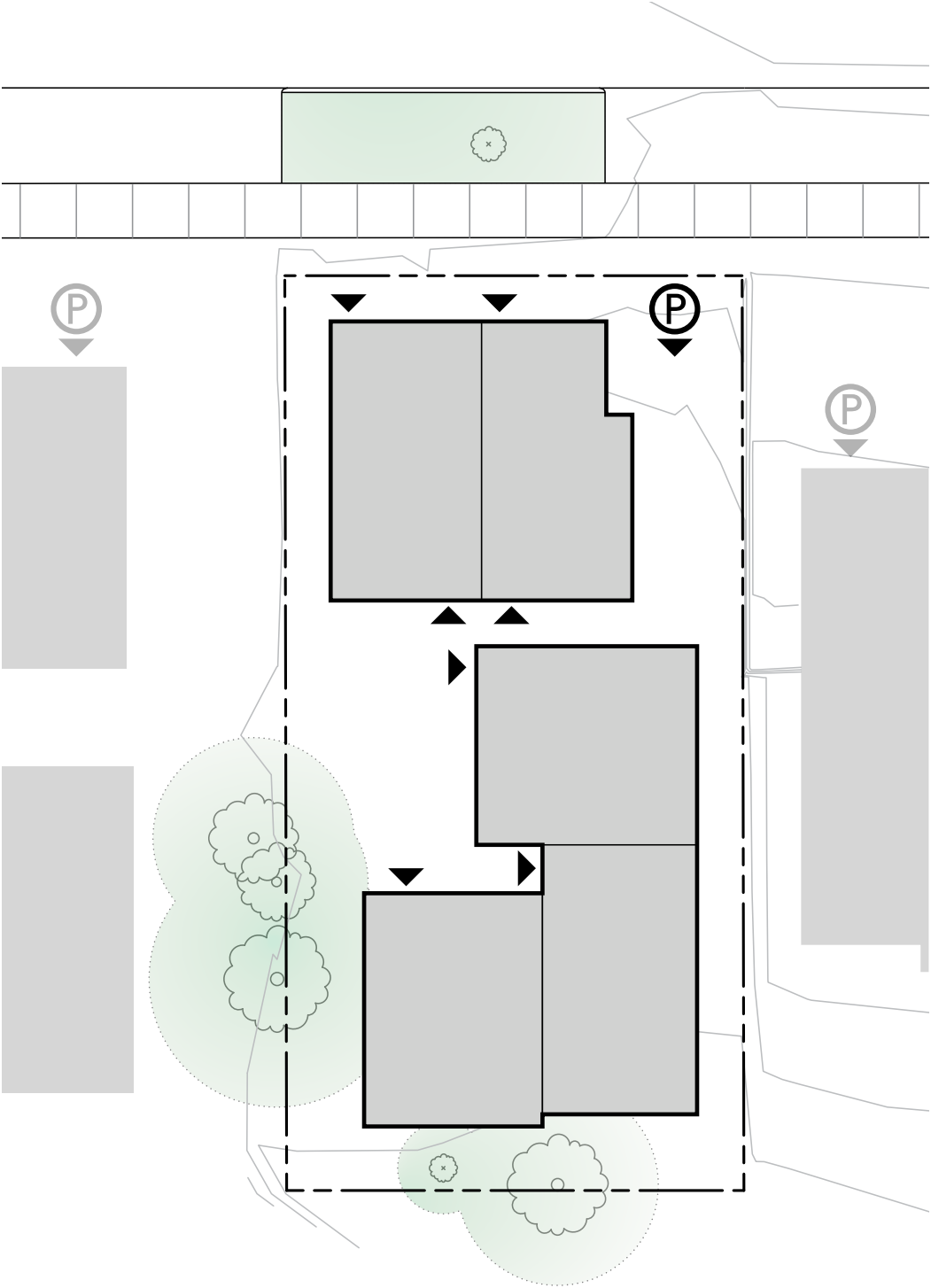


The modification to the code compliant scheme requires the following adjustments, each of which is allowed under the SDR process:

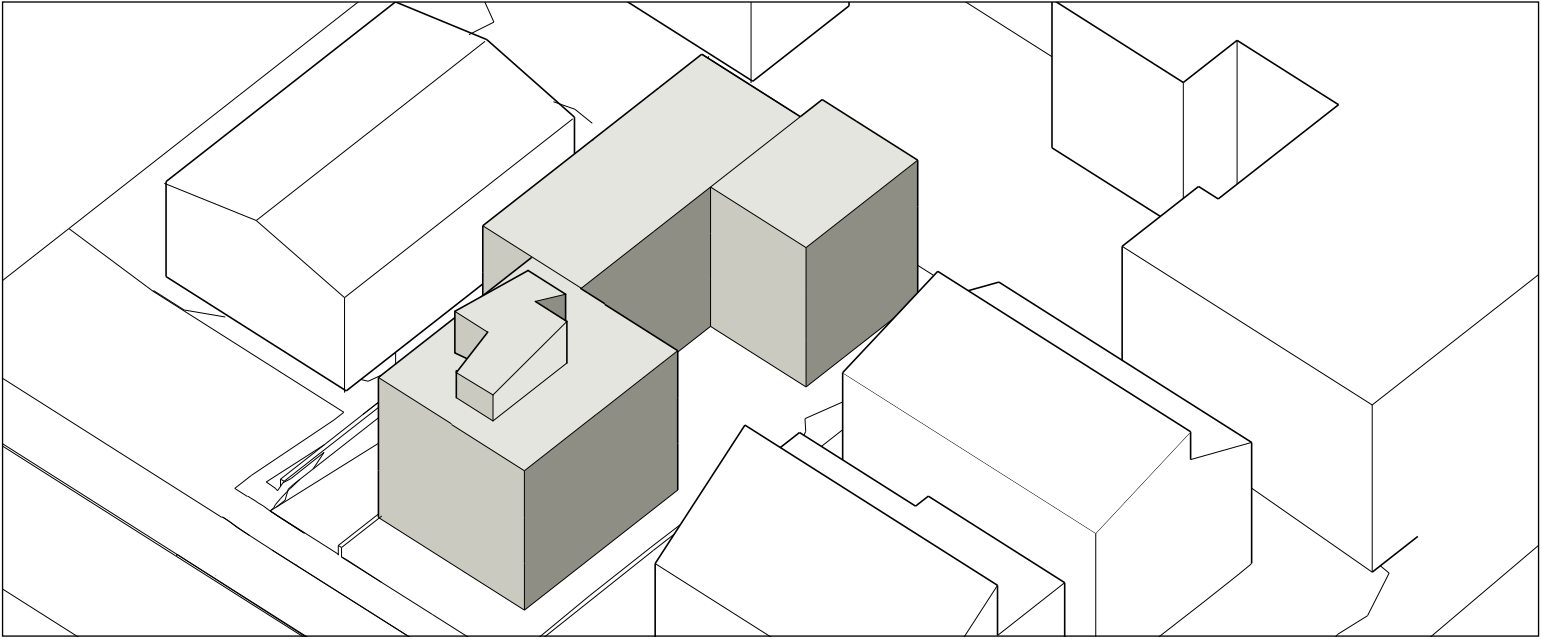
1. **Front Setback**  
Setback is 5'-0" along the street with a reduction to 3'-0" above grade. Proposed above grade portion is 14'-0" in width.
2. **Separation**  
Provide a 5'-0" separation, a total reduction of 5'-0" from the required 10'-0"
3. **Facade Length**  
Increase facade length to 71'-4" or 71.3%.
4. **Side Setback**  
5'-0" side setback for a portion of the facade that is over 40' in length. Proposed length with a 5'-0" setback is 51'-2 1/2".



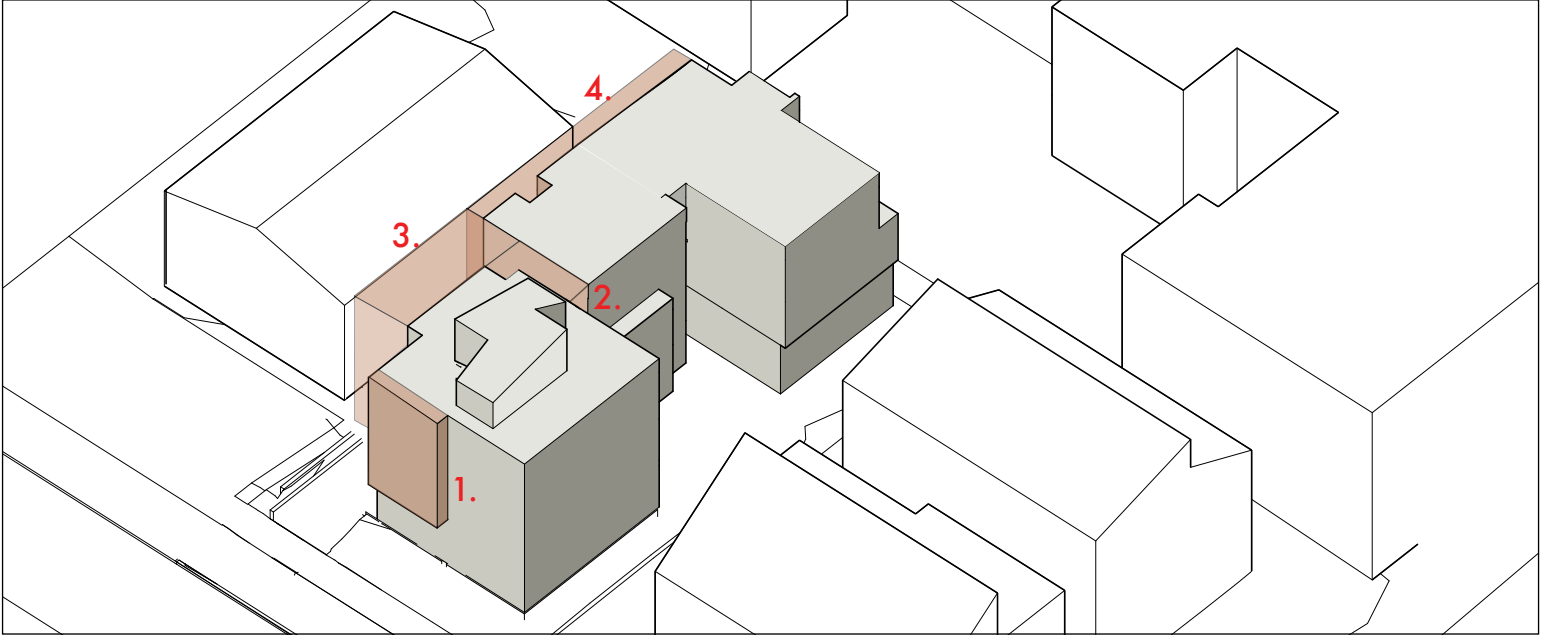
Proposed Scheme



Compliant Scheme - Looking SE



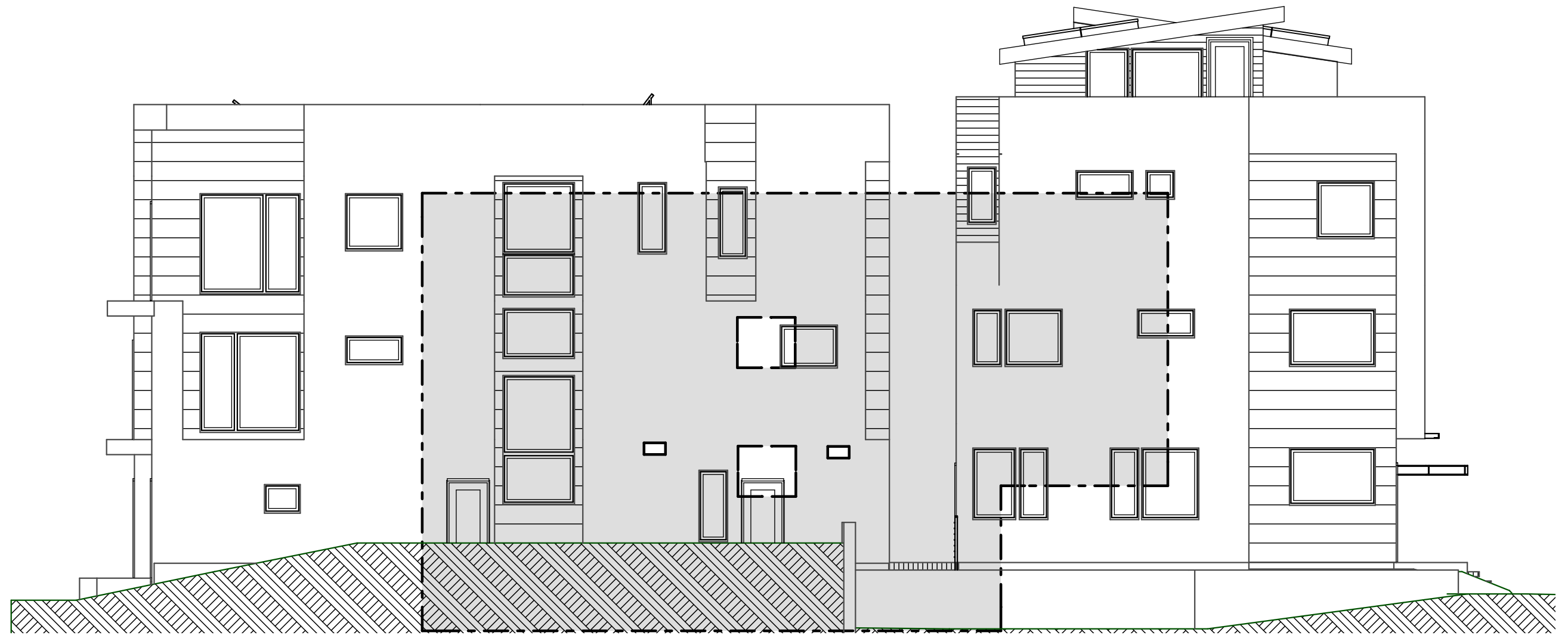
Proposed Scheme - Looking SE with Adjustments Highlighted





**1** | WEST PRIVACY ELEVATION  
SCALE: 0' 2' 4' 8' 16'





**1** | EAST PRIVACY ELEVATION

SCALE: 0' 2' 4' 8' 16'

Design Guidelines Response

A-1 Responding to Site  
Characteristics:

The siting of buildings should respond to specific site conditions and opportunities.

RESPONSE

The proposed design responds to existing trees on the adjacent property to the west by pulling back at the ground floor of townhome 5.

A-2 Streetscape  
Compatibility:

The siting of buildings should acknowledge and reinforce the existing desirable characteristics of the right-of-way.

RESPONSE

The existing streetscape is a variety of apartments, condominiums and townhouses. The proposal intends to be scaled to fit within this mix of housing typologies.

A-3 Entrances Visible from  
the Street:

Entries should be clearly identifiable and visible from the street.

RESPONSE

The two street-facing townhouses have doors and patios that directly engage the street. A common pathway along the west property line covered with an arbor provides a visual link to the courtyard and townhouses at the rear of the site.

A-5 Respect for Adjacent  
Sites:

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

RESPONSE

The windows have been located to minimize privacy intrusion. An analysis of adjacent building facades documents the relationship between structures. Two townhomes utilize a penthouse for rooftop access. These penthouses use shed roofs to minimize the visual impact. The other three townhomes have exterior stairs for rooftop access in order to minimize impacts on the adjacent sites.

A-6 Transition Between  
Residence and Street:

The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

RESPONSE

Elevated porches provide separation and privacy from the street for the two street-facing townhomes. These porches also share large planting areas providing space for gardening.

A-7 Residential Open  
Spaces:

The siting of buildings should maximize opportunities for creating usable, attractive, and well-integrated open space.

RESPONSE

All townhouses have direct access to a common courtyard at the center of the site. Private roof decks are provided with small decks at upper floors to engage the courtyard and provide access to territorial views. All but one of the townhouses have access to private open space at grade.

A-8 Parking and Vehicle  
Access

The siting of buildings should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

RESPONSE

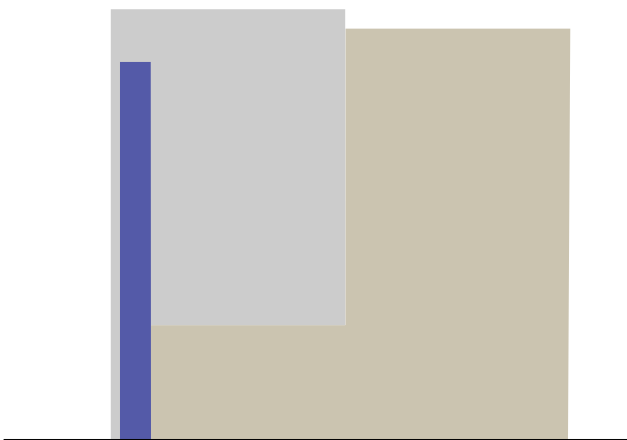
Vehicular access to the below-grade parking garage will be from NW 59th Street. Five parking spaces will be provided, one for each home. The design proposes shoring along the eastern property line to maximize the number of parking spaces provided.

B-1 Height, Bulk and Scale:

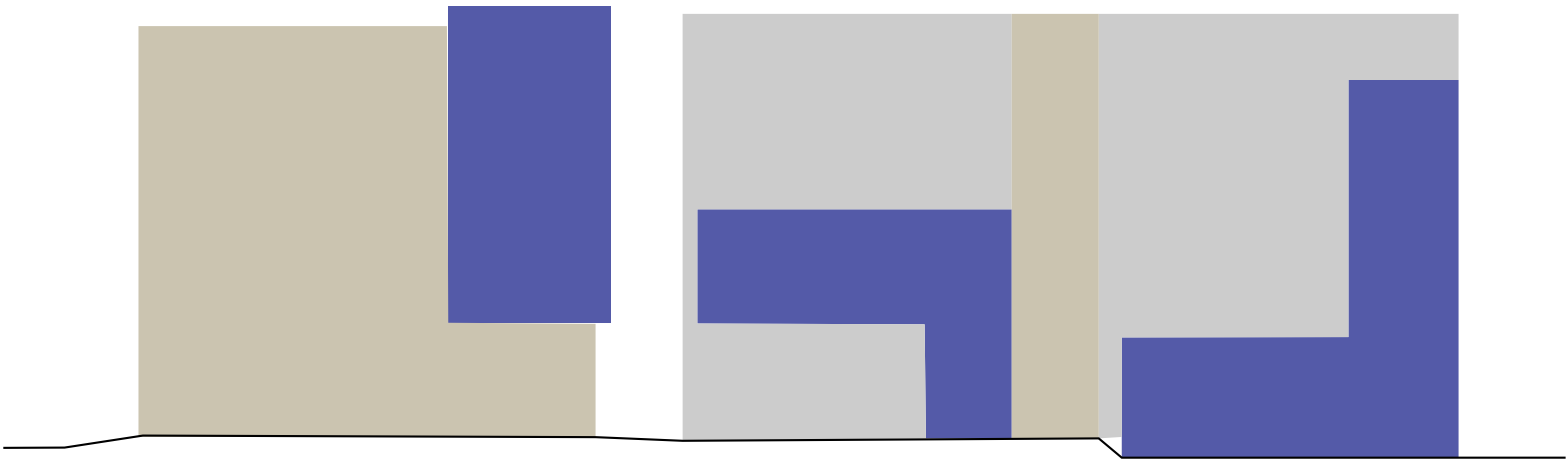
Projects should be compatible with the scale of development anticipated by the applicable Land Use policies for the surrounding areas.

RESPONSE

The project is greatly modulated with visual interest and variation in massing as well as material which reduces the height, bulk and scale. The townhomes with roof penthouses utilize shed roofs to reduce the height of the structure. The other three townhomes have exterior stairs for rooftop access in order to minimize the height, bulk and scale.



north elevation



west elevation

EXTERIOR CONCEPT



**C-2 Architectural Concept and Consistency**

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

RESPONSE

The project proposes an innovative approach to infill development. By locating parking below grade, the five townhomes can share a generous courtyard while maintaining individual amenity areas. The massing is modulated to reduce impact on adjacent sites with large areas of glazing.

**C-3 Human Scale**

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

RESPONSE

Through modulation and material changes, the perceived scale of the structure is reduced. Canopies are added over many of the entry doors and an arbor is located along the west walkway. Benches and planters are provided in the shared courtyard, providing areas for sitting and gathering.

**D-7 Pedestrian Safety:**

Project should consider opportunities for enhancing personal safety and security in the environment under review

RESPONSE

Exterior lighting will be designed to focus downward directed to pathways as well as private and communal open spaces. Lighting will also help orient visitors to front doors. The pathway, home entries, courtyard design and window placement all enhance pedestrian safety, providing multiple opportunities for natural surveillance.

**D-12 Residential Entries and Transitions:**

Residential buildings should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public sidewalk and the private entry.

RESPONSE

Each entry is defined by either a stoop or a change in material. The two street-facing townhomes are elevated from the street and from the back three townhomes providing them with additional separation. The shared courtyard provides a buffer between individual units.

**E-2 Landscaping to Enhance Building and/or Site:**

Landscaping should be appropriately incorporated into the design to enhance the project.

RESPONSE

The central courtyard and setbacks will be the focus of our landscaping design to enhance the character of the site and structure. We will create inviting usable spaces for residents and visitors.

**E-3 Landscape Design to Address Special Site Conditions:**

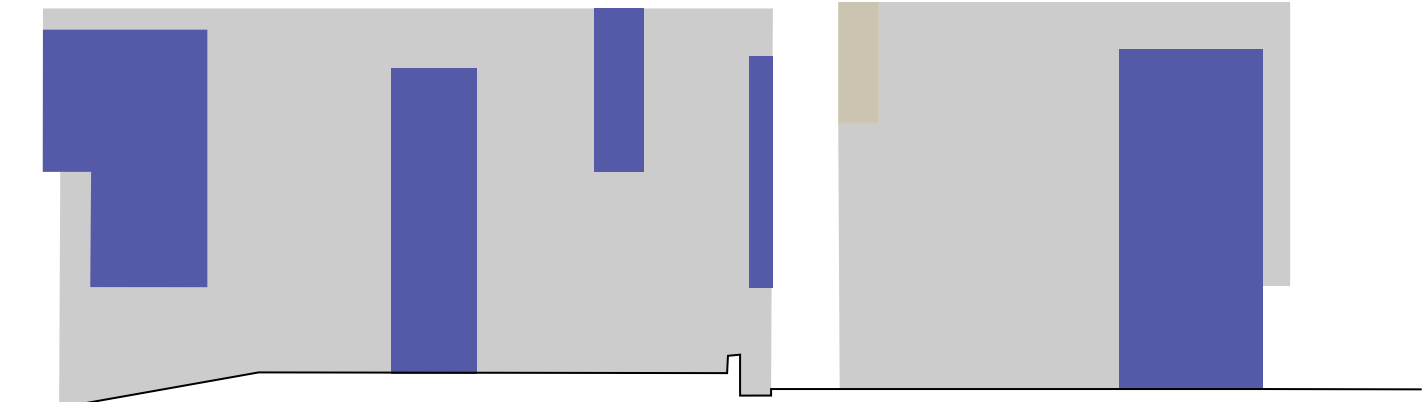
The landscape design should take advantage of special on-site conditions.

RESPONSE

The courtyard is stepped providing separation for the two- front townhomes. Large planter boxes are provided in the courtyard with benches creating separate and distinct features while unifying the overall courtyard.



south elevation



east elevation



17.January.2014

1761 NW 59th St

PROJECT #  
3016506

SDR PACKET 1761 NW 59TH STREET

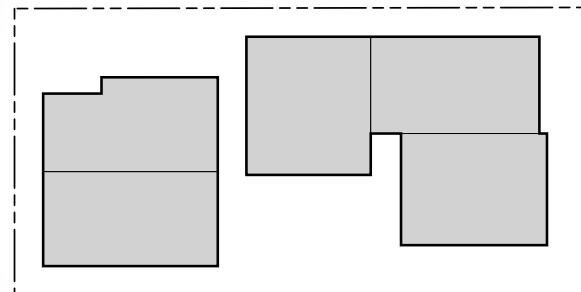


code compliant massing



project development

①



②



1  
proposal





code compliant massing

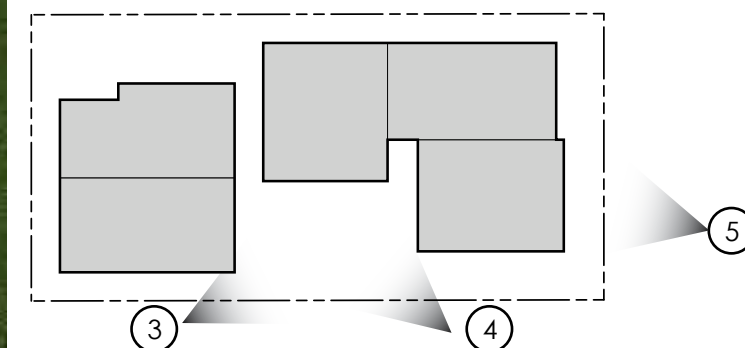


project development



2  
proposal



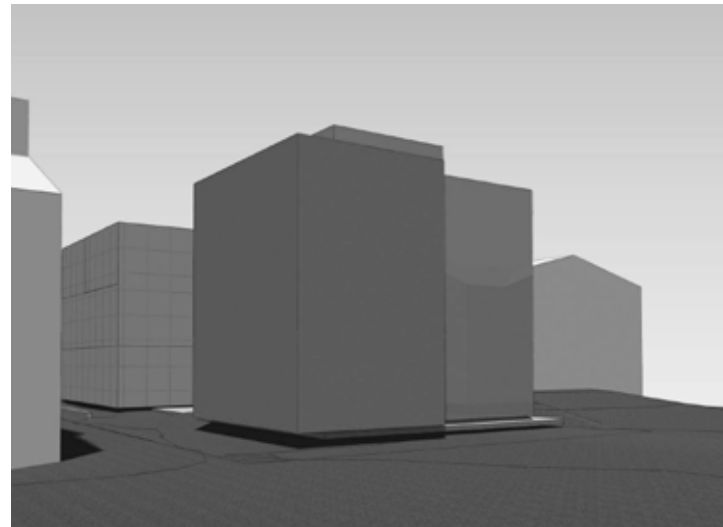






4





code compliant massing



project development



5  
proposal





6  
aerial rendering from northwest corner



North Elevation



South Elevation

provide light gray 4 x 8  
horizontal hardie painted  
siding

provide dark blue painted  
1 x 8 hardie or similar  
horizontal siding

provide reclaimed horizontal  
fir or cedar siding



reclaimed fir or  
cedar siding



1 x 8 hardie panel  
or similar, painted  
horizontal siding  
dark blue



4 x 8 hardie panel  
painted siding light  
gray





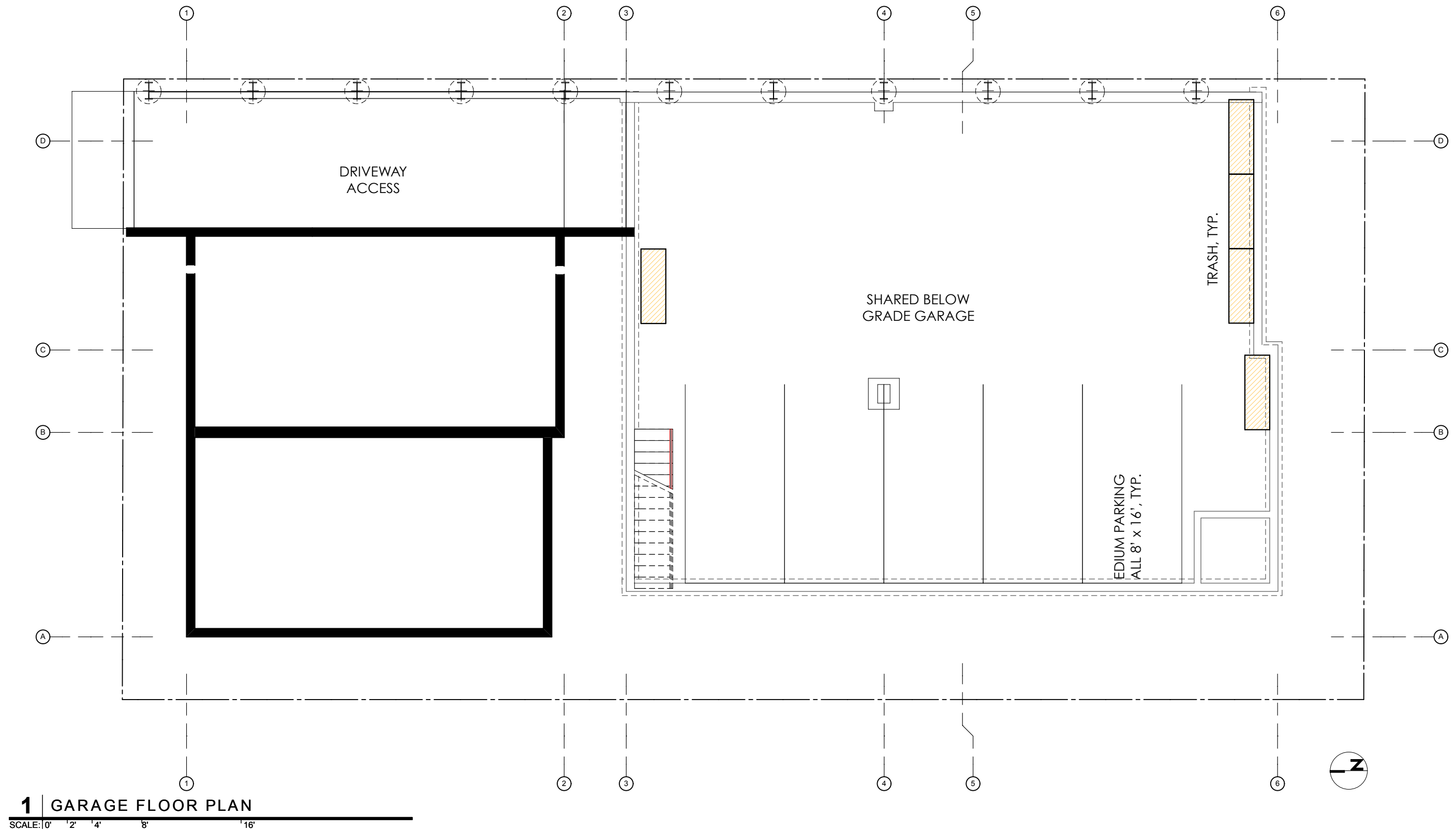
East Elevation

- provide light gray 4 x 8 horizontal hardie painted siding
- provide reclaimed horizontal fir or cedar siding
- provide dark blue painted 1 x 8 hardie or similar horizontal siding



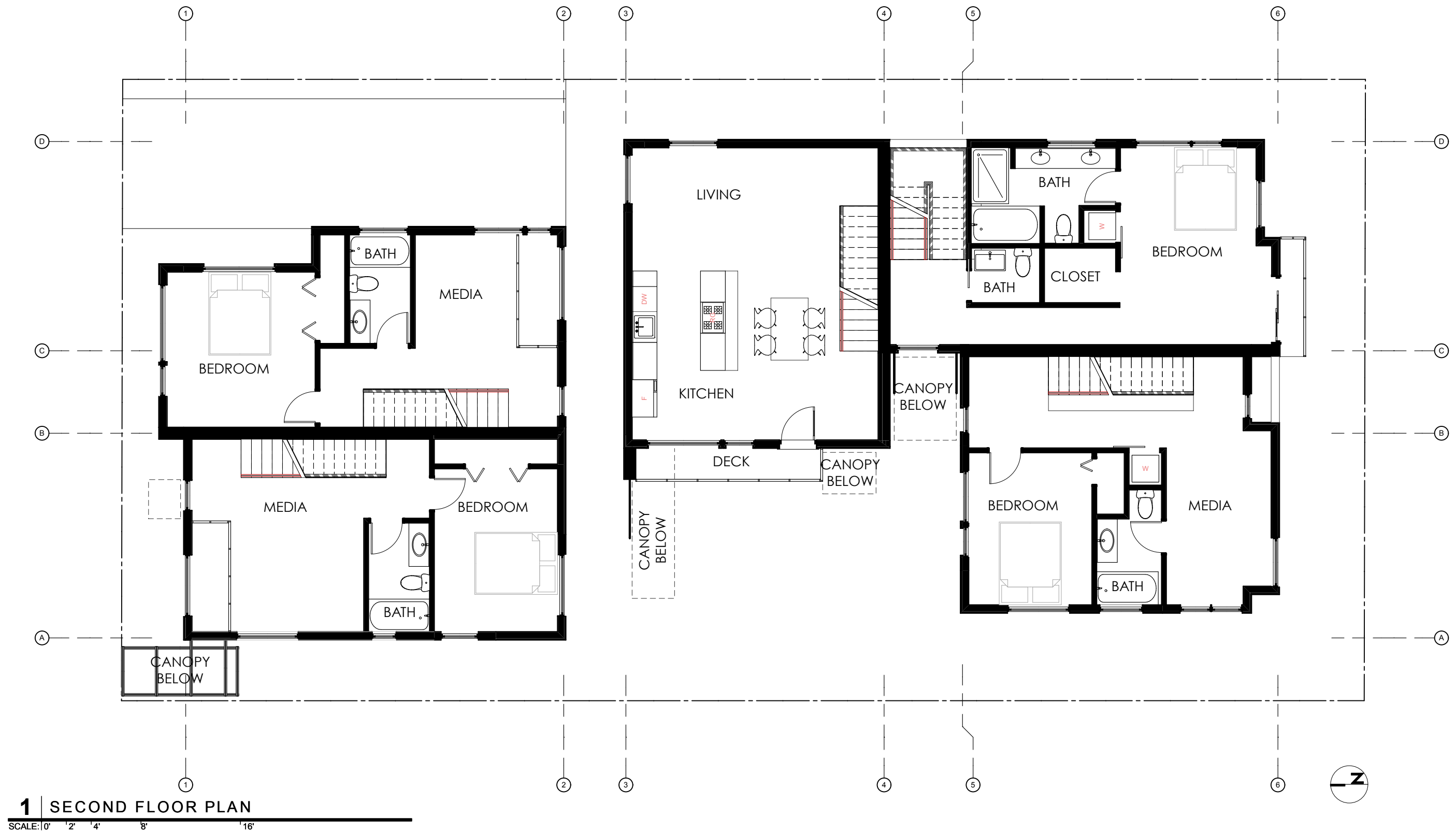
West Elevation





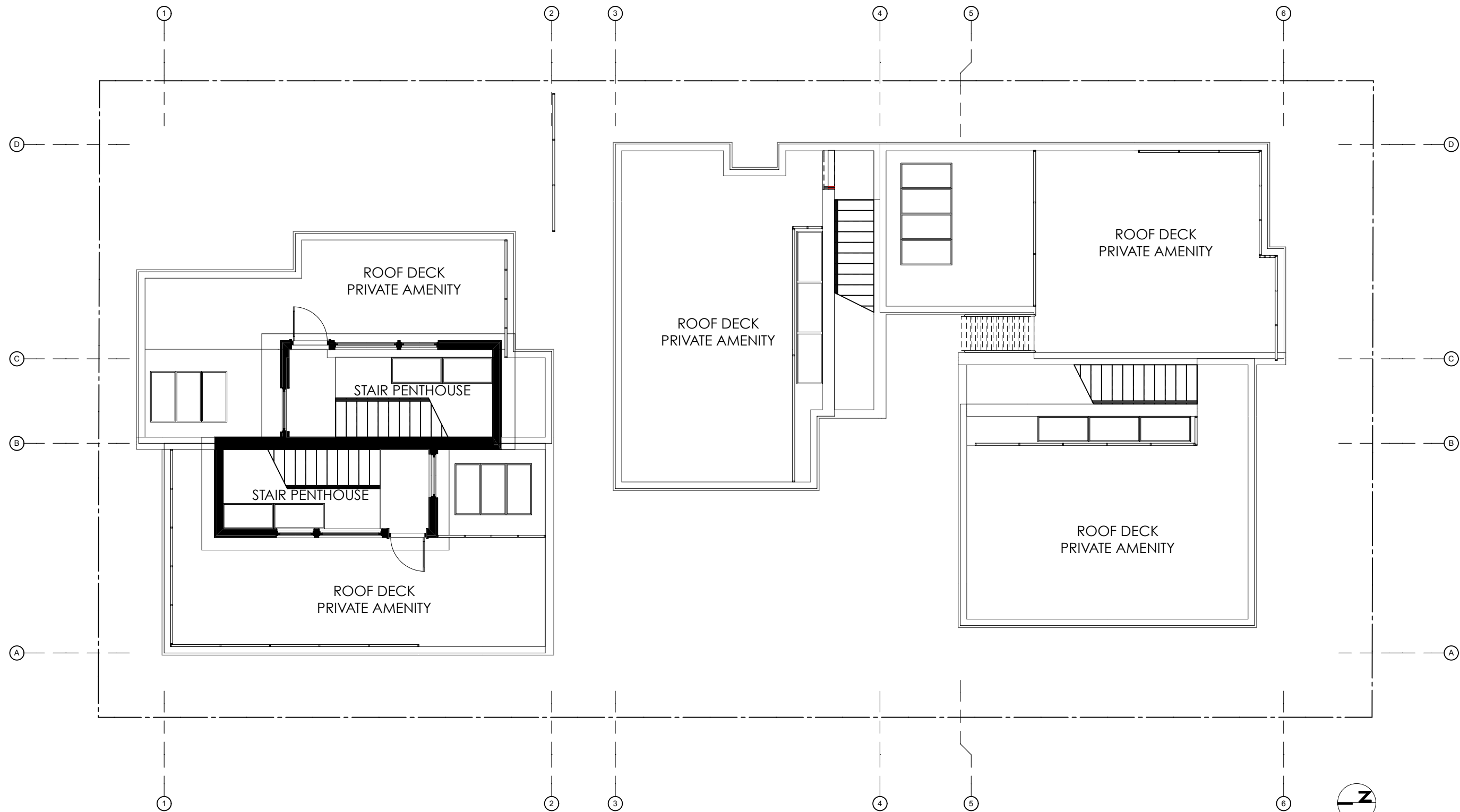












**1** | ROOF PLAN  
 SCALE: 0' 2' 4' 8' 16'



17.January.2014

1761 NW 59th St

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3016506

SDR PACKET 1761 NW 59TH STREET



① 208 18th Ave. E. exterior view from street



② 1504 19th Avenue Duplex behind SF House



③ 1411 E. Fir St. exterior view from street

⑦ 1411 E. Fir St. interior boardwalk view



④ 1911 E. Pine St. courtyard view from a deck

⑧ 1911 E. Pine St. view from street



⑥ 1818 E Yesler Way. view of a woonerf

