



## 1731 NW 57TH ST.

EFFICIENCY APARTMENTS  
DPD PROJECT #3017258  
DESIGN RECOMMENDATION MEETING #2

September 21<sup>st</sup>, 2015

**caron**

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project ref #2014.032



TABLE OF CONTENTS

2-3	PROJECT INFO
4-5	CONTEXT ANALYSIS
6	EXISTING SITE CONDITIONS
8-9	DESIGN GUIDELINES REPONSE
10	PROJECT SUMMARY
11-15	RESPONSE TO DR #1 MEETING
16	SITE PLAN
17	STREET ELEVATIONS
18-19	FLOOR PLANS
20-21	MATERIAL & COLOR PALETTE
22-25	PEDESTRIAN EXPERIENCE
26-27	LANDSCAPE PLANS
28	SECTION
29-31	SHADOW STUDY
32-34	RESPONSE TO EDG
35	ZONING DATA
36-39	EDG ANALYSIS

PROJECT HISTORY

- EDG MEETING, JULY 14, 2014
- MUP SUBMITTAL, AUGUST 20, 2014
- DR MEETING #1, JUNE 01, 2015

PROJECT CONTACTS

- ARCHITECT:  
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\* cover photo from Seattle Municipal Archives Photograph Collection



ACROSS STREET

PROJECT INTRODUCTION

SITE INFORMATION:

- Site Address: 1731 NW Seattle, WA 98109
- DPD Project #: 3017258
- Parcel(s): 276770-0395
- Zoning: NC3-65
- Site Area: 4,997 SF (99.99' x 49.97')
- Overlay Designation: Ballard Hub Urban Village
- Parking Requirement: None
- Legal Description: Lot 9, block 53, Gilman Park Addition, according to the plat thereof recorded in volume 3 of plats, page 40, records of King County, WA

DEVELOPMENT STATISTICS:

- Lot Size: 4,997 SF
- FAR: 4.25
- Allowable FAR: 21,237.25 SF
- Proposed FAR: 20,977 SF
- Residential Units: 48
- Parking Stalls: None required, none provided



PROJECT PROPOSAL

DEVELOPMENT OBJECTIVES:

The proposed development will create a 6-story urban-infill apartment building with approximately 48 dwelling units and no commercial space. Existing structures will be demolished and one exceptional tree will be removed. Parking is not required and will not be provided. (19) Bicycle storage spaces will be provided inside the building. Amenity space for the residents will be located on the roof top level providing outdoor comfort and views of the surrounding area.

CONTEXT:

The site is located at 1731 NW 57th Street, two blocks north of NW Market Street in the Ballard neighborhood of Seattle. It is zoned NC3-65 and is within the Ballard Hub Urban Village. The site is within walking distance to the Ballard Public Library, Ballard Commons Park, and historic Ballard Avenue with its various restaurants and shopping.

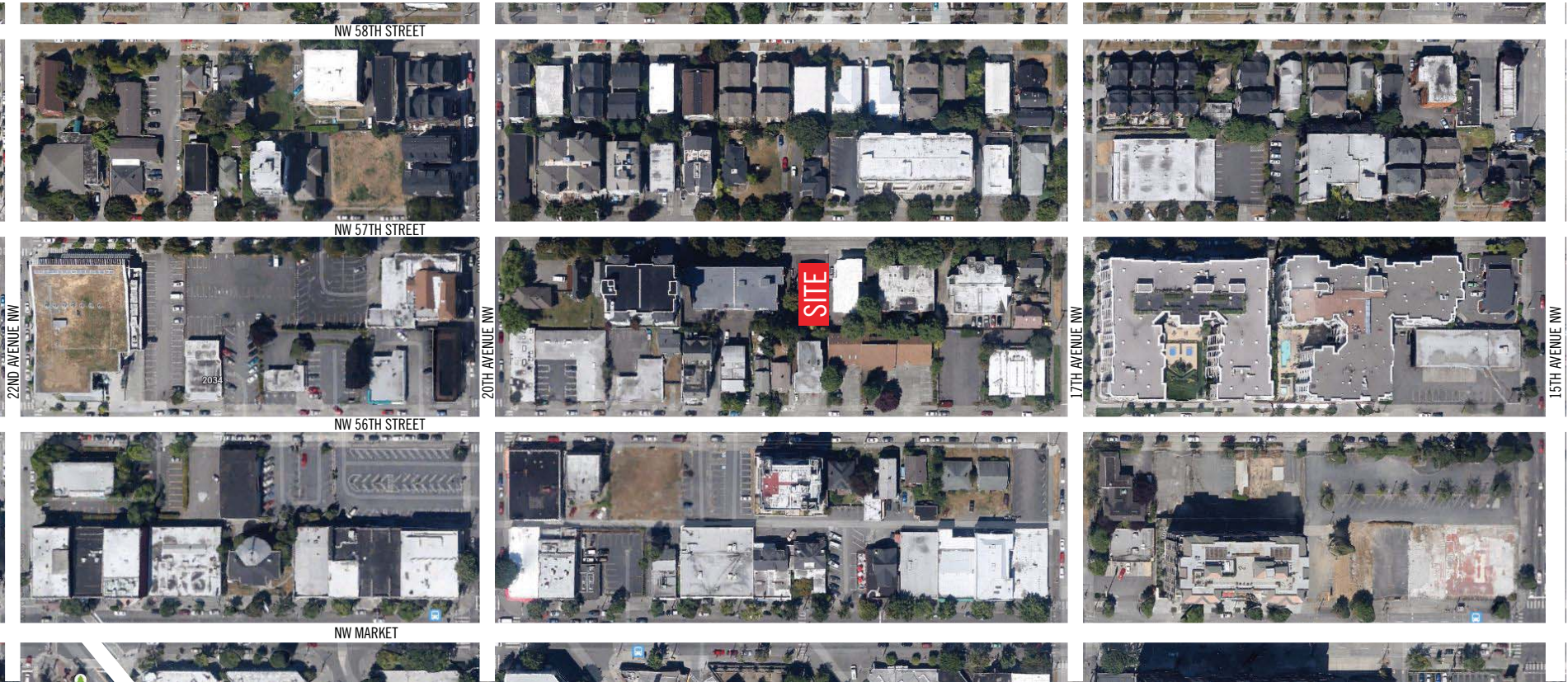
The neighborhood is a mix of office, commercial, mixed use, multifamily, and single family uses. The site has potential views of the Olympic Mountains to the west.

There is currently one existing building on the site, 2 stories, comprising of 5 apartment units with 5 parking stalls (4 covered, 1 uncovered). There is a 3-story 5 unit apartment building to the south and 2, 2-story duplex cottages to the north across NW 57th Street. There is 3-story 19 unit condo building to the east and a 3-story 5 unit apartment building to the west.

The project site is relatively flat with a slope of about 2’ from the north to the south side of the site. There is one exceptional tree on site. There are no environmentally critical areas or other natural features on the site.

DEVELOPMENT STATISTICS CONTINUED:

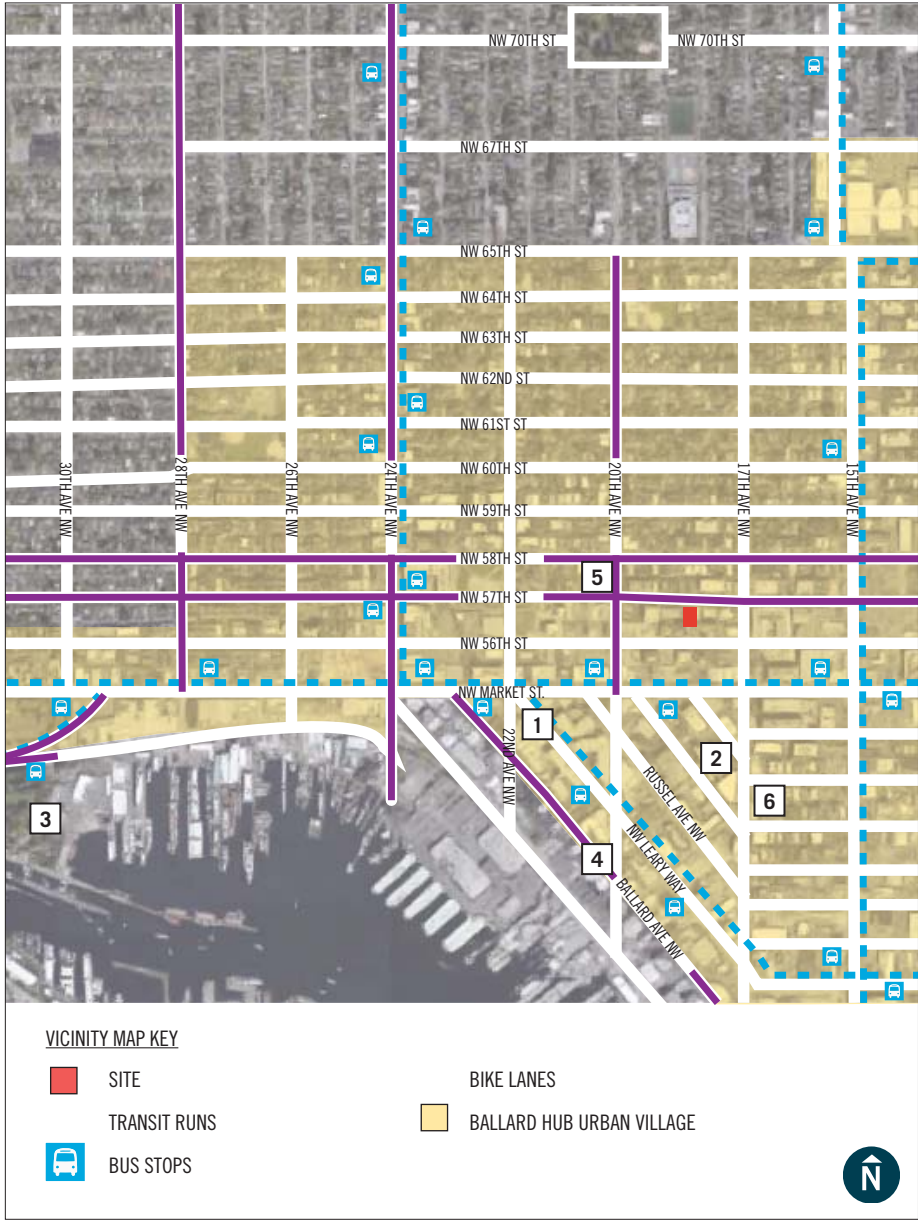
LEVEL	FAR SF	# UNITS	USE
ROOF	588	0	Amenity
6	3,227	8	Residential
5	3,498	9	Residential
4	3,498	9	Residential
3	3,498	9	Residential
2	3,498	9	Residential
1	3,170	4	Residential/Storage/Utilities
TOTAL	20,977	48	



AERIAL 9 BLOCK MAP



SURROUNDING USES & COMMUNITY NODES



1

BERGEN PLACE PUBLIC PARK AT 5420 22ND AVE NW



2

SWEDISH MEDICAL CENTER BALLARD AT 5300 TALLMAN AVE NW



3

HIRAM M. CHITTENDEN LOCKS AT 3015 NW 54TH STREET



4

BALLARD AVE HISTORIC DISTRICT





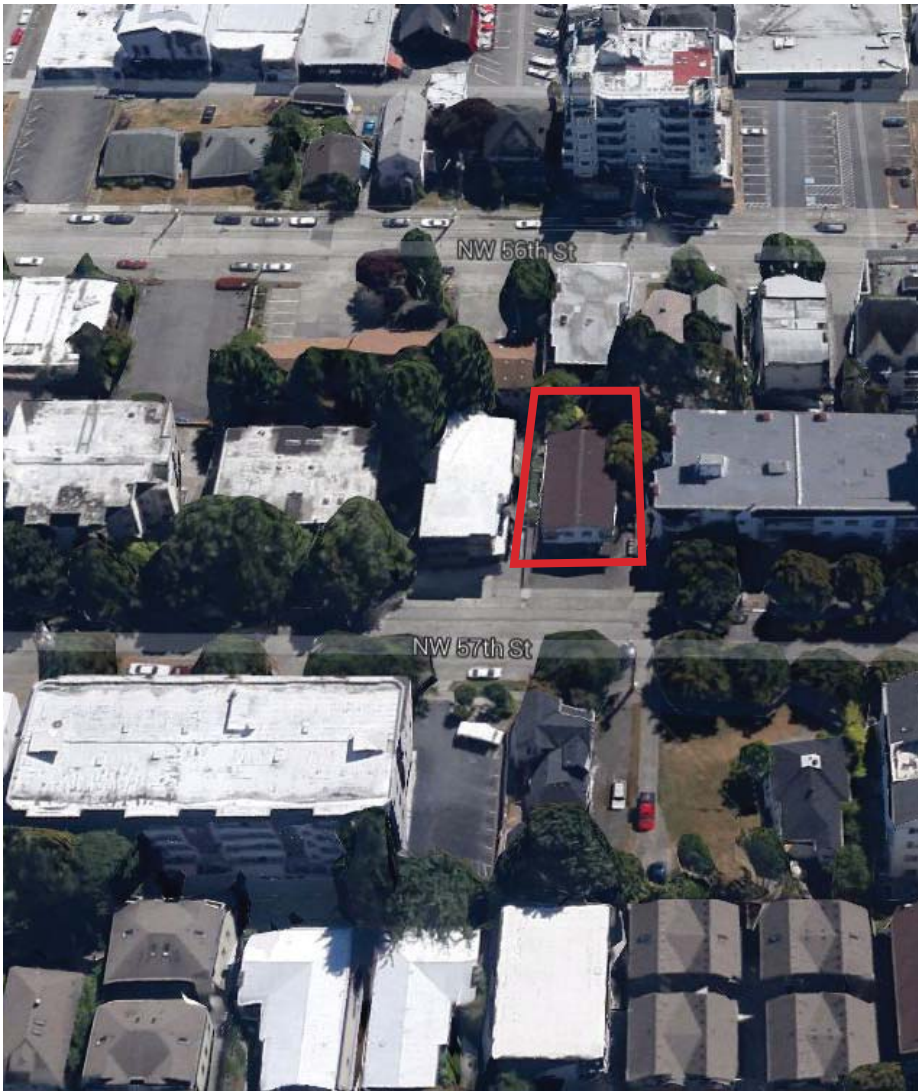
5

BALLARD COMMONS PARK AT 5701 22ND AVENUE NW

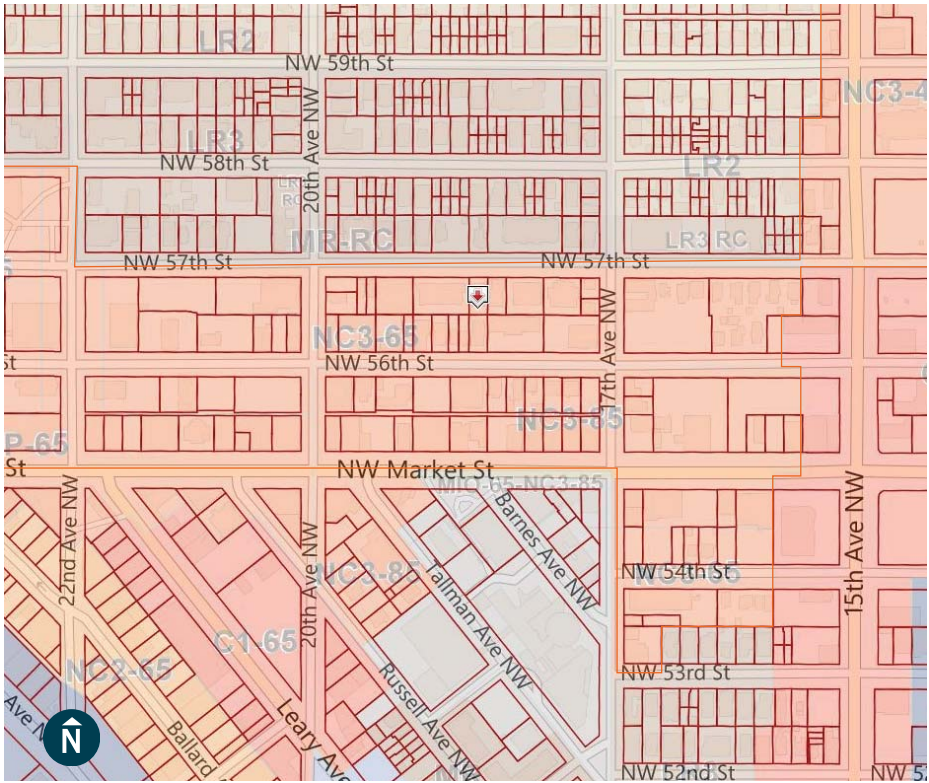


6

BALLARD PUBLIC LIBRARY AT 5614 22ND AVE NW



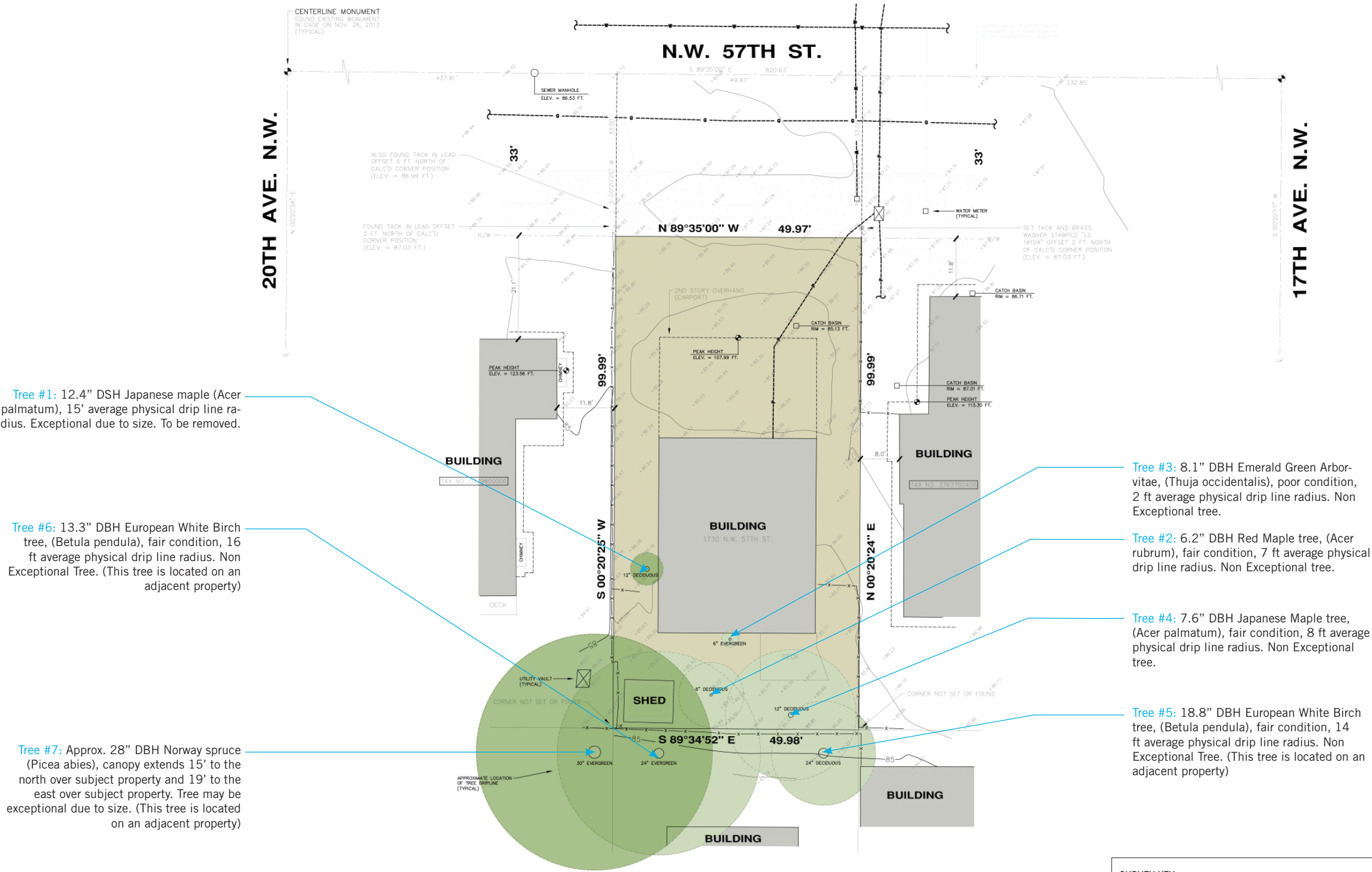
AERIAL VIEW OF SITE



ZONING MAP



SURVEY



**SURVEY KEY**

- EXCEPTIONAL TREE
- NON EXCEPTIONAL TREE
- EXISTING BUILDING
- SITE

**ARBORIST INFO:** Arborist info: Sound Tree Consulting Arborist Report (May 20th, 2014) & Tree Solutions Inc. Memorandum (February 5th, 2015)



NORTHWEST VIEW





## DESIGN GUIDELINES

### CS2 URBAN PATTERN & FORM

#### A Location in the City & Neighborhood

1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

**Project Response:** The project is located in the Ballard neighborhood of Seattle on a street that has development ranging from new construction to early 20th century homes. The proposed project is sited adjacent to various smaller scale projects including a 3 story condominium building and a 2 story apartment building. Given the nature of this setting, the project has the potential to become a feature along NW 57th. The design of the building incorporates a prominent corner feature that will serve in creating a sense of place for the neighborhood.

#### B Adjacent Sites, Streets, and Open Spaces

2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

**Project Response:** The project provides opportunities for interactions at the street and pedestrian level in the neighborhood by locating two dwelling units on the ground floor along NW 57th (through the use of DRB-encouraged departures). The prominent corner of the proposed design becomes the northwest corner of the building, which is most visible to the public. This corner has been treated with a distinctive feature which becomes memorable for people in the neighborhood.

#### D Height, Bulk, and Scale

1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

**Project Response:** The proposed design reflects a scale of development that is anticipated for the area. Voluntary setbacks have been incorporated on all four sides in an effort to break up the bulk of the building and provide some relief to the existing adjacent properties. The building is also set back at the upper level to further reduce the perceived mass along the street.

5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.



OVERHEAD VIEW

**Project Response:** The majority of the dwelling units are oriented towards the street and rear of the lot. No units are oriented towards the eastern property and the units oriented along the west side of the building are set back over 11' so as not to disrupt the privacy of the adjacent building's residents. Dwelling units along the rear property line are also set back over 10'

### CS3 ARCHITECTURAL CONTEXT AND CHARACTER

#### A Emphasizing Positive Neighborhood Attributes

4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

**Project Response:** The project establishes a positive and desirable context for others to build upon by not developing out to property lines and introducing voluntary setbacks to lessen the impact of the project. Providing a focal point at the northwest corner of the building establishes a sense of place in the neighborhood.

#### PL1 CONNECTIVITY

##### A Network of Open Spaces

2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

**Project Response:** Although the open space provided along the sidewalk at the ground level will be for the ground floor residents, this area will foster human interaction between residents and people in the community through open lines of sight and the use of low landscaping. A slight buffer has been created along the sidewalk, indicating private vs. public space, but still allowing for interaction.

#### PL2 WALKABILITY

##### B Safety and Security

1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

**Project Response:** Approximately one-third of the building's dwelling units are oriented towards the street which encourages natural surveillance of the neighborhood.





STREET LEVEL VIEW

### PL3 STREET-LEVEL INTERACTION

#### A Entries

1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**Project Response:** The main residential lobby and entrance to the project is located directly off of NW 57th Street. It will be clearly identifiable with signage and transparent store front type doors. The residential entries located at the ground level will be buffered by landscaping.

### PL4 ACTIVE TRANSPORTATION

#### B Planning Ahead for Bicyclist

2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**Project Response:** Lockable bike storage racks will be provided inside the building with direct access from the adjacent courtyard. The amount of bicycle storage provided will significantly exceed the code required minimum (22 provided vs. 12 required).

### DC1 PARKING AND SERVICE USES

#### C Location in the City & Neighborhood

4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian

circulation.

**Project Response:** The trash storage area will be located inside of the building along the western side. Even though the trash must be collected from the street (no alley), storing the trash in this area will reduce the impact on building aesthetics and pedestrian circulation along NW 57th St.

### DC2 ARCHITECTURAL CONCEPT

#### A Massing

2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

**Project Response:** The building envelope incorporates various recesses to break up the mass of the structure. Juliet balconies have been added to all dwelling units with a variety of materials to break up some of the larger facades. The building has been setback at the ground and upper levels to help reduce the overall massing along the street.

#### B Architectural and Façade Composition

1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

**Project Response:** Each facade has been designed as part of an overall scheme. Material treatments wrap corners and develop a pattern for the entire project, creating consistency and a design that feels balanced and interesting.

2. Blank Walls: Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

**Project Response:** The eastern wall has been broken up through the use of massing, pattern, materials, and glazing. A setback along the ground level will provide opportunities for landscaping and green screens which will appeal to the pedestrians and residents of the neighborhood.

### DC4 EXTERIOR ELEMENTS AND FINISHES

#### A Exterior Elements and Finishes

1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.

Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**Project Response:** The northwest corner of the building will become a prominent feature of the project and use metal siding in various colors creating a pattern that is an abstract representation of the building address. The rest of the materials will be a combination of fiber cement panels in different colors, horizontal siding, and durable wood siding at the ground level street-facing residences.



NIGHT VIEW



PROJECT DESIGN HISTORY

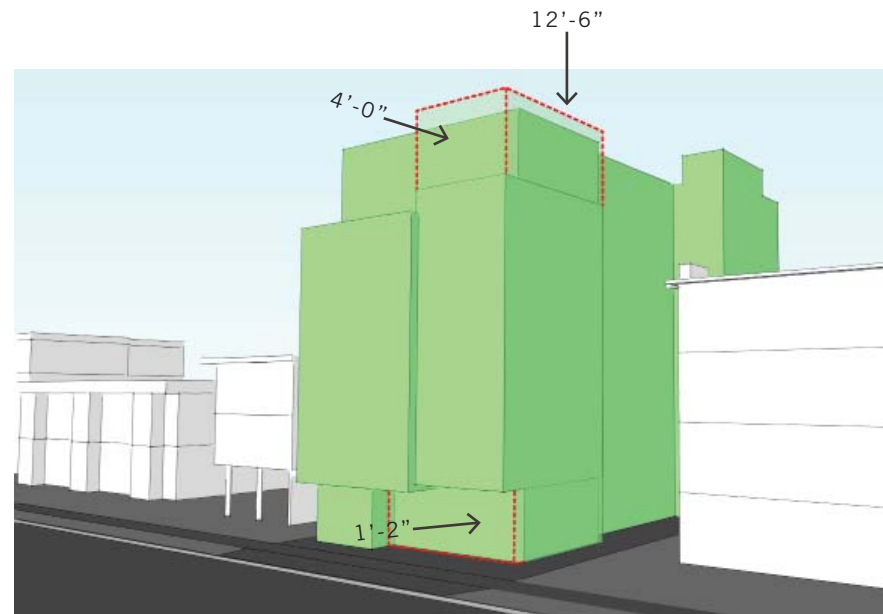
				
OPTION A EDG	OPTION B EDG	OPTION C (PREFERRED OPTION*) EDG	OPTION C (DEVELOPED) DR MEETING #1	OPTION C (REVISED) DR MEETING #2
TOTAL SF: 19,200	TOTAL SF: 21,800	TOTAL SF: 19,200	TOTAL SF: 22,000	TOTAL SF: 20,977
DWELLING UNITS: 49	DWELLING UNITS: 52	DWELLING UNITS: 49	DWELLING UNITS: 48	DWELLING UNITS: 48
<div>OPPORTUNITIES<ul style="list-style-type: none"><li>code compliant</li><li>separation from E &amp; W neighbors</li><li>simple design</li><li>unit modulation</li><li>smaller building footprint</li><li>more natural light for units</li></ul></div>	<div>OPPORTUNITIES<ul style="list-style-type: none"><li>code compliant</li><li>maximizes development potential</li><li>majority of units face street</li><li>interior courtyard brings in natural daylight</li></ul></div>	<div>OPPORTUNITIES<ul style="list-style-type: none"><li>code compliant</li><li>two unit types</li><li>large number of units face street</li><li>trash/recycle storage hidden from street</li><li>west courtyard provides relief from neighbor</li><li>main entrance off street</li><li>direct indoor bicycle storage access from courtyard</li></ul></div>	<div>The preferred option has been revised and developed in response to the recommendations made by the Design Review Board from the Early Design Guidance meeting. Increased setbacks have been incorporated throughout, including a setback introduced along the east property line to provide some relief to the existing adjacent building, and setbacks at the ground and upper levels to help reduce the overall perceived mass of the project. Additional bicycle storage beyond code required minimum has been added, per public comment. Dwelling unit entries along the street have been lowered to ground level (per board encouraged departure) to foster human interaction among neighbors. Landscape features along the street have also been incorporated in the design to appeal to pedestrians at a smaller scale. A bold architectural feature occupies the prominent northwest corner of the building to provide visual interest for residents and visitors. The large blank wall that was of concern along the east property line has been broken up, glazing has been incorporated, landscaping and green screens on the ground level appeal at the human scale, and a subtle paint pattern provides visual interest on the larger areas of the facade.</div>	<div>The previous design has been revised based on recommendations by the board from the project's initial Recommendation Meeting. The ground floor residential units were pushed back an additional 1'-2" from the sidewalk to meet SMC standards and now there are no requested departures. The 6th floor NW corner has been set back and reduced in height to lessen the visual impact of the structure on the street (see pg. 11). The board wanted to see additional views/details of the courtyard fence and gate, which can be found on pages 15, 25, &amp; 26. One concern of the board at the initial recommendation meeting was having the trash &amp; recycle staged on the curb for pick-up on collection days. The trash room has been reconfigured so it is now within pick-up range of the waste collection contractor (approved by SPU). The trash will no longer need to be staged on the curb, and will be stored within the building.</div>
<div>CONSTRAINTS<ul style="list-style-type: none"><li>all storage located on ground level</li><li>one unit type</li><li>future development on nearby sites could impact natural daylight</li><li>lobby entrance not on street</li></ul></div>	<div>CONSTRAINTS<ul style="list-style-type: none"><li>all storage located on ground level</li><li>one unit type</li><li>trash/recycle storage must face street</li><li>no separation from E &amp; W neighbors</li><li>complex construction</li></ul></div>	<div>CONSTRAINTS<ul style="list-style-type: none"><li>all storage located on ground level</li><li>one unit type</li><li>future development on nearby sites could impact natural daylight</li><li>lobby entrance not on street</li></ul></div> <div><i>*The Board recommended the preferred design scheme Option C should move forward to the Master Use Permit (MUP) submittal with their design guidance.</i></div>	<div>BOARD DECISION</div> <div>At the conclusion of the initial Recommendation Meeting, the Board recommended the project return for another meeting in response to the guidance provided.</div>	



## REDUCED STREET FACADE



MASSING OF STREET-FACING FACADE PRESENTED AT 1ST REC. MEETING



MASSING REDUCTIONS MADE PER DESIGN REVIEW BOARD COMMENTS



REVISED MASSING OF STREET-FACING FACADE



ORIGINAL STREET-FACING FACADE DESIGN PROPOSED AT 1ST RECOMMENDATION MEETING



REVISED STREET-FACING FACADE DESIGN PER BOARD RECOMMENDATIONS



## NORTHEAST OVERHEAD VIEW





## REDUCED STREET FACADE





## NORTHWEST OVERHEAD VIEW





# PEDESTRIAN EXPERIENCE



GATED ACCESS TO COURTYARD



COURTYARD VIEW WITH PROPOSED NEW MODERN FENCE



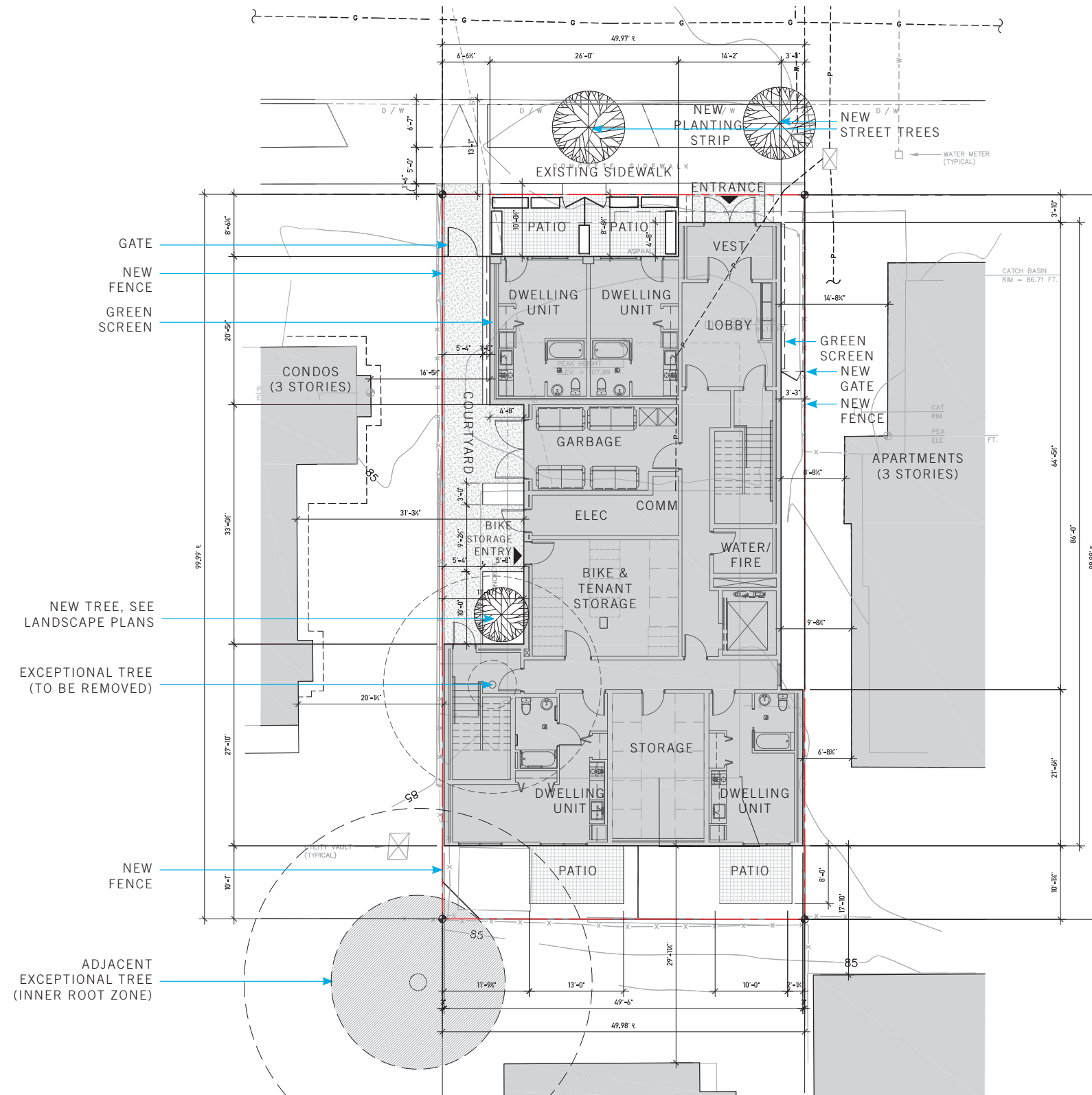
OPEN ACCESS TO COURTYARD



COURTYARD VIEW (NO FENCE/GATE)



NW 57TH ST







WEST STREET ELEVATION



NORTH STREET ELEVATION





GROUND FLOOR PLAN



TYPICAL FLOOR PLAN







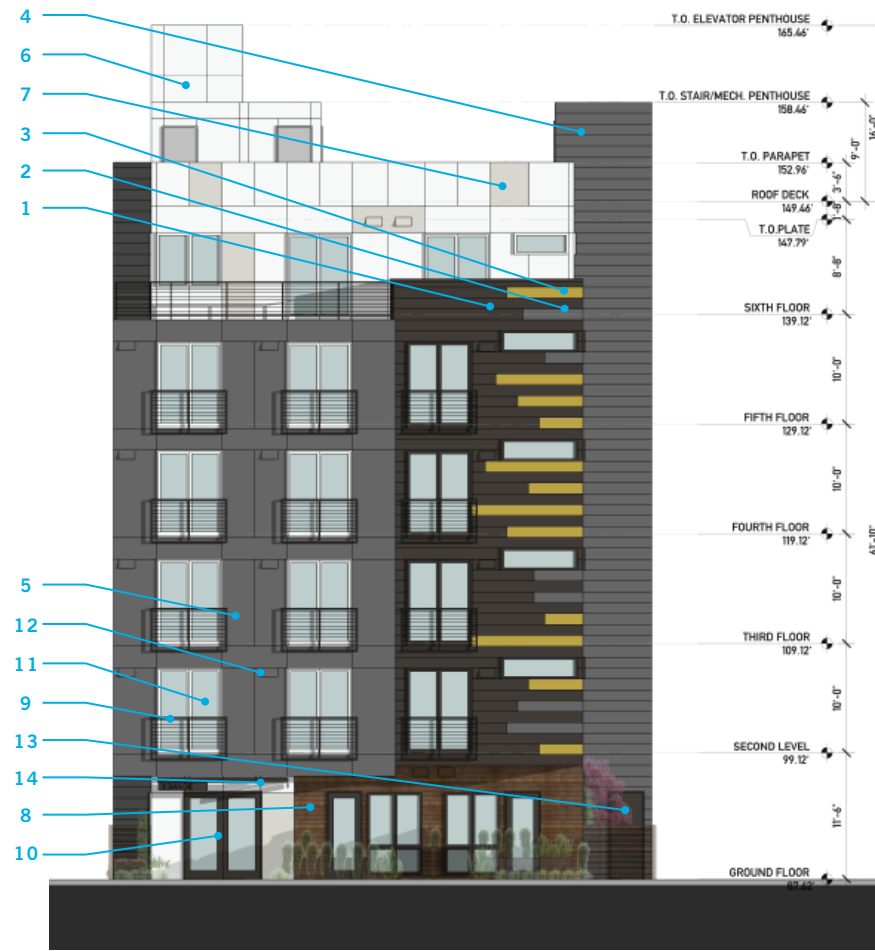
6TH FLOOR PLAN



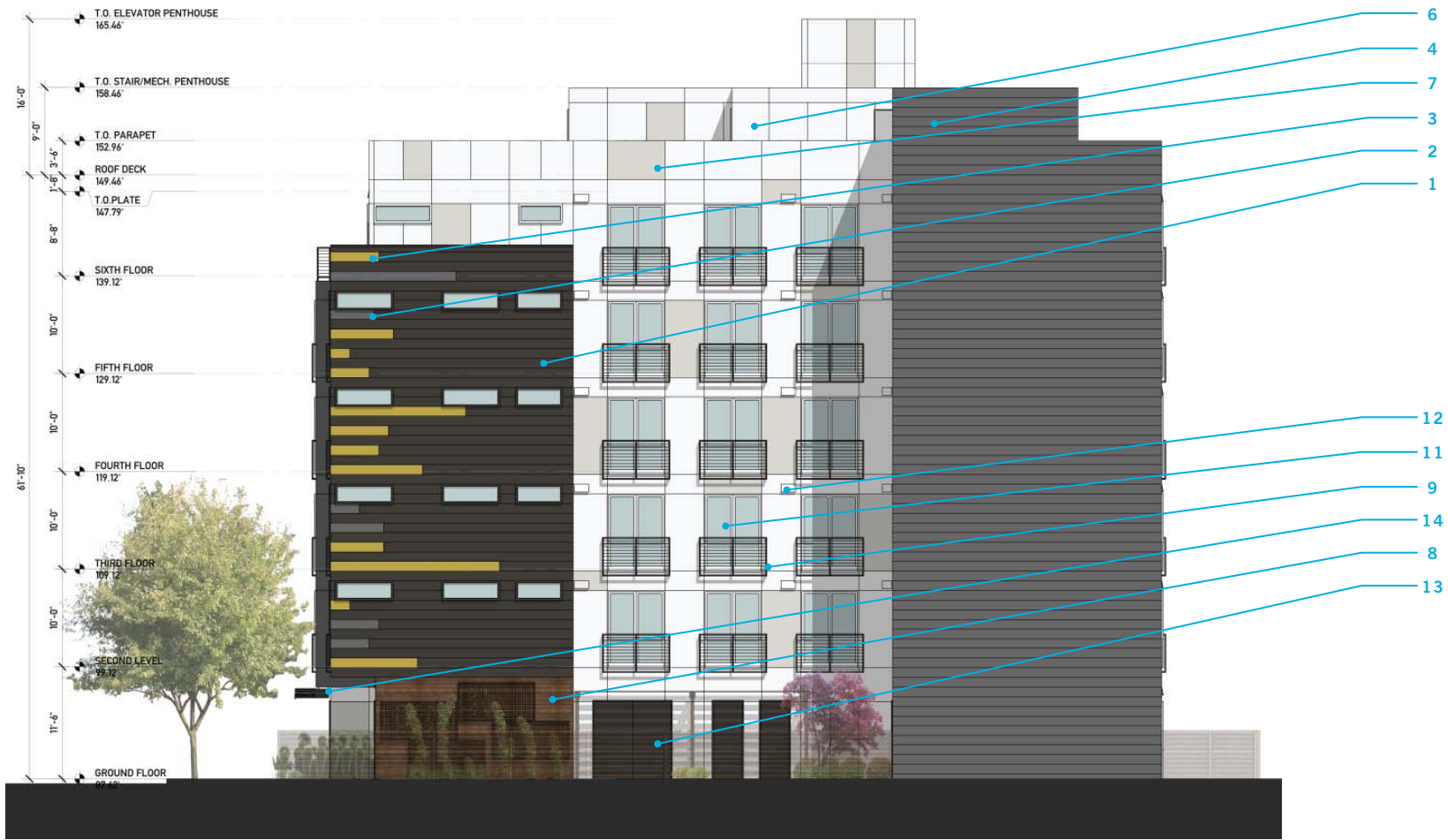
ROOF PLAN







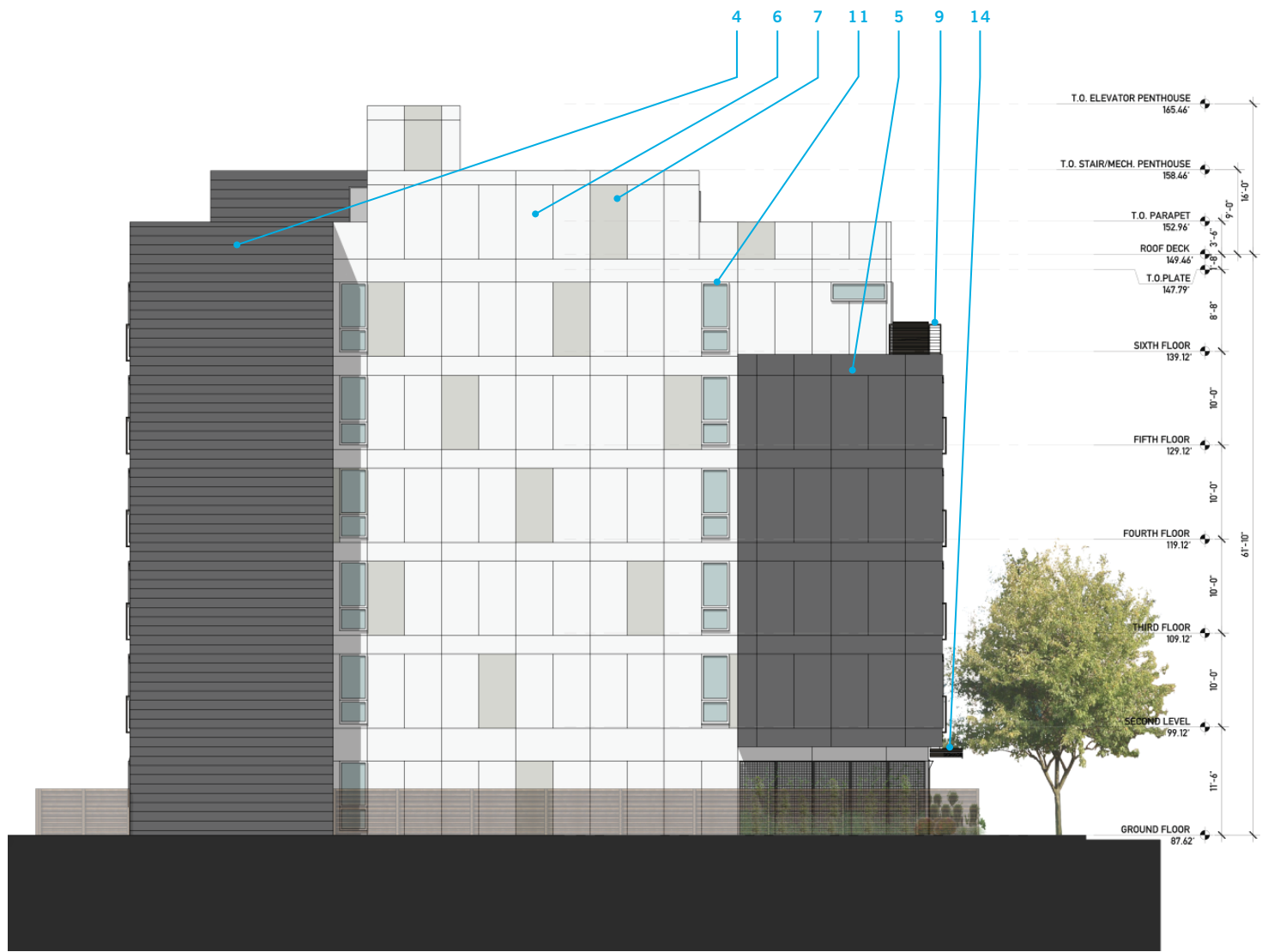
NORTH ELEVATION



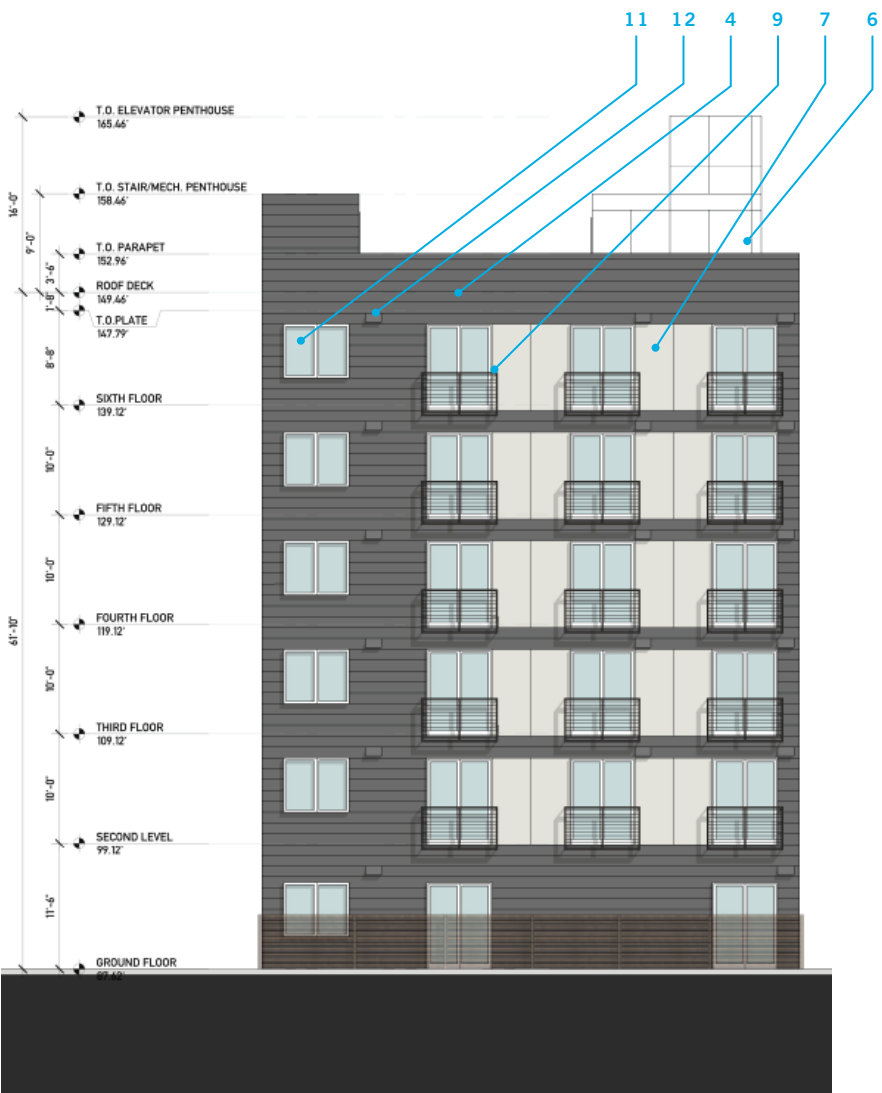
WEST ELEVATION

1. 12" Horiz Metal Siding, color: Cool Dark Bronze, AEP Span	2. 12" Horiz. Metal Siding, color: Cool Zinc Gray	3. 12" Horiz. Metal Siding, color: SW 6907 (Forsythia), Sherwin Williams	4. Horiz. Fiber Cement Siding, color: SW 7019 (Gauntlet Gray), Sherwin Williams	5. Fiber Cement Panel, color: SW 7019 (Gauntlet Gray), Sherwin Williams	6. Fiber Cement Panel, color: SW 7004 (Snowbound), Sherwin Williams	7. Fiber Cement Panel, color: SW 7021 (Simple White), Sherwin Williams	8. Wood Siding, dark stain	9. Horiz. Metal Railing, painted dark gray	10. Aluminum Storefront Entrance, color: black	11. Vinyl glazed door/window, color: white, black (see elevations for location)	12. Mech. Vent Cover, match paint	13. Metal door, painted, color: dark gray	14. Canopy

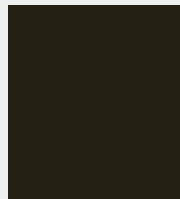




EAST ELEVATION



SOUTH ELEVATION



1. 12" Horiz Metal Siding, color: Cool Dark Bronze, AEP Span



2. 12" Horiz. Metal Siding, color: Cool Zinc Gray



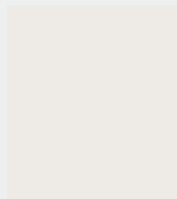
3. 12" Horiz. Metal Siding, color: SW 6907 (Forsythia), Sherwin Williams



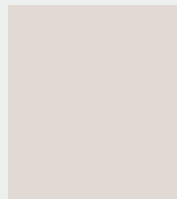
4. Horiz. Fiber Cement Siding, color: SW 7019 (Gauntlet Gray), Sherwin Williams



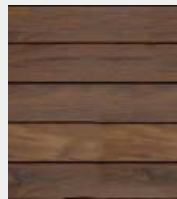
5. Fiber Cement Panel, color: SW 7019 (Gauntlet Gray), Sherwin Williams



6. Fiber Cement Panel, color: SW 7004 (Snowbound), Sherwin Williams



7. Fiber Cement Panel, color: SW 7021 (Simple White), Sherwin Williams



8. Wood Siding, dark stain



9. Horiz. Metal Railing, painted dark gray



10. Aluminum Storefront Entrance, color: black



11. Vinyl glazed door/window, color: white, black (see elevations for location)



12. Mech. Vent Cover, match paint



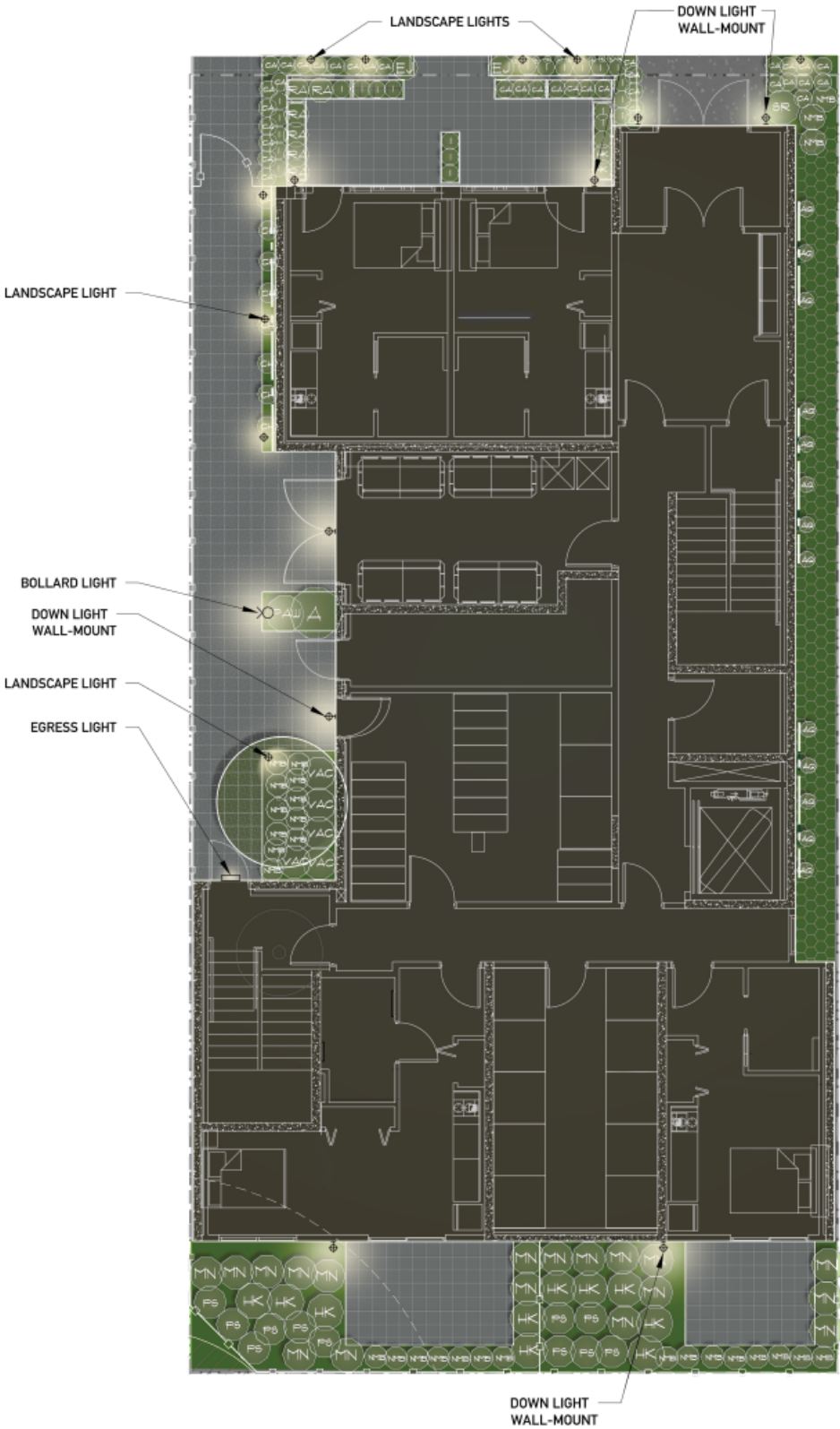
13. Metal door, painted, color: dark gray



14. Canopy



LIGHTING PLAN



LIGHTING FIXTURES



NIGHT RENDER







EVENING EYE-LEVEL PERSPECTIVE



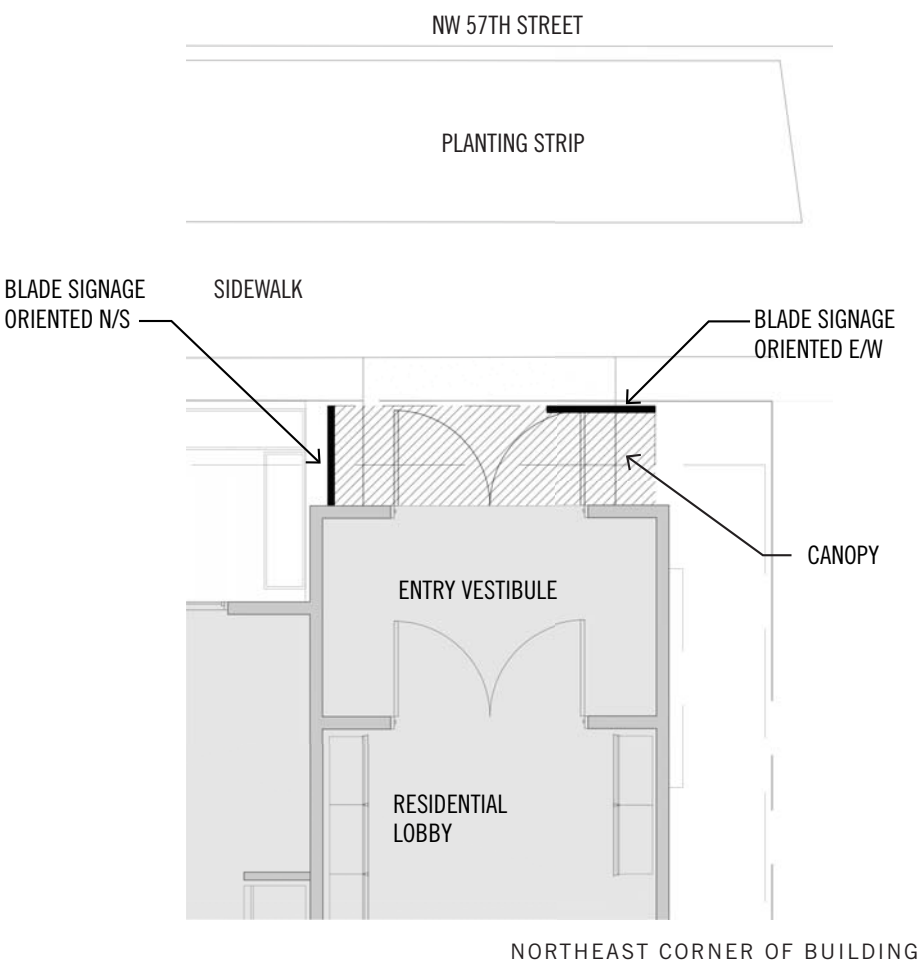
EYE-LEVEL PERSPECTIVE (LOOKING SOUTH ACROSS NW 57TH ST.)

BUILDING ENTRY





SIGNAGE PLAN



EXAMPLE BLADE SIGN



VIEW OF SIGNAGE LOOKING EAST



VIEW OF SIGNAGE LOOKING WEST

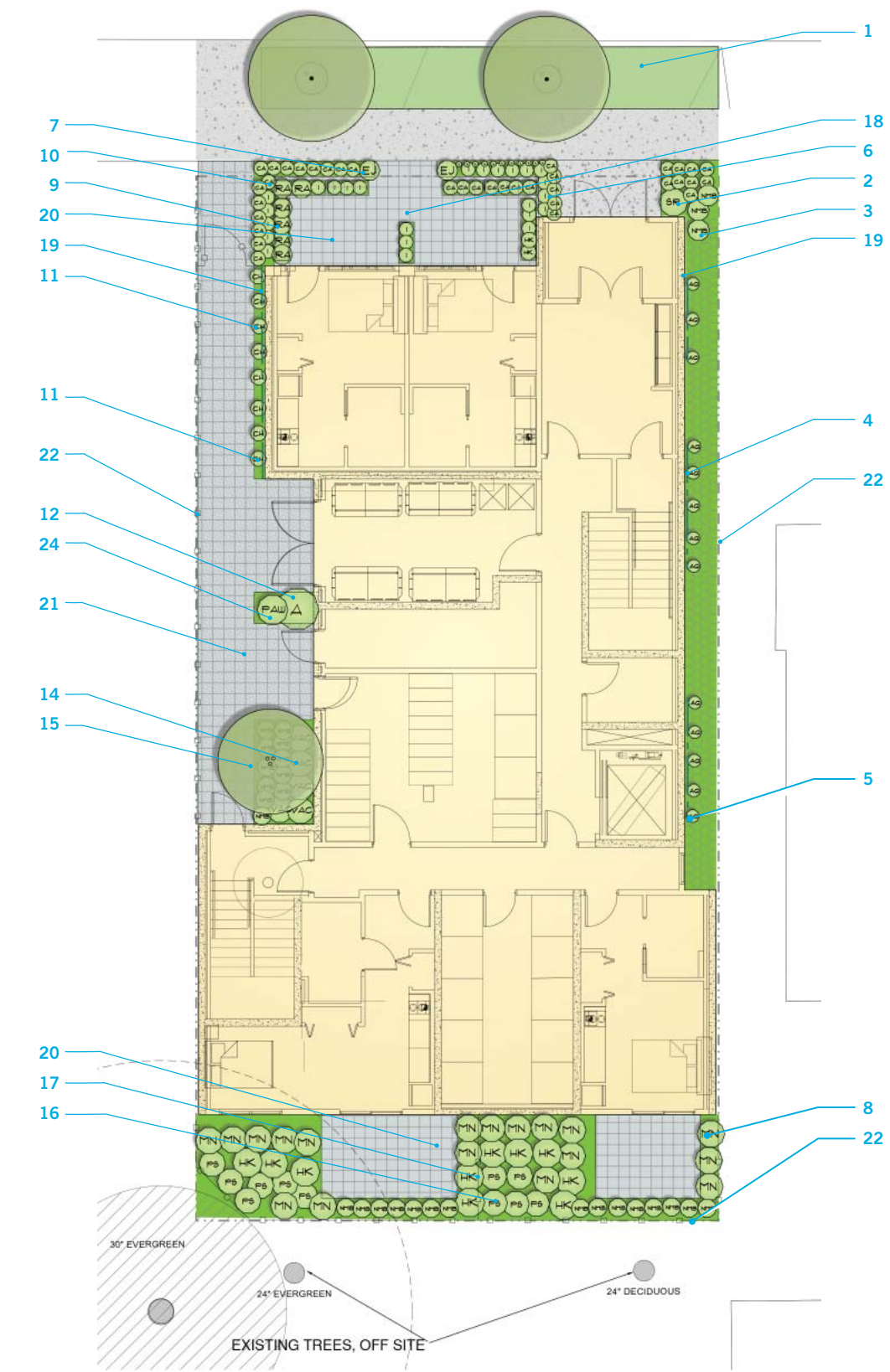




EYE-LEVEL VIEW OF PROJECT FROM ACROSS NW 57TH ST.



LANDSCAPE PLAN - GROUND LEVEL



1. *TILIA CORDATA* 'CHANCOLE'



2. *SARCOCOCCA* 'RUSCIFOLIA'



3. *NANDINA DOMESTICA* 'MOONBAY'



4. *VINCA MINOR* 'VARIEGATA'



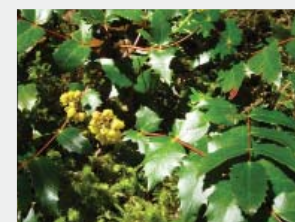
5. *AKEBIA QUINATA*



6. *ILEX CRENATA* 'SKY PENCIL'



7. *EUONYMUS JAPONICUS* 'GREEN'



8. *MAHONIA NERVOSA*



9. *ROSEMARINUS ARP*



10. *CAREX ICE DANCER*



11. *CLEMATIS HENRYI*



12. *ARBUTUS UNEDO* 'COMPACTA'



13. *BERBERIS BUXIFOLIA* 'NANA'



14. *VACCINIUM OVATUM*



15. *ACER PLAMATUM* 'OVATUM'



16. *POLYSTICHUM SETIFERUM*



17. *HOSTA KROSSA* 'REGAL'



18. PLANTERS



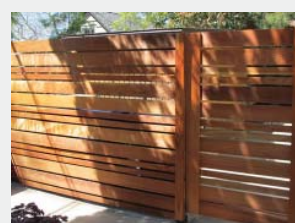
19. TRELLIS



20. PERVIOUS PAVERS



21. PERVIOUS ASPHALT



22. MODERN HORIZ. CEDAR FENCE



LANDSCAPE PLAN - ROOF



23. GREENROOF TRAY PLANTING SYSTEM



24. BERBERIS T. SUN JOY GOLDEN PILLAR



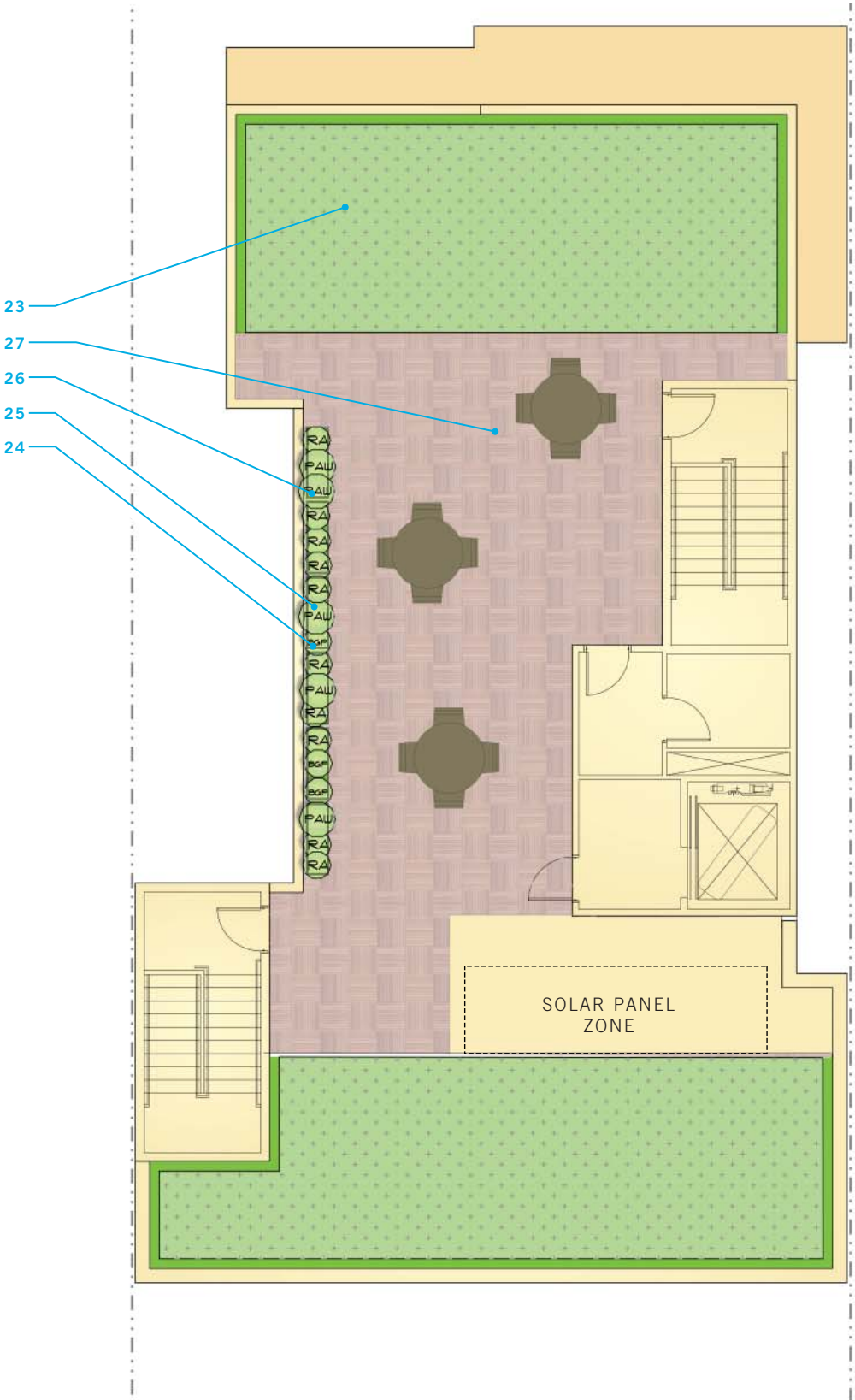
25. POTENTILLA ABBOTSWOOD WHITE



26. PLANTERS

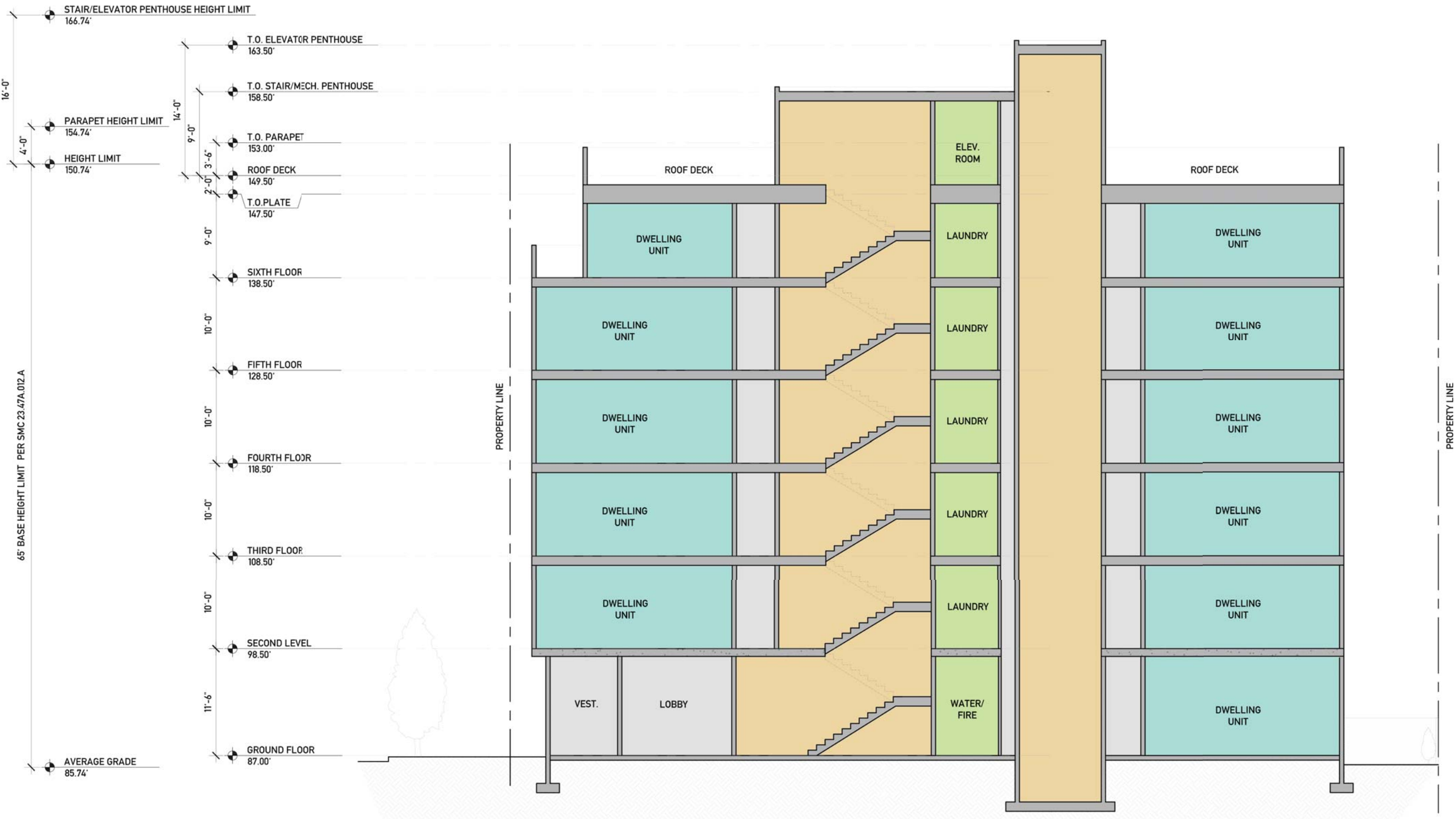


27. COMPOSITE WOOD DECKING ON PEDESTALS





A-A BUILDING SECTION





SUMMER SOLSTICE



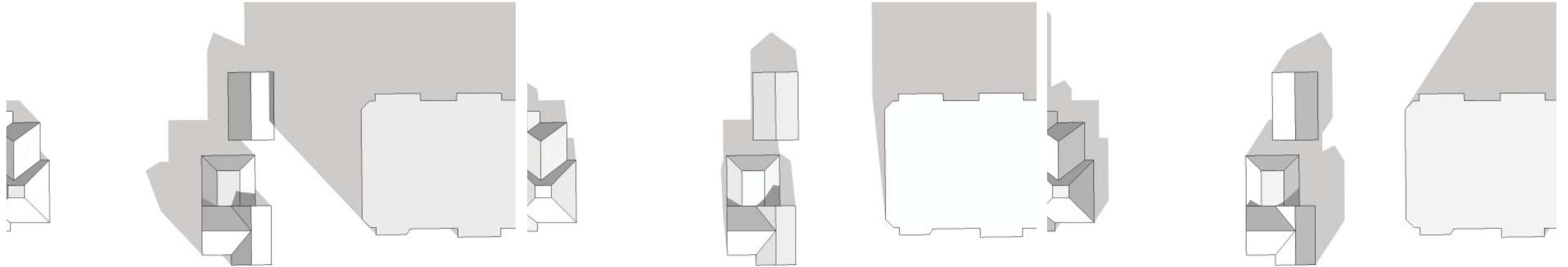
JUNE 21 - 10AM

JUNE 21 - 12PM

JUNE 21 - 2PM



# EQUINOX



MARCH/SEPTEMBER 21 - 10AM

MARCH/SEPTEMBER 21 - 12PM

MARCH/SEPTEMBER 21 - 2PM



WINTER SOLSTICE



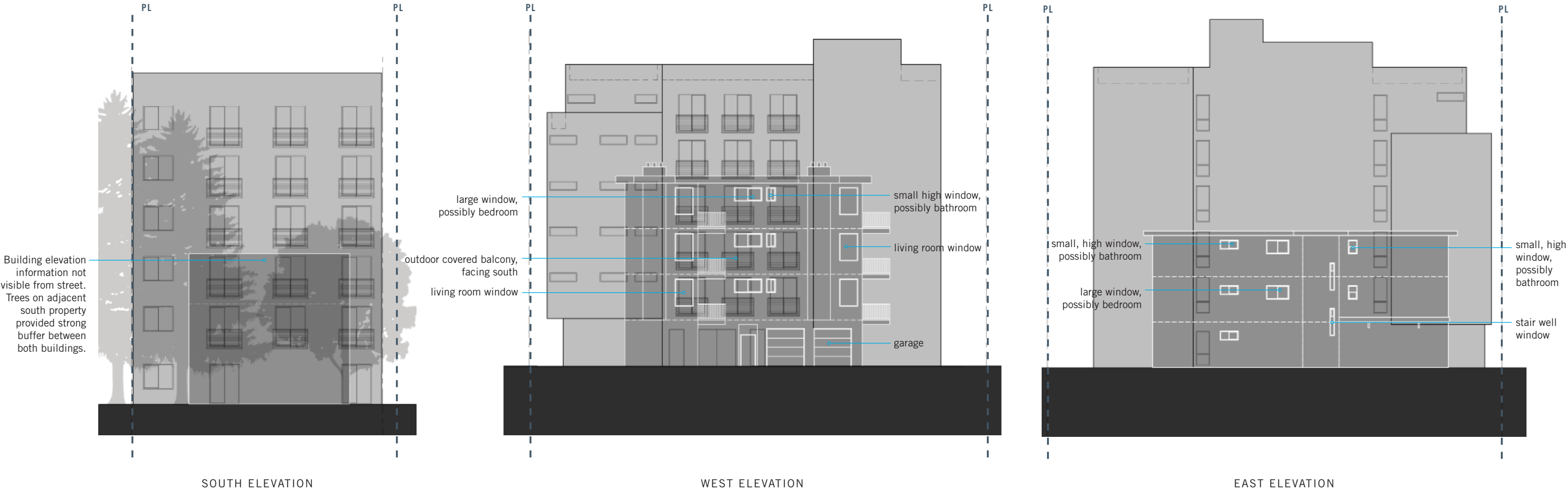
DECEMBER 21 - 10AM

DECEMBER 21 - 12PM

DECEMBER 21 - 2PM

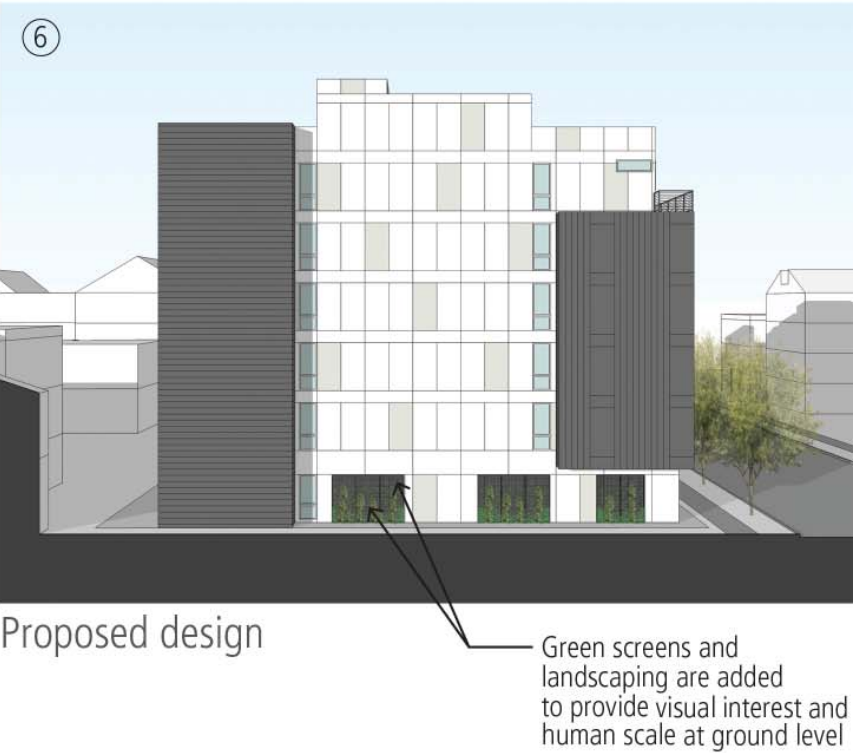
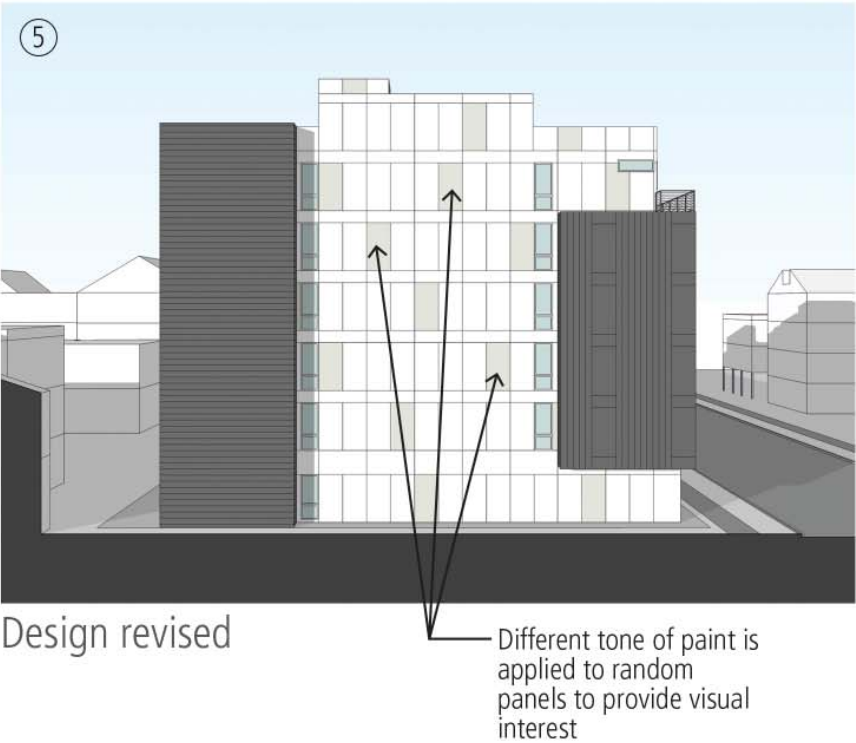
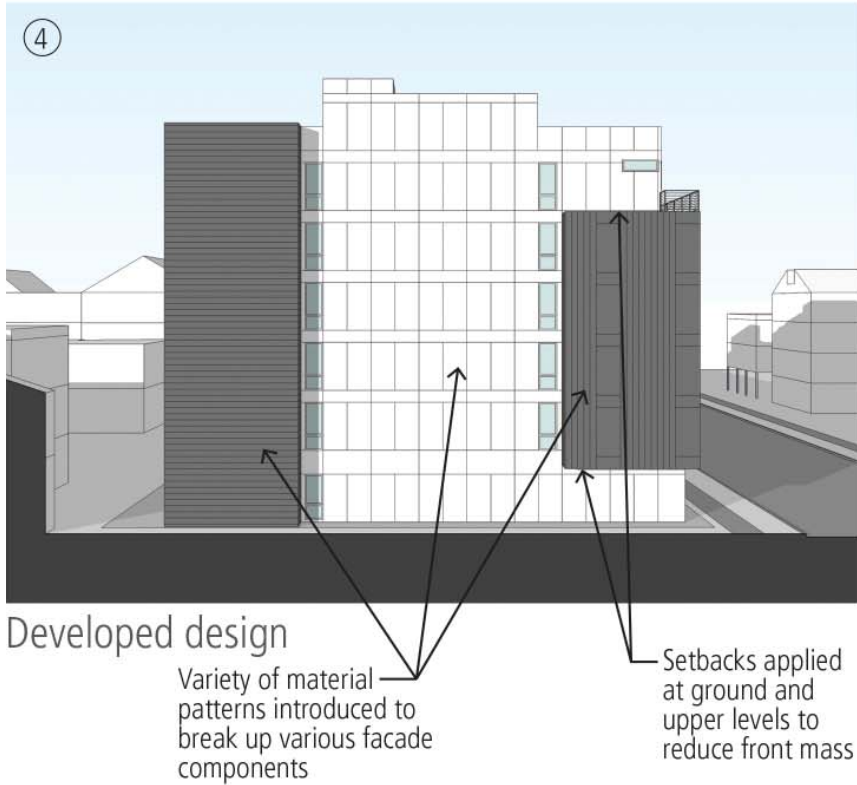
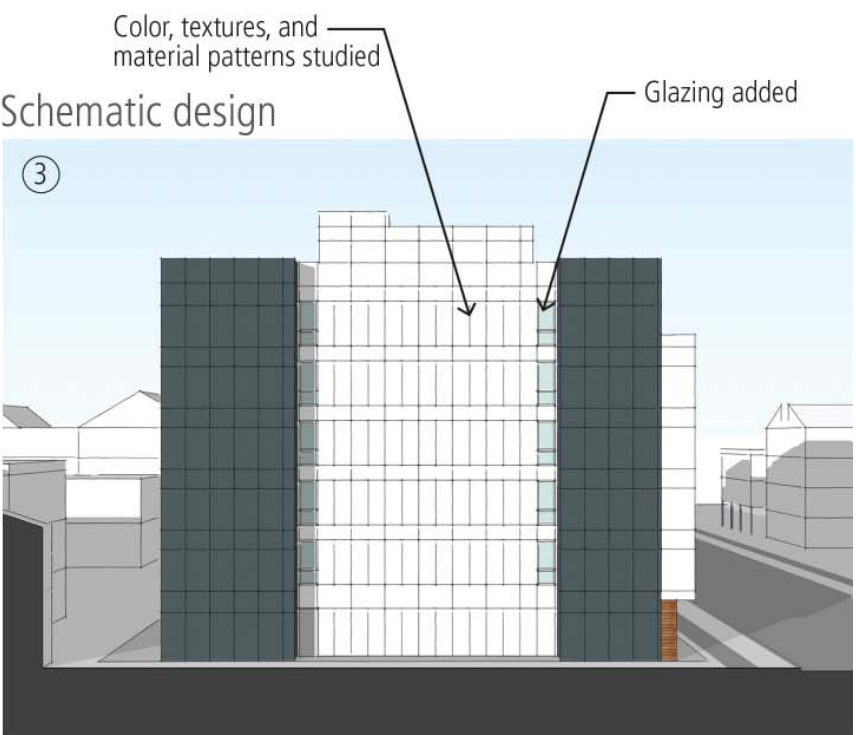
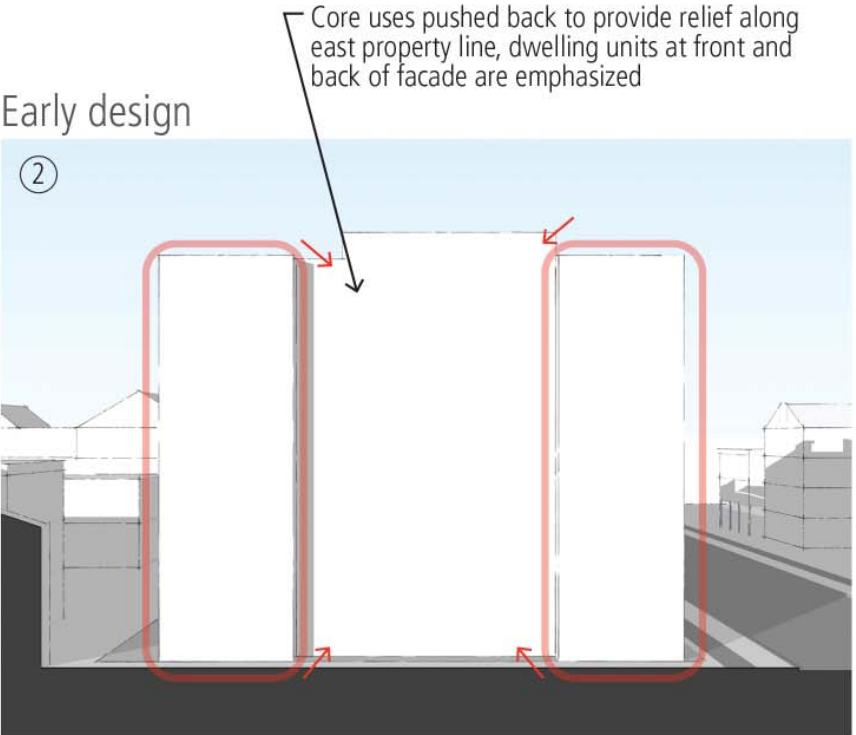
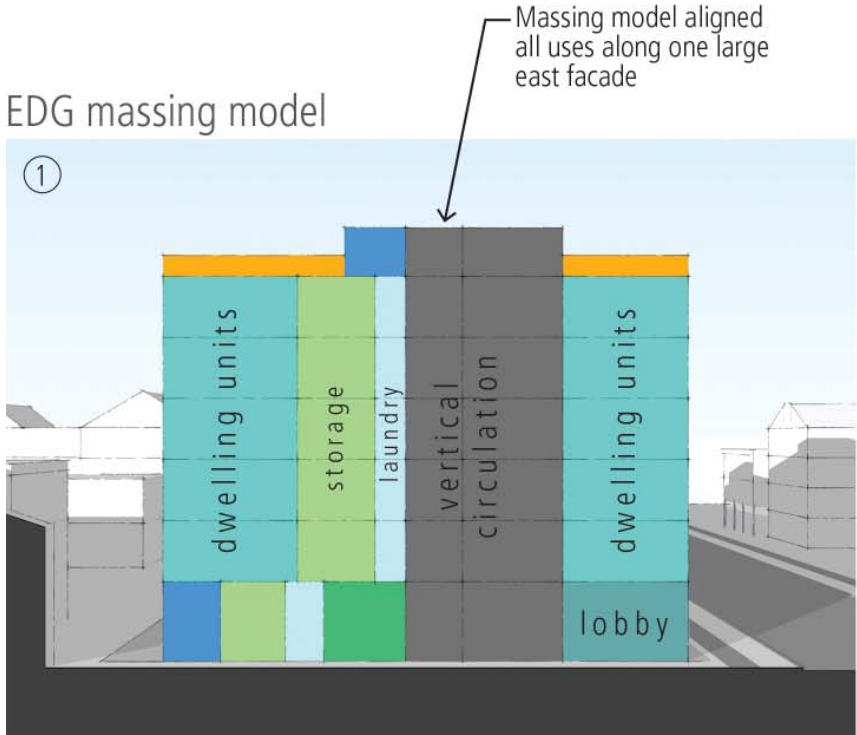


ADJACENT BUILDING ELEVATION





# BLANK WALL ARTICULATION





BLANK WALL PROJECT EXAMPLES

An item of concern for the Design Review Board at the Early Design Guidance meeting was the large, flat eastern wall proposed for the preferred scheme. The design team was asked to investigate the articulation of the east wall thoughtfully in response to the applicable Design Guidelines relating to blank walls.

The east wall has been revised multiple times (see diagrams on opposite page) in effort to break up the large façade and create a more human scale at the ground level (DC2.B.2). The building is now pulled back from the east property line to provide some massing relief and allow for glazing to be incorporated into the façade. At the ground level, multiple green screens have been added with landscaping to produce an atmosphere that is desirable for pedestrians.

On this page, examples of Caron’s built projects utilizing similar design strategies are shown to provide a better understanding of how the team has responded to blank wall conditions on previous projects.



306 QUEEN ANNE AVE. N- COMPLETED MAY 2014



306 QUEEN ANNE AVE. N- COMPLETED MAY 2014



1711 12TH AVE - COMPLETED DEC. 2013



1711 12TH AVE - COMPLETED DEC. 2013



CODE SUMMARY- 23.47A COMMERCIAL : ZONE NC3-65

SMC TITLE		SMC REQUIREMENT	COMPLIANCE / REFERENCE
23.47A.005.C.G	Street-Level Uses	Commercial use not required at street level, site does not face arterial	Compliant, 48 dwelling units provided (37-small efficiency, 11-one-bedroom units)
23.47A.012.A	Structure Height	65' Height limit	Compliant, see building elevations / section, pg. 25-26
23.47A.012.C.4.F	Roof Structures	+16' Stair/elevator penthouses	Compliant, see building elevations / section, pg. 25-26
23.47A.013	Floor Area Ratio (Far)	No abutting residential lots, no required setbacks	Compliant, see project information pg. 2
23.47A.014	Setback Requirements	4.25 Far limit. Lot area: 4.997 Sf x 4.25 = 21.237.25 SF max	Voluntary setbacks, see site plan, pg. 13
23.47A.016	Landscaping & Screening Standards	Green factor score of 0.3 Or greater required, street trees required	Compliant, see landscape drawings, pg. 23
23.47A.024	Amenity Area	5% of total gross floor area in residential use, excludes areas used for mech. equip	Compliant, see roof plan, pg. 22
23.54.015	Parking Requirements	No vehicle parking required, frequent transit overlay; 1 bicycle stall: 4 dwelling units req'd	Compliant, no vehicle parking, 19 bicycle stalls provided, see ground floor plan, pg. 21
23.54.040	Solid Waste & Recyclable Materials	375 SF required	Per Liz Kain recommendation, space for (2) 2 CUYD. Containers for trash & (2) 2 CUYD. Containers for recycle, & food waste bin. See site plan, pg. 13



City of Seattle  
Seattle Public Utilities

June 18, 2015

Liz Kain, Contract Administration  
Seattle Public Utilities  
Utility Systems Management  
P.O. Box 34018  
Seattle, WA. 98124-4018

The Project #3017258 at address 1731 NW 57<sup>th</sup> St has been reviewed for adequate storage space for recycling and garbage containers and is approved by SPU/Solid Waste Management. The space is adequate and the contractor will bring the containers out to NW 57<sup>th</sup> St and will use the neighbor's curb cut to get the dumpsters to the truck.

Liz Kain, Solid Waste Contract Administration

Date: 06/18/15

Office (206) 684-4166  
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1

SCALE OF DEVELOPMENT, INDIVIDUAL UNIT SIZE, BUILDING MASSING, & MODERN DESIGN LANGUAGE



2

UNIT MODULATION & MASSING OF BUILDING



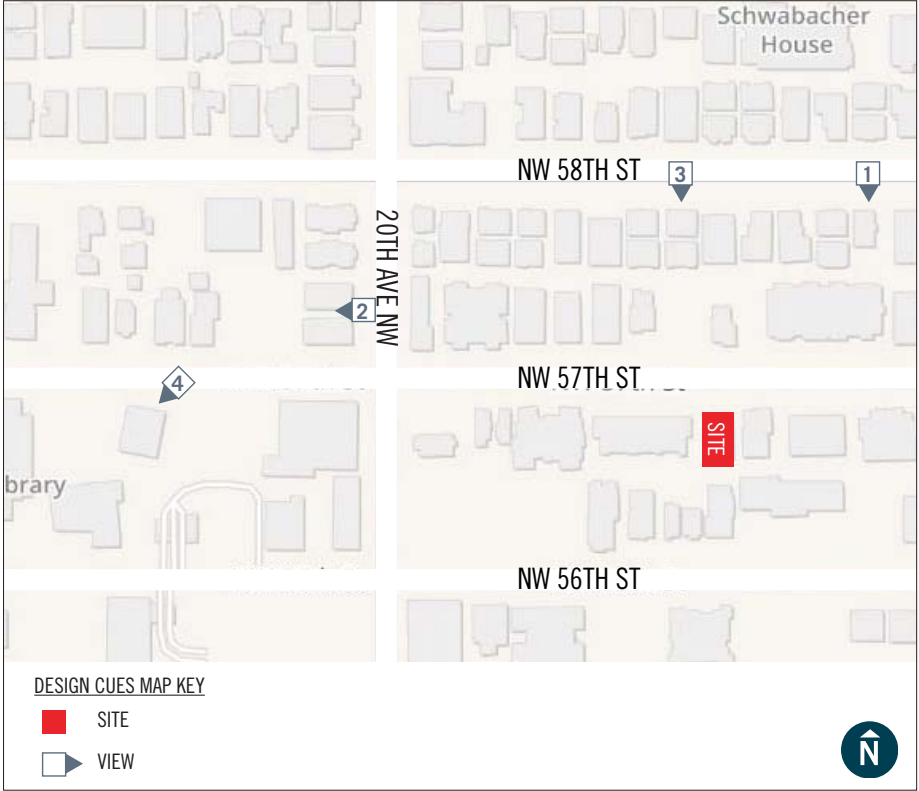
3

VARIATION IN MATERIALS, LANDSCAPING ALONG STREET



4

MODERN DESIGN LANGUAGE, CONTEMPORARY BUILDING MATERIALS, & STREET-LEVEL INTEREST







5

BUILDING HEIGHT & SIZE, SIMILAR CONSTRUCTION METHOD, EMPHASIS ON STREET-LEVEL USE & ARTICULATION



6

STRUCTURE HIGHT & MASSING, SCALE OF DEVELOPMENT



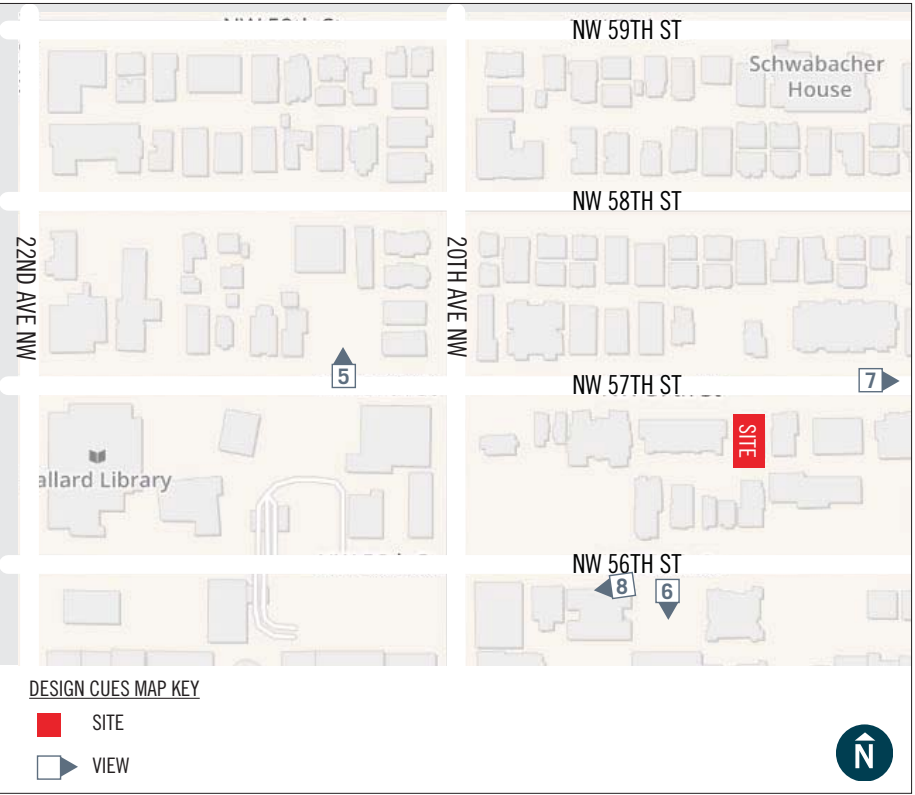
8

MODERN DESIGN LANGUAGE, MATERIAL PALETTE, BUILDING HEIGHT & SCALE



7

BUILDING HEIGHT, FULL STREET-FRONTAGE





STREETSCAPE



1. NW 57TH STREET - LOOKING NORTH



2. NW 57TH STREET - LOOKING SOUTH





CONTINUED (NW 57TH STREET - LOOKING NORTH)



CONTINUED (NW 57TH STREET - LOOKING SOUTH)