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EARLY DESIGN GUIDANCE 2417 NW 57 ST - SEATTLE, WA 98107

COVER SHEET 1

LAND USE FULL C MF $1080000 2417 NW 57TH ST 1 of 2
Appl: Proj: Filed ac:2417 NW 57TH ST Use:
Design review early design guidance application for a 4-story structure containing 25 residential units. Parking for one vehicle to be provided within the structure. Exiting single family residence to be removed.
Parent: Related AP:6430495 Build ID:NONE 3018292

LOT DATA

PROJECT ADDRESS:
2417 NW 57TH ST
SEATTLE, WA 98107
PARCEL#: 2767700040
LEGAL DESCRIPTION:
GILMAN PARK ADD
PLAT BLOCK: 50
PLAT LOT: 8
ZONE: LR3
LOT SQ FT: 5000SF
PROJECT DESCRIPTION:
DEMO EXISTING STRUCTURE. CONSTRUCT (25) DWELLING UNIT APARTMENT WITH ONSITE PARKING PER PLAN. BASEMENT OF EXISTING STRUCTURE TO BE RETAINED AND USED AS STORAGE, MECHANICAL, AND LAUNDRY.

FAR FACTOR: 2 (INSIDE URBAN VILLAGE)
ALLOWED AREA: (2)*5000=10000SF (INSIDE WALL)

DENSITY: NO LIMIT (BUT 8 DU IS CAP BEFORE SEPA AND DR)

HEIGHT: 40' (APT INSIDE URBAN VILLAGE)

SETBACKS: 5' FRONT; 15' REAR, 7' SIDE

TEAM NOTES

OWNER:
OSTMAN, ALAN
MID CITY BUILDERS LLC
5014 208TH ST SW
LYNNWOOD, WA 98036
(425)343-5655

ARCHITECT/APPLICANT:
EINAR NOVION
WORKSHOP IPB
3316 NE 120TH ST
SEATTLE, WA 98125
206.851.7922

PROJECT DESCRIPTION

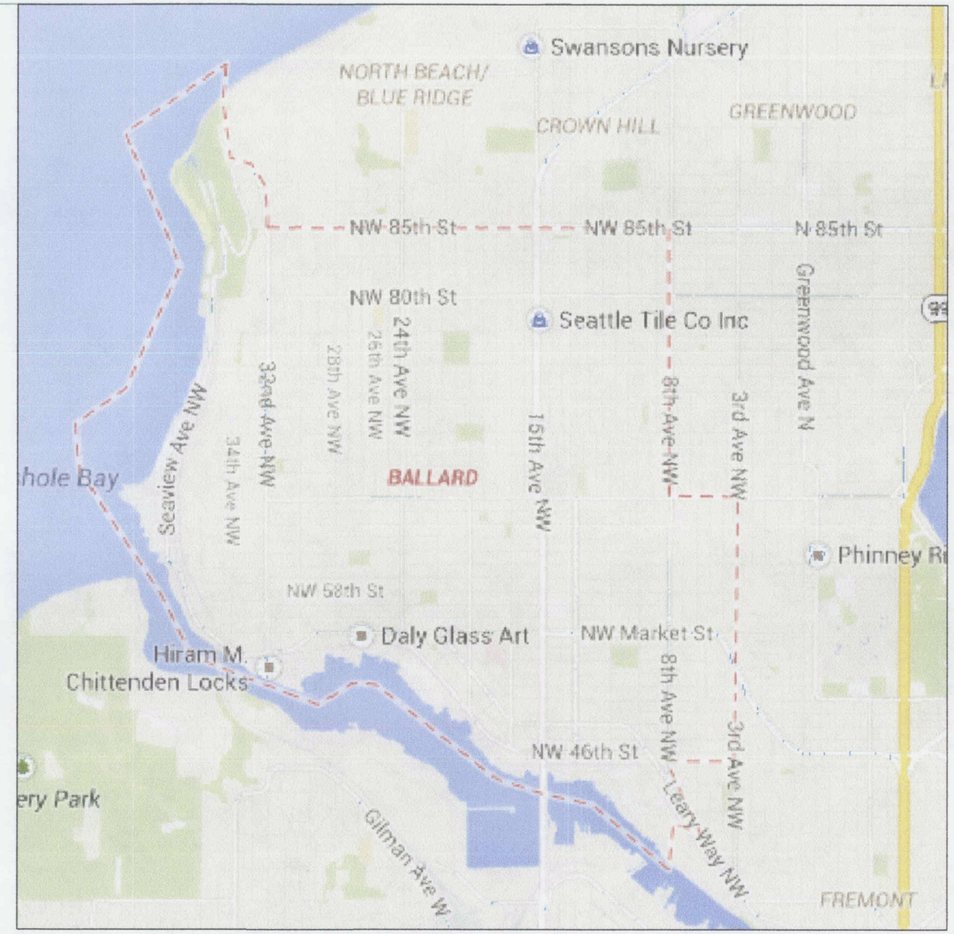
DEMO EXISTING STRUCTURE. CONSTRUCT (21) 315SF DWELLING UNIT APARTMENT WITH ONSITE PARKING PER PLAN. BASEMENT OF EXISTING STRUCTURE TO BE RETAINED AND USED AS STORAGE, MECHANICAL, AND LAUNDRY.

FAR FACTOR: 2 (INSIDE URBAN VILLAGE)
ALLOWED AREA: (2)*5000=10000SF (INSIDE WALL)

DENSITY: NO LIMIT (BUT 8 DU IS CAP BEFORE SEPA AND DR)

HEIGHT: 40' (APT INSIDE URBAN VILLAGE)

SETBACKS: 5' FRONT; 15' REAR, 7' SIDE



BALLARD NEIGHBORHOOD LIMITS

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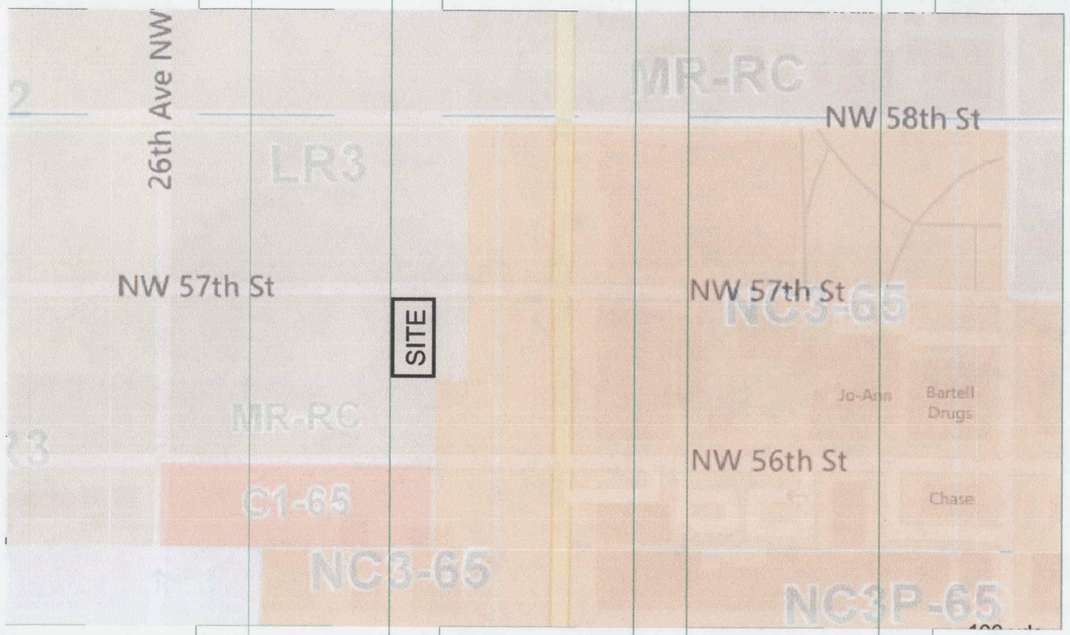

SITE ANALYSIS

PROJECT ADDRESS IS IN LR3, BORDERED BY MR-RC ZONE TO THE SOUTH AND NC3-65 BEYOND THE EASTERN NEIGHBOR. AS IT IS IN A FREQUENT TRANSIT OVERLAY AND BALLARD HUB URBAN VILLAGE, NO PARKING IS REQUIRED.

WITH ANTICIPATED LARGER DEVELOPMENT TO THE SOUTHEAST, POSSIBLE VIEWS TO THE SOUTHWEST MAY CONTINUE TO EXIST FOR SOME TIME.

CODE ANALYSIS

SMC 23.45.510 - FAR

HIGHER FAR OF 2.0 ALLOWED FOR APARTMENTS

SMC 23.45.514 - STRUCTURE HEIGHT

40'-0" FOR APARTMENTS IN URBAN VILLAGE & FREQUENT TRANSIT AREAS USING HIGHER FAR

SMC 23.45.512 - DENSITY LIMITS

NO LIMIT FOR BUILDINGS USING HIGHER FAR

SMC 23.45.518 - SETBACKS AND SEPARATIONS

5'-0" MIN FRONT, 15'-0" MIN REAR, 7'-0" AVG/5'-0" MIN SIDES

CADE LENGTH

- UP TO 65% WITHIN 15' OF LOT LINE

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TRANSPORTATION ANALYSIS

THE PROJECT IS LOCATED IN AN AREA WITH ACCESS TO SEVERAL PUBLIC TRANSIT OPTIONS. IT IS LESS THAN HALF A BLOCK WEST OF 24TH AVE NW, WHERE FROM ROUTE 40 CAN BE PICKED UP. FOUR BLOCKS TO THE EAST IS 15TH AVE NW, WHICH HAS THE RAPID RIDE "D" LINE. WITH A SHORT WALK SOUTHEAST TO NW MARKET ST, BALLARD RESIDENTS CAN HOP ON ROUTES 17, 18, 29, 40, AND 44 VISIT ANY OTHER HUB IN THE CITY.

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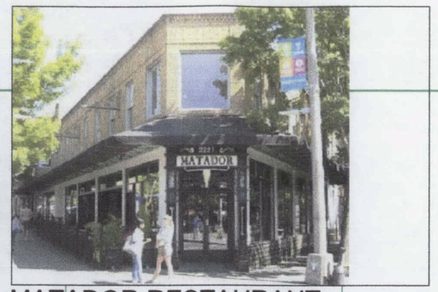
URBAN ANALYSIS

BALLARD NEIBHORHOOD

THE NEIGHBORHOOD HAS CHANGED A LOT, SINCE ITS EARLY DAYS AS A SCANDINAVIAN FISHING VILLAGE. BALLARD NOW BUSTLES WITH ACTIVITY TO DAY AND NIGHT. WITHIN A SHORT WALKING DISTANCE, ONE CAN ATTEND TO MANY OF THE DAY TO DAY NEEDS. GROCERS, BANKS, AND OTHER STORES PROVIDING THE BASIC STAPLES ABOUND. FOR WHEN ONE HAS TIME TO ENJOY MORE LEISURELY PAST TIMES, THERE ARE MANY LOCATIONS AT WITHOUT NEEDING TO LEAVE THE NEIGHBORHOOD. MUSEUMS, GALLERIES, A LIBRARY, RESTAURANTS AND BARS, MUSIC VENUES, HISTORIC LOCATIONS, PARKS, AND A MOVIE THEATER ARE JUST A FEW OF THE GREAT AMENITIES THAT BALLARD OFFERS.

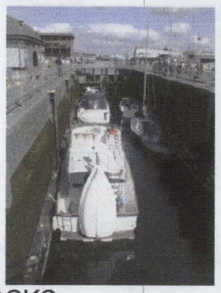
LEIF ERIKSON HALL

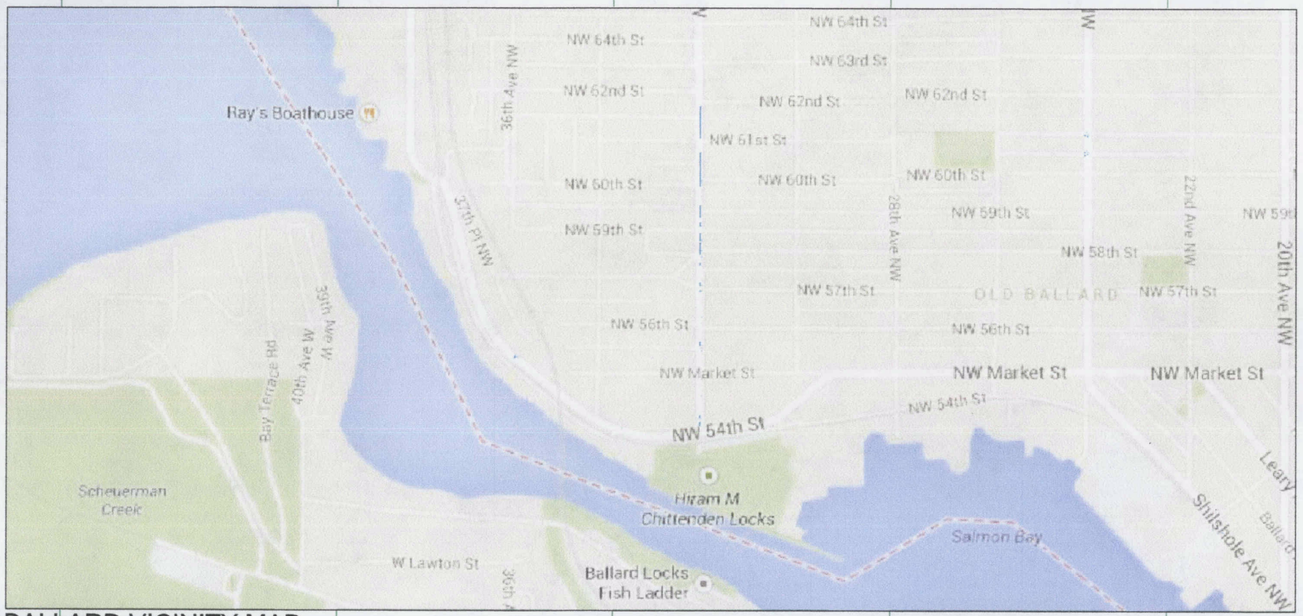


MATADOR RESTAURANT

QFC GROCERY STORE

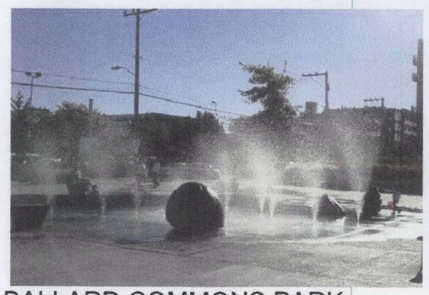
MAJESTIC BAY MOVIE THEATER


CHITTENDEN LOCKS



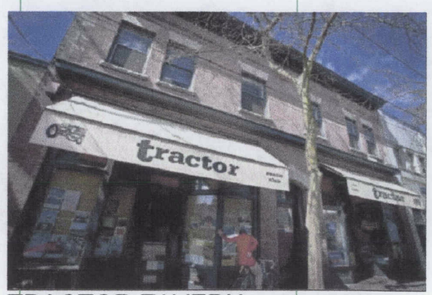
BALLARD VICINITY MAP

FARMERS MARKET


BALLARD COMMONS PARK

TOTEM HOUSE

BALLARD BRANCH LIBRARY



TRACTOR TAVERN

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NW 57TH ST

THE STREET IS DOMINATED BY APARTMENT BUILDINGS AND OTHER MULTI-FAMILY STRUCTURE TYPES OF VARYING SIZE AND AGE.

1 - 2006 MIXED USE STRUCTURE

2 - 1964 APARTMENT

3 - TOWNHOUSE UNDER CONSTRUCTION

4 - 2000 TOWNHOUSE PROJECT

5 - MIXED USE UNDER CONSTRUCTION

6 - 1957 APARTMENT

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AA PANORAMIC LOOKING SOUTH

BB PANORAMIC LOOKING NORTH

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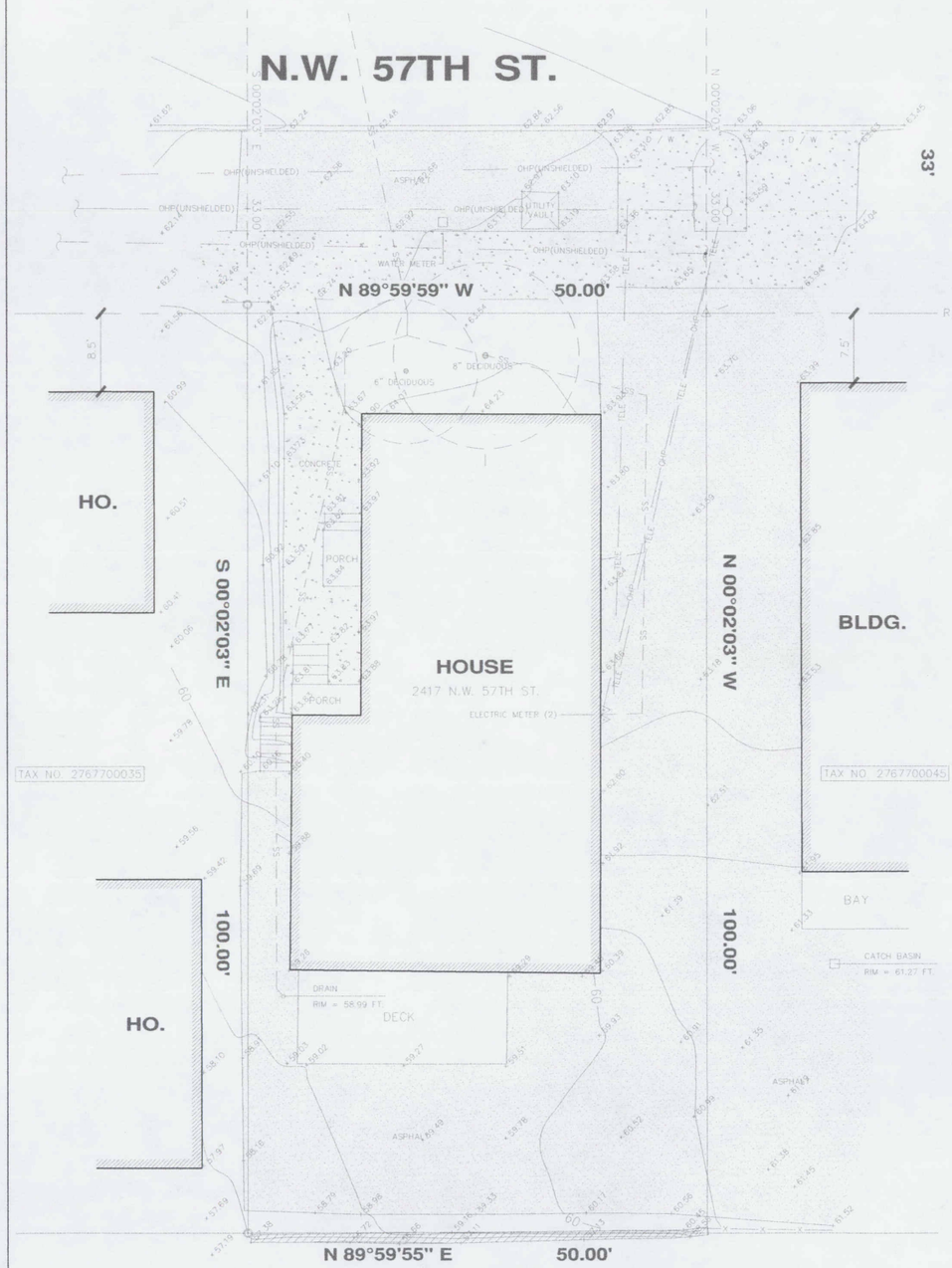

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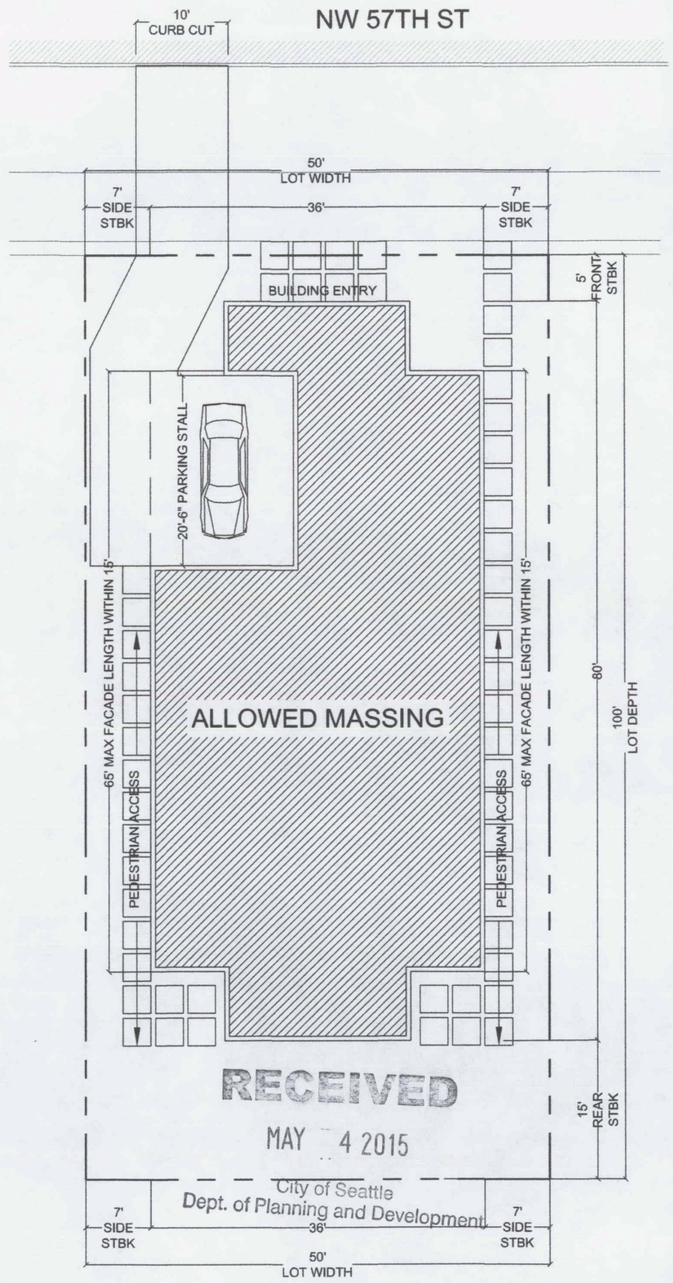
EXISTING SITE PLAN
NOT TO SCALE

EAST NEIGHBOR

WEST NEIGHBOR - UNDER CONSTRUCTION

SOUTH NEIGHBOR - BOARDED UP

ANALYSIS OF ALLOWABLE MASSING
SETBACKS PER SMC 23.45.518
FRONT: REQ'D = 5'-0", PROVIDED = 5'
REAR: REQ'D = 15'-0", PROVIDED = 15'
SIDE: REQ'D = 7'-0" AVG, PROVIDED = 7'-0"
MAX FACADE LENGTH PER SMC 23.45.527
ALLOWED = 65'-0", PROVIDED = 65'-0"

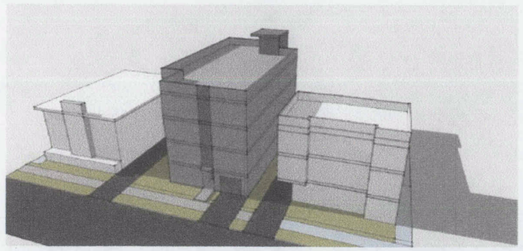


PROPOSED SITE PLAN
NOT TO SCALE

2417 NW 57 ST - SEATTLE, WA 98107

EARLY DESIGN GUIDANCE

SITE ANALYSIS



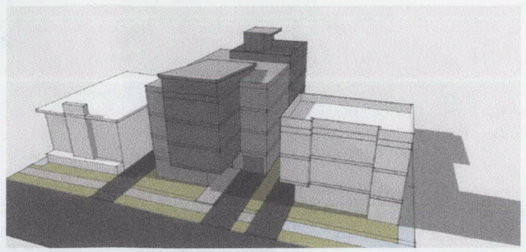
OPTION ONE

FEATURES:

- WEST/EAST BLOCK SHIFTED NORTH/SOUTH TO CREATE 6.5' AVG SIDE SETBACK
- FRONT SETBACK = 5'-6", REAR SETBACK = 15'-0", SIDES = 6.5' AVG; 5' MIN
- BUILDING FACADE LENGTH = 79'-6" WITHIN 15' OF THE SIDE LOT LINE
- BUILDING MASS IS SET FORWARD ON THE SITE, CREATING A LARGER AMENITY SPACE IN REAR & SMALL AMENITY IN FRONT
- PROPOSED GARAGE PARKING
- COMMON ENTRY HAS A VISUAL CONNECTION TO THE FRONT AMENITY SPACE AND VIEW OF THE STREET
- MODULATION IN FRONT PROVIDE VISUAL INTEREST
- AMENITY IN REAR AT SOUTH AND WEST IS PROTECTED FROM STREET ACTIVITY AND ON THE SUNNY SIDE OF BUILDING
- WHILE PARKING IS NOT REQUIRED, ONE STALL HAS BEEN PROVIDED

DEPARTURES REQUESTED:

- REDUCED AVG SIDE SETBACKS
- REDUCED GARAGE SETBACK
- INCREASE ALLOWABLE FACADE LENGTH



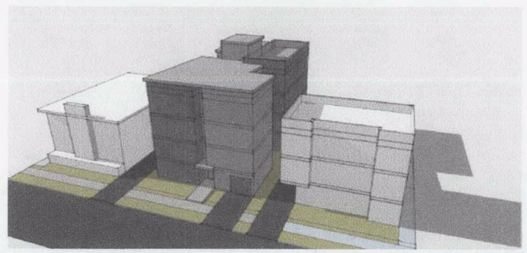
OPTION TWO

FEATURES:

- VARIATION ON OPTION ONE WHERE SIDES HAVE MODULATION TO CREATE AN AVERAGED 7' SIDE SETBACK
- FRONT SETBACK = 5'-0", REAR SETBACK = 15'-0", SIDES = 7' AVG; 5' MIN
- BUILDING FACADE LENGTH = 65'-0" WITHIN 15' OF THE SIDE LOT LINE
- BUILDING MASS IS SET FORWARD ON THE SITE, CREATING A LARGER AMENITY SPACE IN REAR & SMALL AMENITY IN FRONT
- PROPOSED GARAGE PARKING
- COMMON ENTRY HAS A VISUAL CONNECTION TO THE FRONT AMENITY SPACE AND VIEW OF THE STREET
- MODULATION IN FRONT PROVIDE VISUAL INTEREST
- AMENITY IN REAR AT SOUTH AND WEST IS PROTECTED FROM STREET ACTIVITY AND ON THE SUNNY SIDE OF BUILDING
- WHILE PARKING IS NOT REQUIRED, ONE STALL HAS BEEN PROVIDED

DEPARTURES REQUESTED:

- GARAGE SETBACK REDUCED TO 5'



OPTION THREE

FEATURES:

- SYMMETRICAL FACADE IN BOTH AXIS
- FRONT SETBACK = 5'-0", REAR SETBACK = 15'-0", SIDES = 7'-0"
- BUILDING FACADE LENGTH = 65'-0" WITHIN 15' OF THE SIDE LOT LINE
- BUILDING MASS IS SET FORWARD ON THE SITE, CREATING A LARGER AMENITY SPACE IN REAR & SMALL AMENITY IN FRONT
- PROPOSED PARALLEL PARKING, OBSCURED FROM STREET VIEW
- COMMON ENTRY HAS A VISUAL CONNECTION TO THE FRONT AMENITY SPACE AND VIEW OF THE STREET
- FULL 7' SIDE SETBACKS MAXIMIZE USE AS CIRCULATION FROM REAR/FRONT BUILDING
- MODULATION IN FRONT PROVIDE VISUAL INTEREST
- AMENITY IN REAR AT SOUTH IS PROTECTED FROM STREET ACTIVITY AND ON THE SUNNY SIDE OF BUILDINGWHILE PARKING IS NOT REQUIRED, ONE STALL HAS BEEN PROVIDED

DEPARTURES REQUESTED:

- REDUCED GARAGE SETBACK

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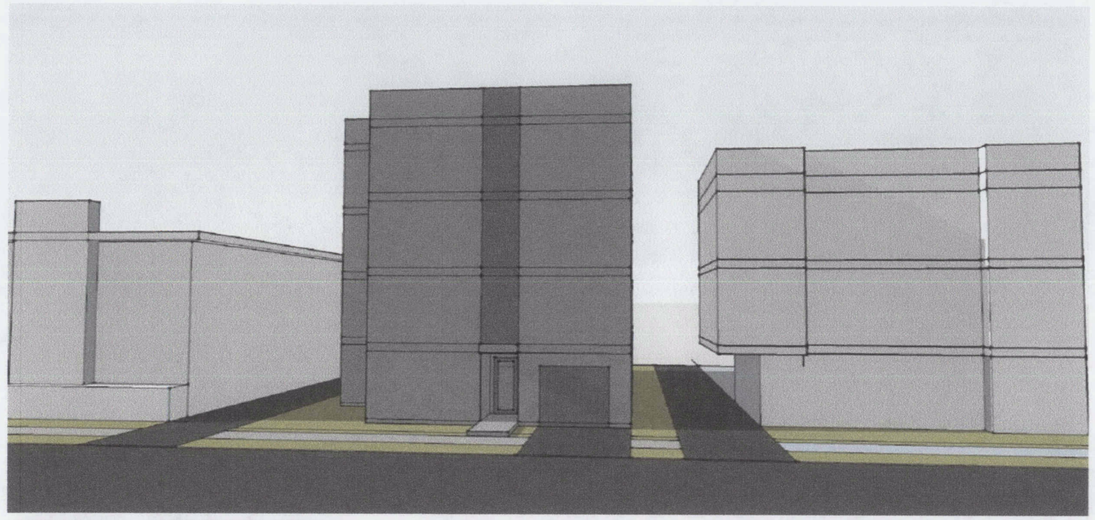
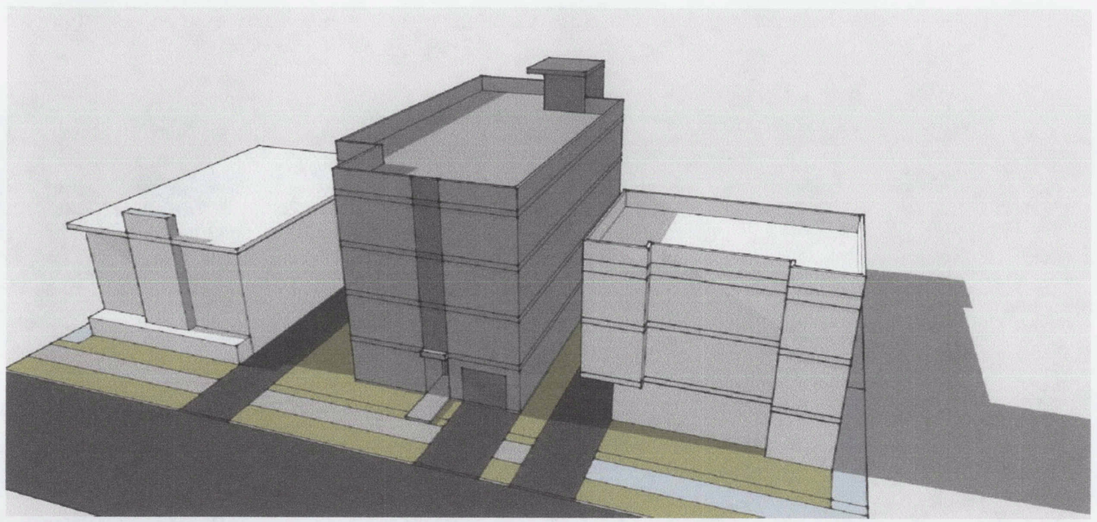
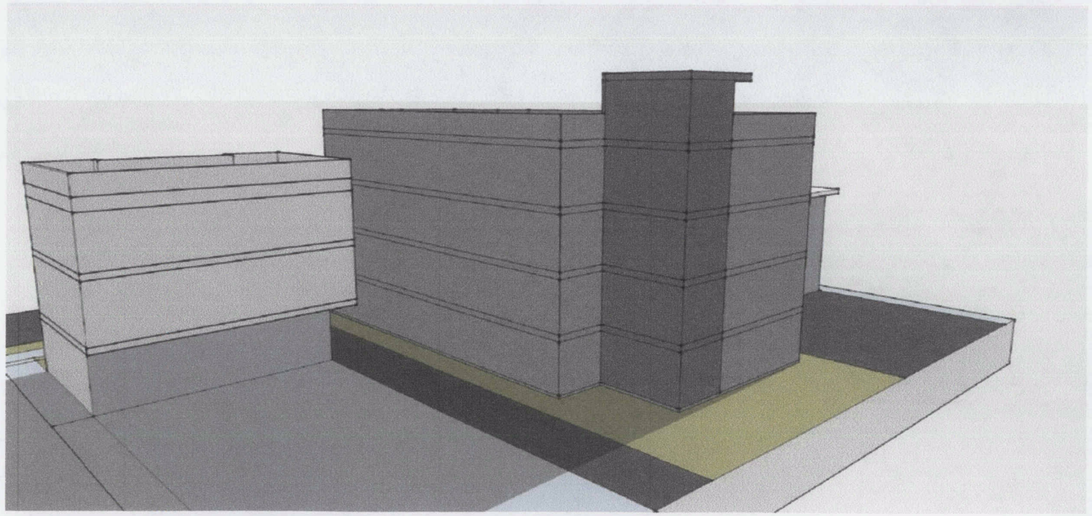


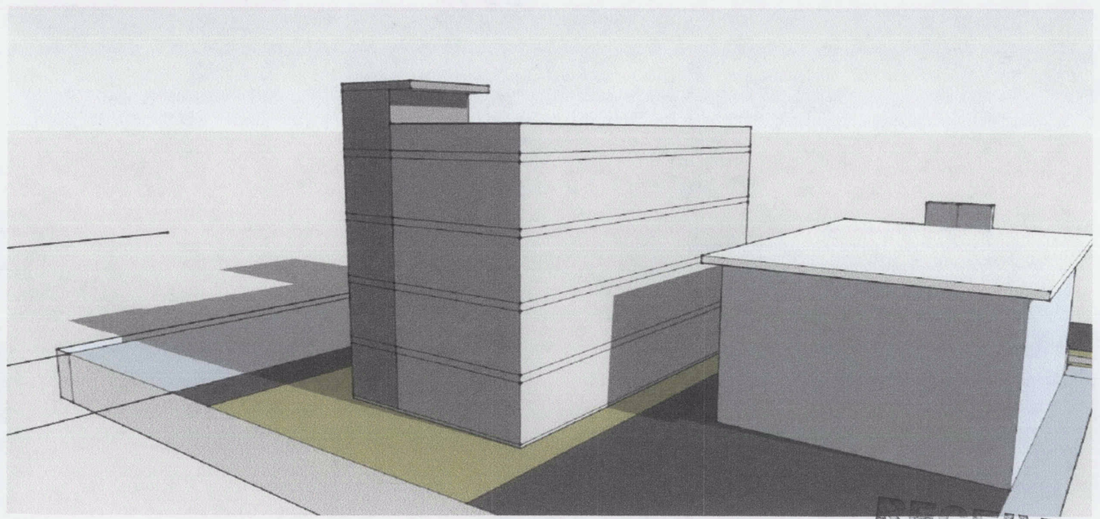
OPTION 1 - STREET VIEW



OPTION 1 - ROOF VIEW



OPTION 1 - SOUTHEAST VIEW



OPTION 1 - NORTHEAST VIEW

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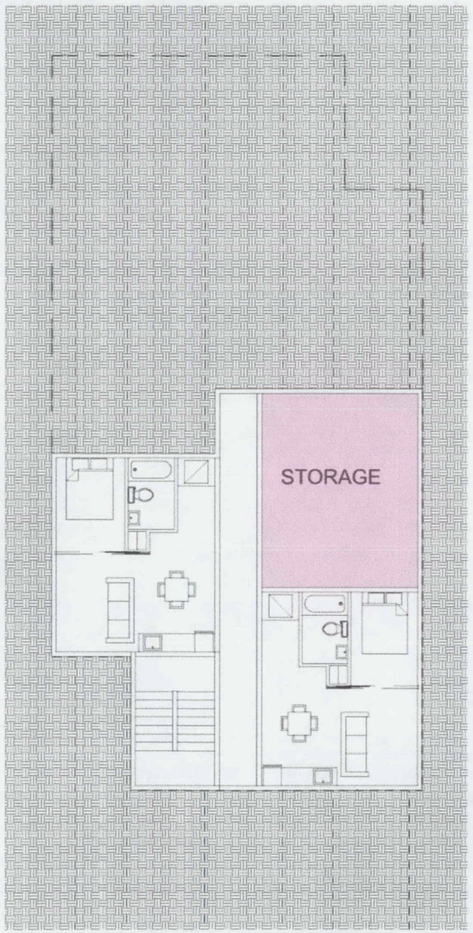
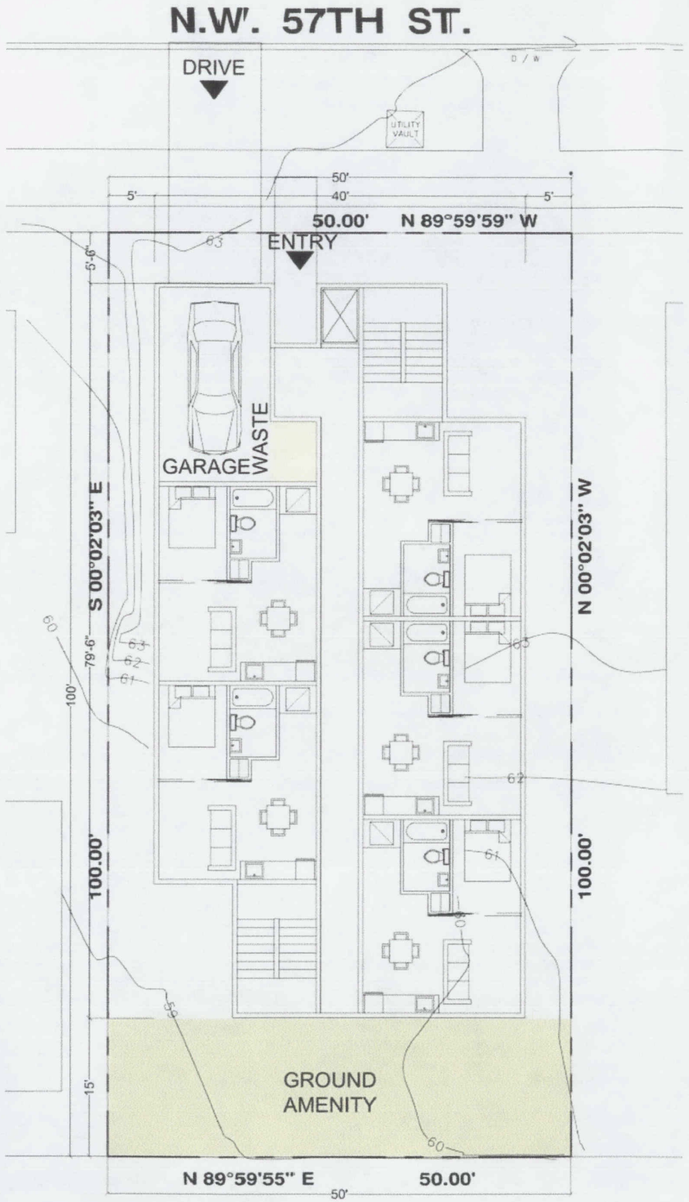
BASEMENT FLOOR

FEATURES:

- STORAGE
- 2 DWELLING UNITS





FIRST FLOOR

FEATURES:

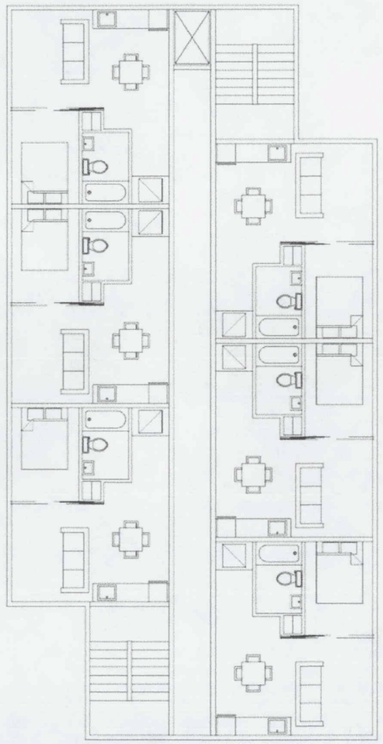
- GARAGE (1 STALL)
- WASTE STORAGE
- BUILDING ENTRY
- 5 DWELLING UNITS

**DEPARTURE GARAGE SETBACK
**DEPARTURE MAX FACADE LENGTH
**AVERAGE SIDE SETBACK

SECOND-FOURTH FLOOR

FEATURES:

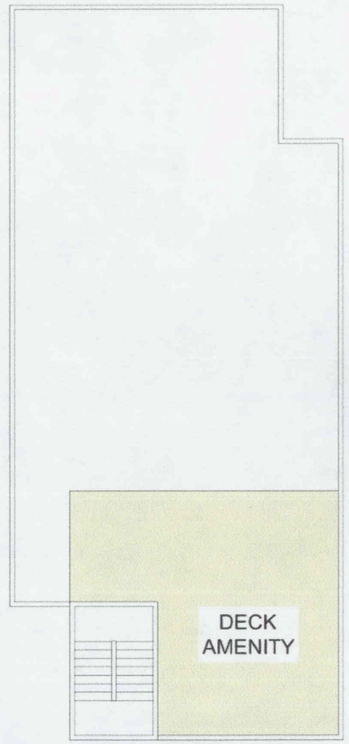
- 6 DWELLING UNITS PER FLOOR



ROOF DECK

FEATURES:

- 750SF AMENITY SPACE



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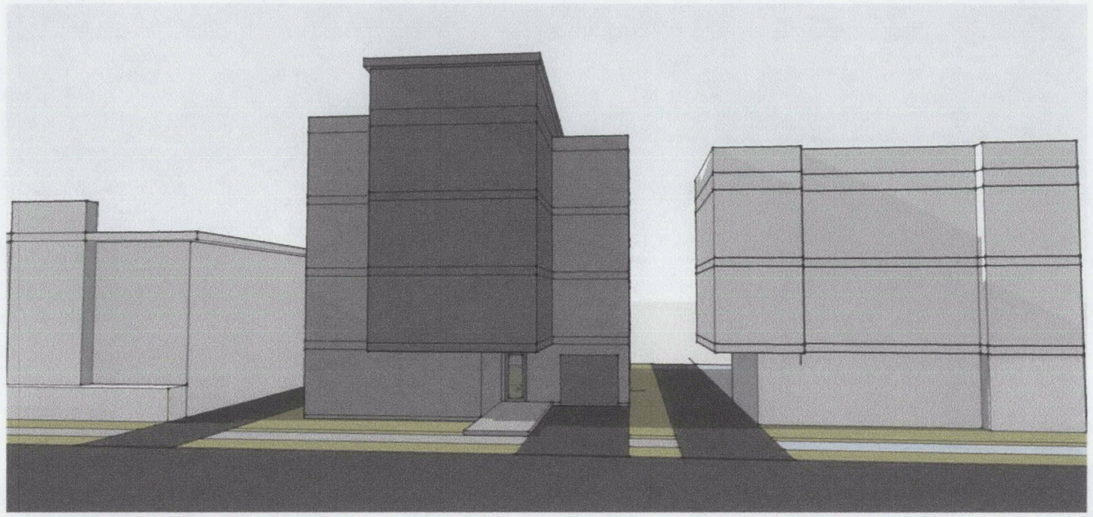
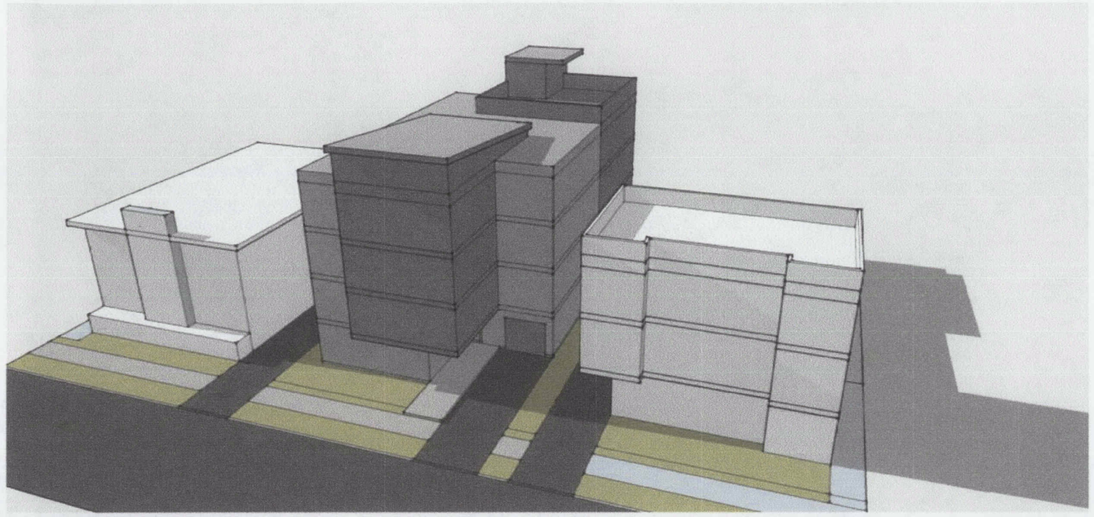
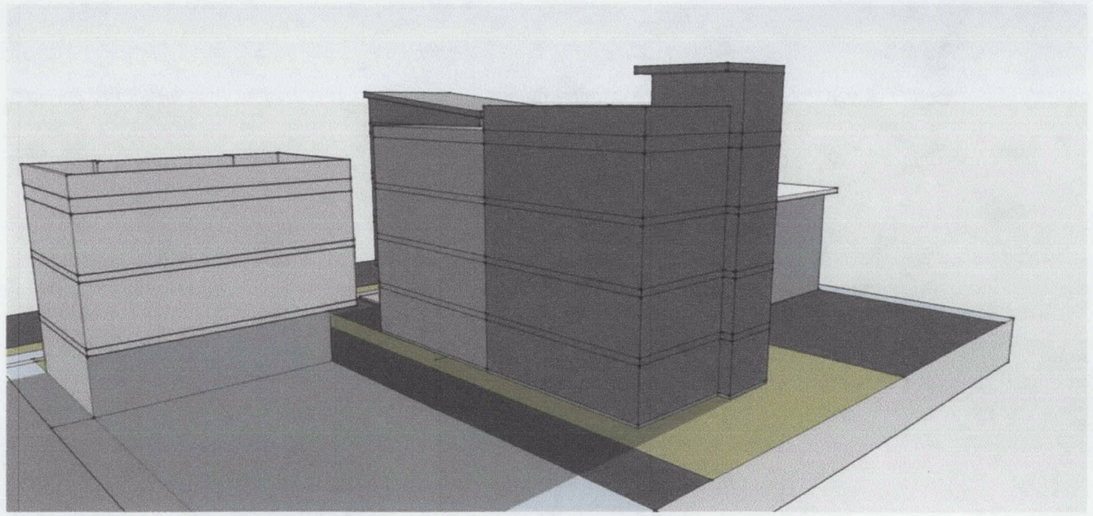


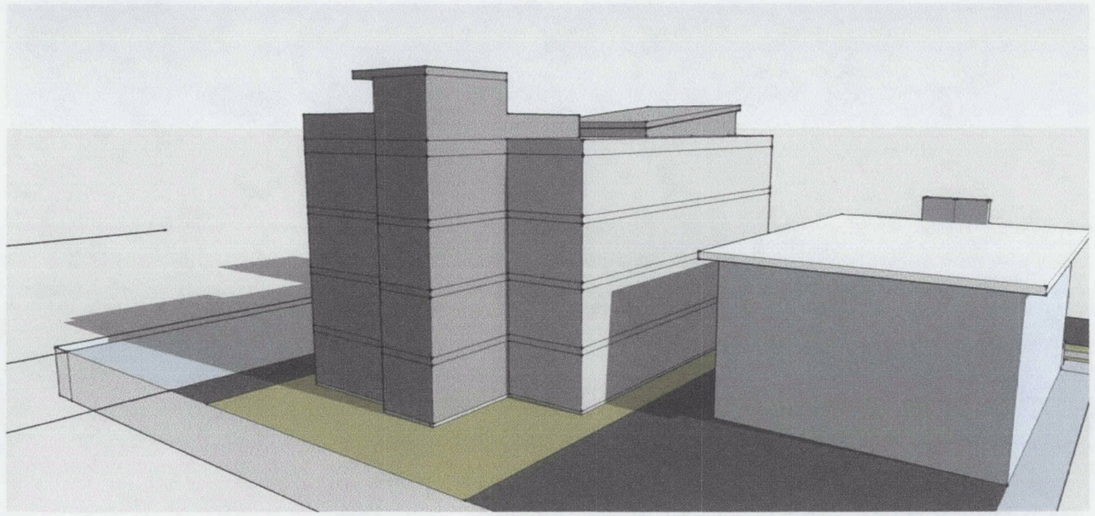
OPTION 2 - STREET VIEW



OPTION 2 - ROOF VIEW



OPTION 2 - SOUTHEAST VIEW



OPTION 2 - NORTHEAST VIEW

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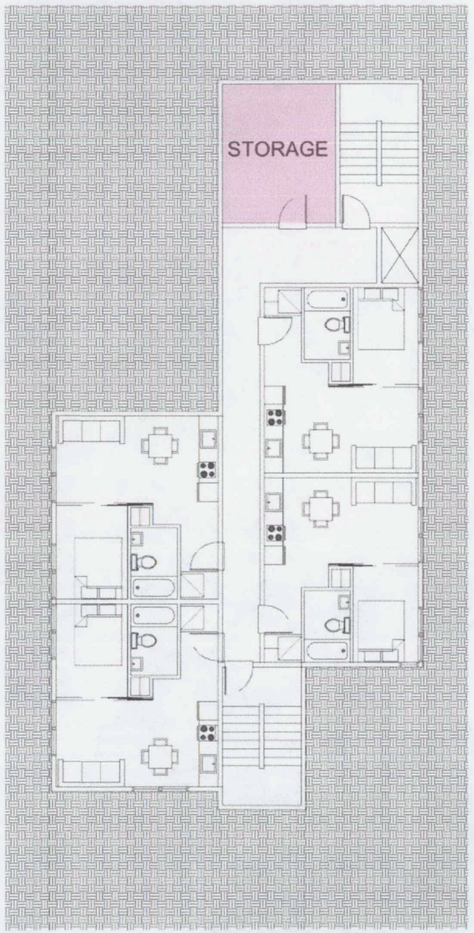
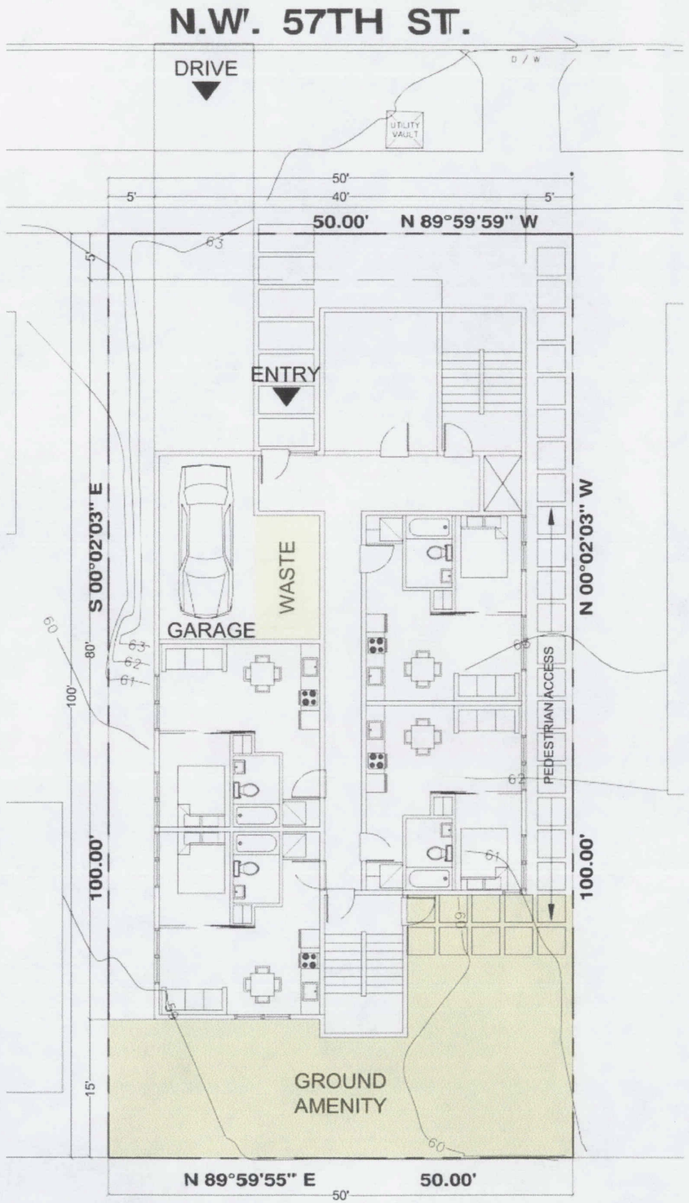
BASEMENT FLOOR

FEATURES:

- STORAGE
- 4 DWELLING UNITS





FIRST FLOOR

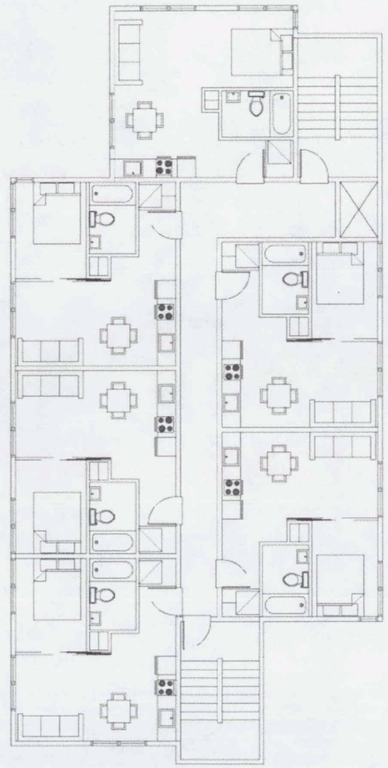
FEATURES:

- GARAGE (1 STALL)
- WASTE STORAGE
- BUILDING ENTRY
- MANAGER OFFICE/LOBBY
- 4 DWELLING UNITS

SECOND-FOURTH FLOOR

FEATURES:

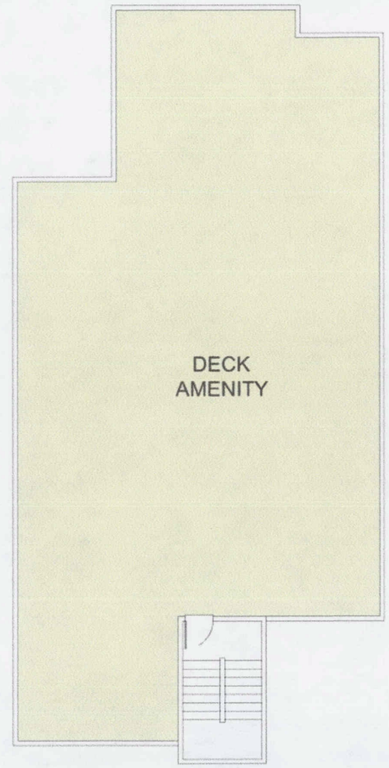
- 6 DWELLING UNITS PER FLOOR



ROOF DECK

FEATURES:

- 2500SF AMENITY SPACE



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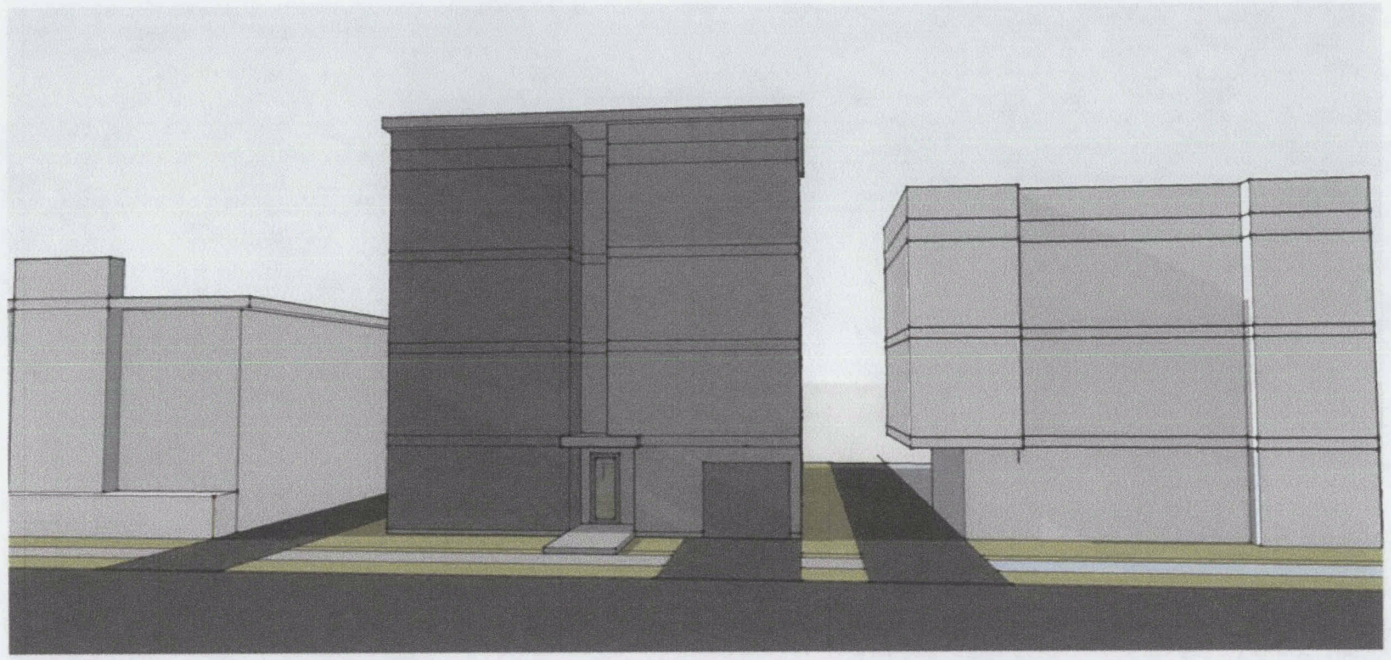
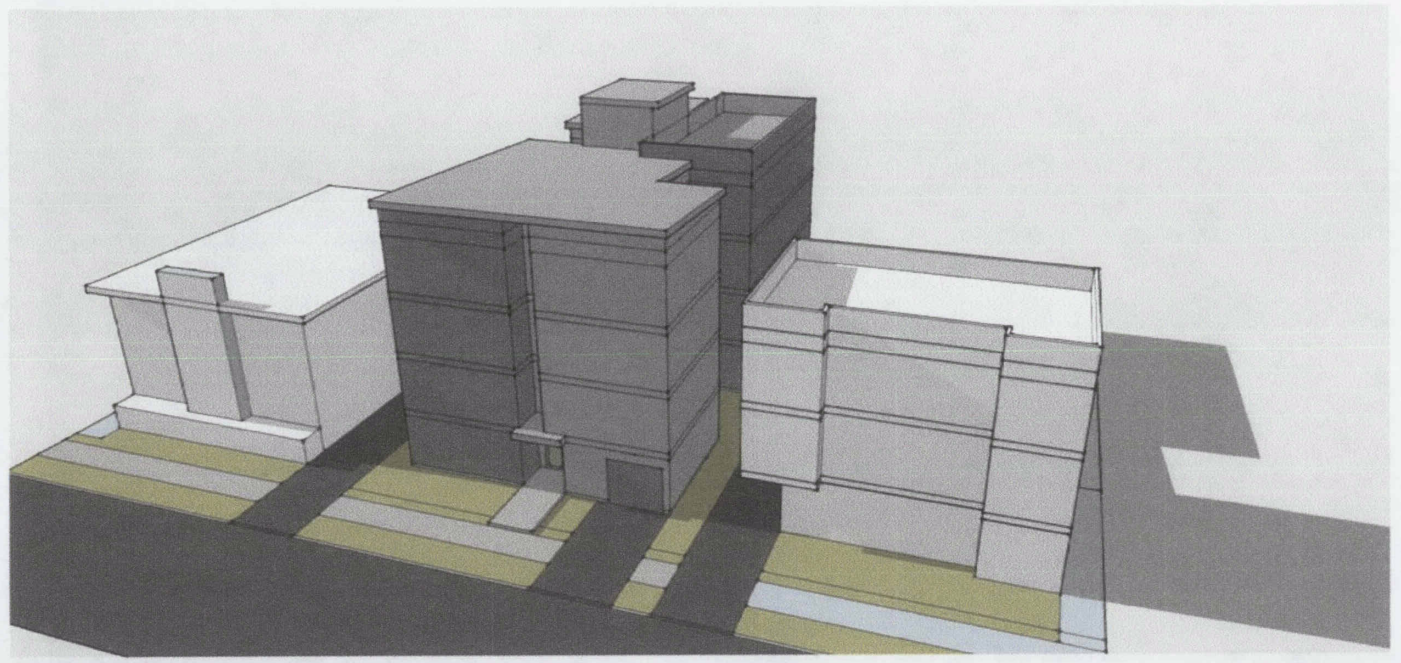
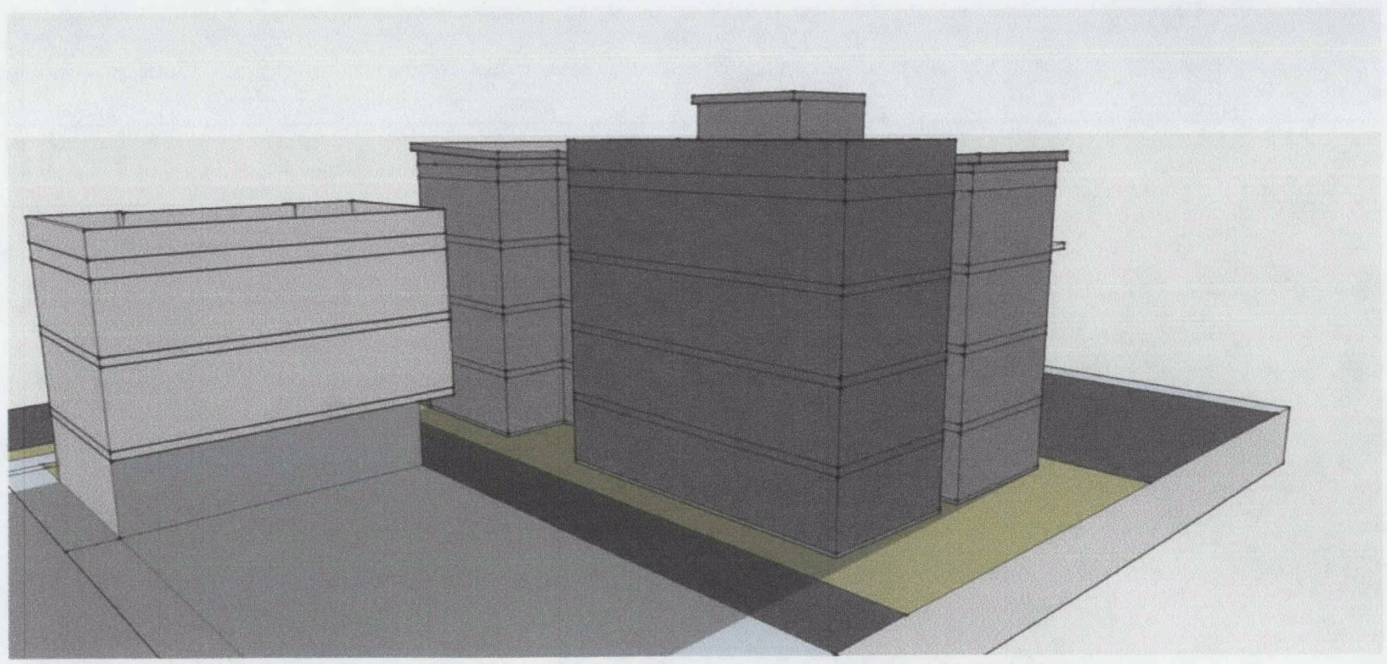


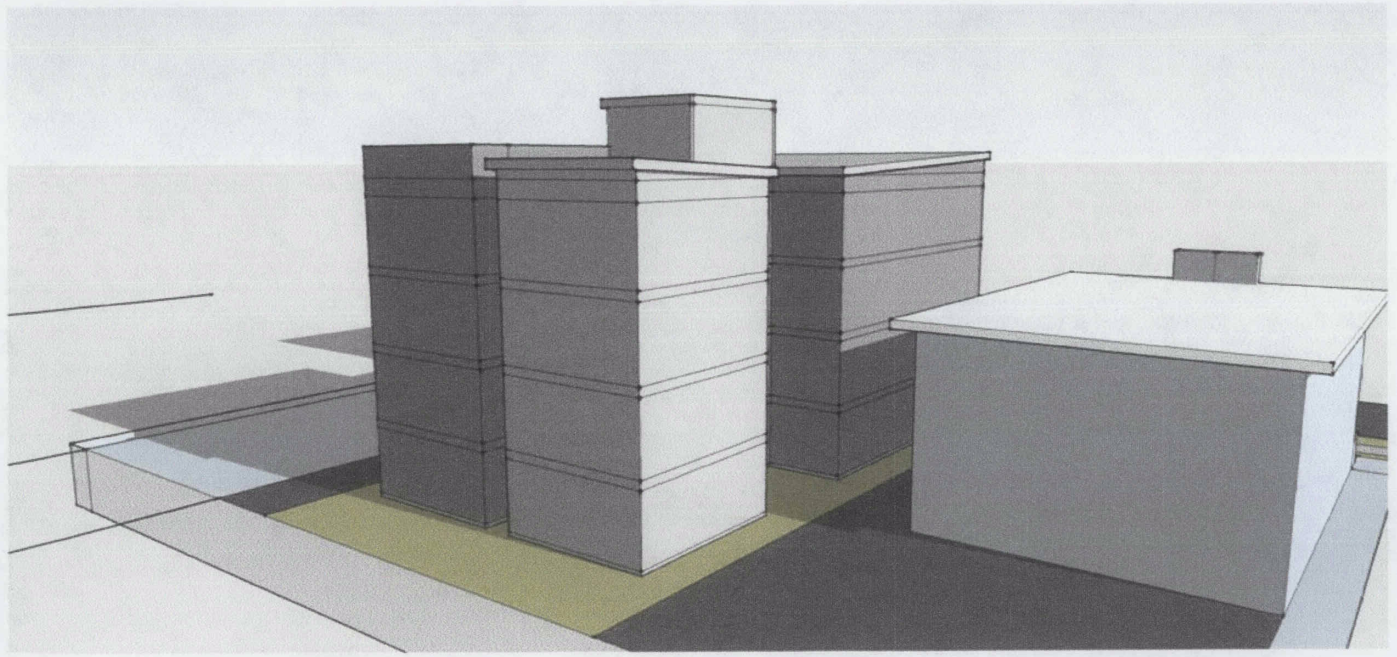
OPTION 3 - STREET VIEW



OPTION 3 - ROOF VIEW



OPTION 3 - SOUTHEAST VIEW



OPTION 3 - NORTHEAST VIEW

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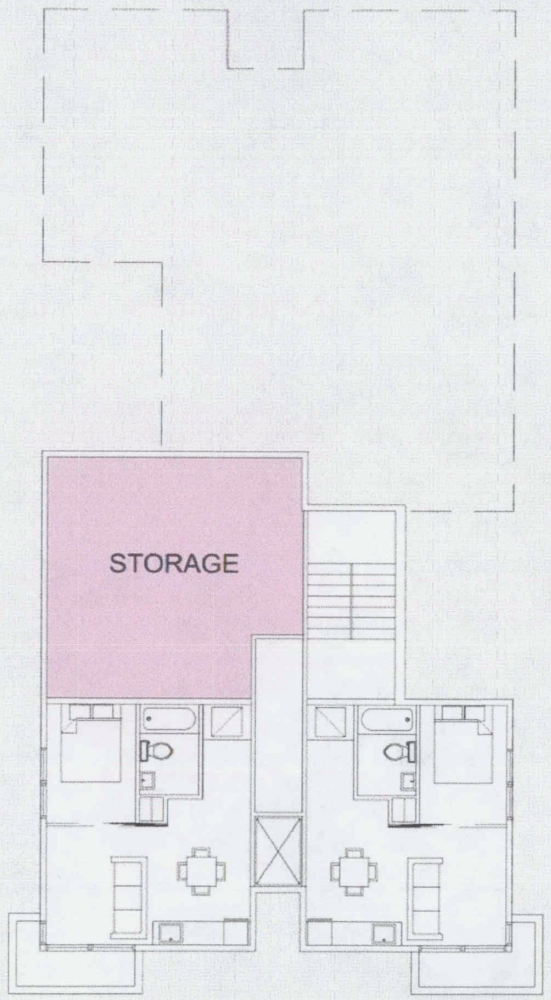
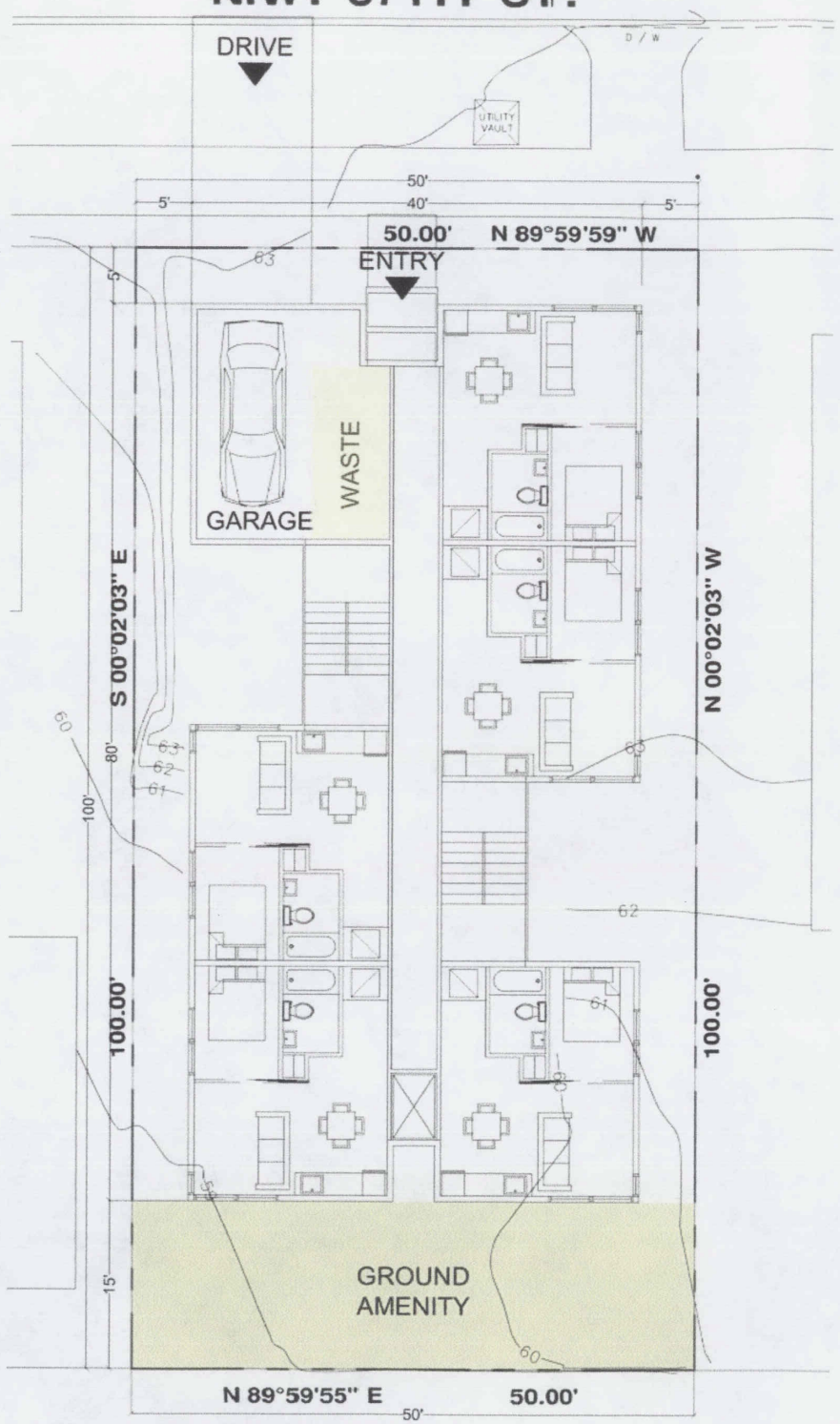
BASEMENT FLOOR

FEATURES:

- STORAGE
- 2 DWELLING UNITS





FIRST FLOOR

FEATURES:

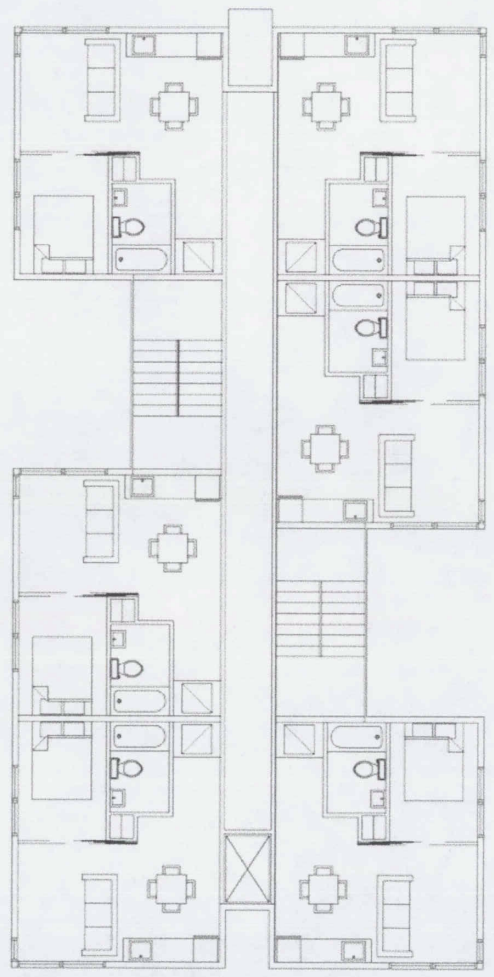
- GARAGE (1 STALL)
- WASTE STORAGE
- BUILDING ENTRY
- 5 DWELLING UNITS

**DEPARTURE GARAGE SETBACK

SECOND-FOURTH FLOOR

FEATURES:

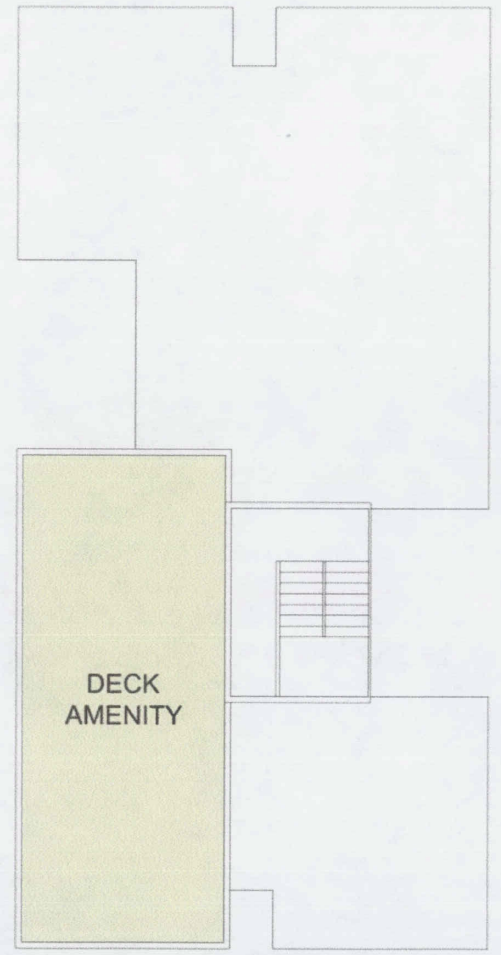
- 6 DWELLING UNITS PER FLOOR



ROOF DECK

FEATURES:

- 750SF AMENITY SPACE



WORKSHOP i.p.b.

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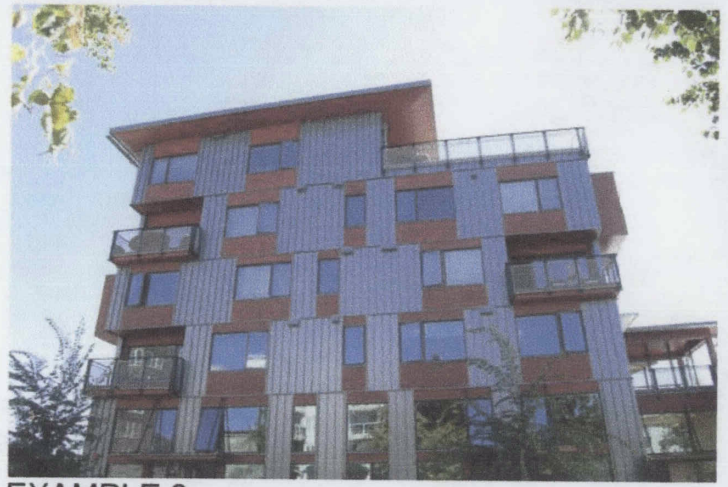
EXAMPLE 1

EXAMPLE 1

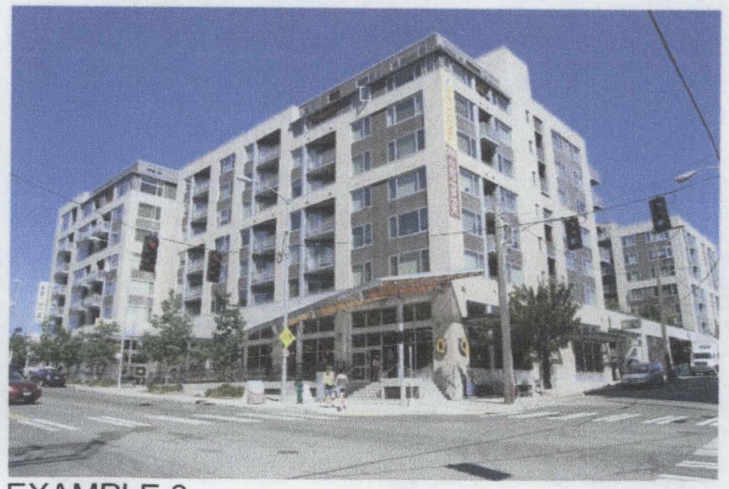
EXAMPLE 1


EXAMPLE 2

EXAMPLE 2

EXAMPLE 2

EXAMPLE 3


EXAMPLE 3

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GUIDELINES

Site Planning

A-1Respond to Site Characteristics
A-2Streetscape Compatibility
A-3Entrances Visible from the Street
A-5Respect for Adjacent Sites
A-6Transition Between Residence and Street
A-7Residential Open Space
A-8Parking and Vehicle Access

Height, Bulk, and Scale

B-1Height, Bulk, and Scale Compatibility

Architectural Elements and Materials

C-4Exterior Finish Materials

Pedestrian Environment

D-6Screening of Dumpsters, Utilities and Services Areas
D-7Personal Safety and Security

Landscaping

E-1Landscaping to Reinforce Design Continuity with Adjacent Sites
E-2Landscaping to Enhance the Building and/or Site

RESPONSE

Site Planning

A-1 nonexceptional trees and will be removed
A-2 entry prominently placed at front
A-3 doors and signage clearly visible
A-5 windows facing sides are all generally high just for light
A-6 front setback modulated
A-7 ample open space south of structure
A-8 no parking required, but one space provided

Height, Bulk, and Scale

B-1 modulated front create visual interest

Architectural Elements and Materials

C-4 rich wood tones contrast cool hard material

Pedestrian Environment

D-6 waste storage screened from view near street

D-7 interior hallway and stair can be locked

Landscaping

E-1 mature landscaping to remain, where possible

E-2 landscape architect to meet/exceed green factor requirements in MUP set

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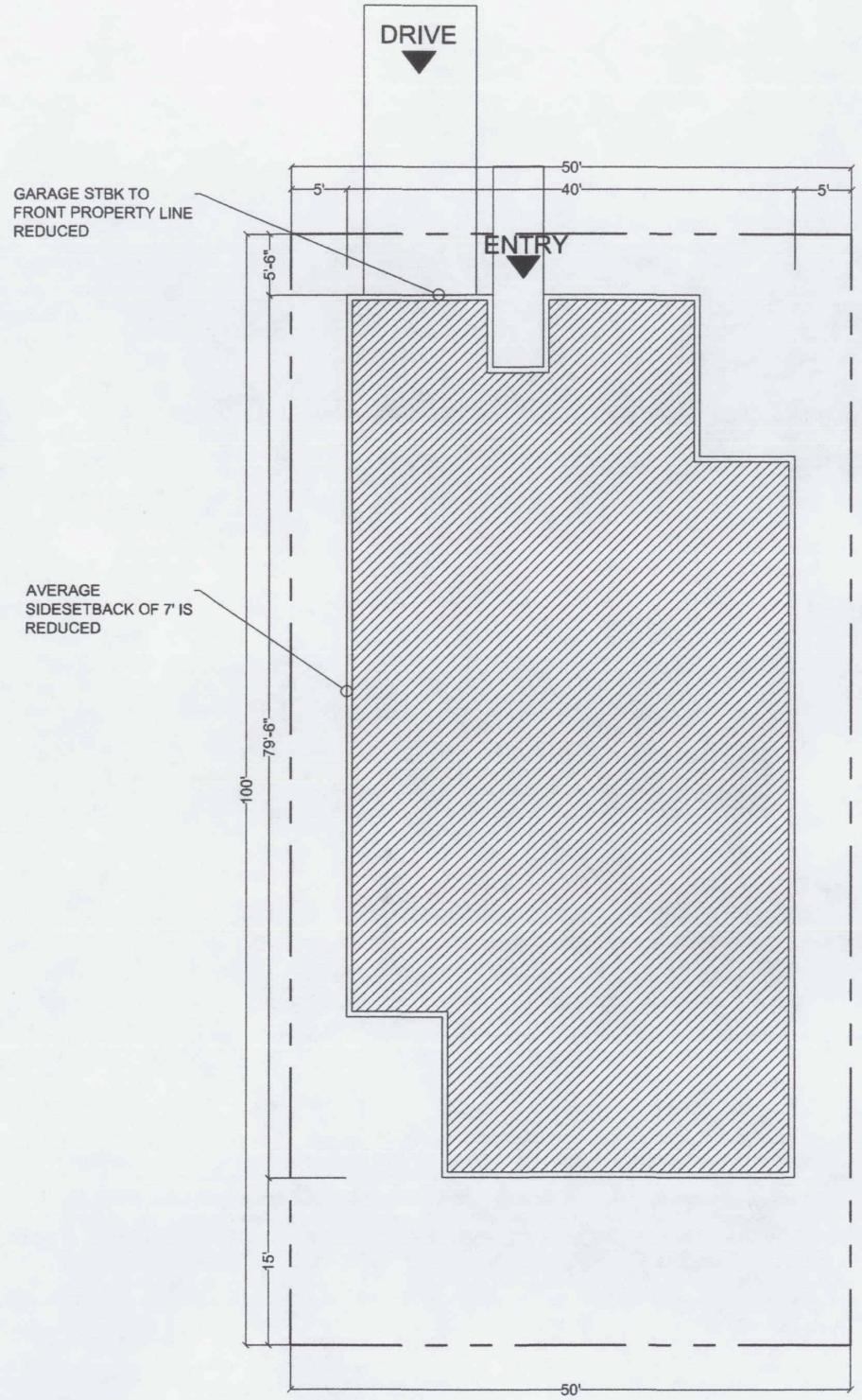
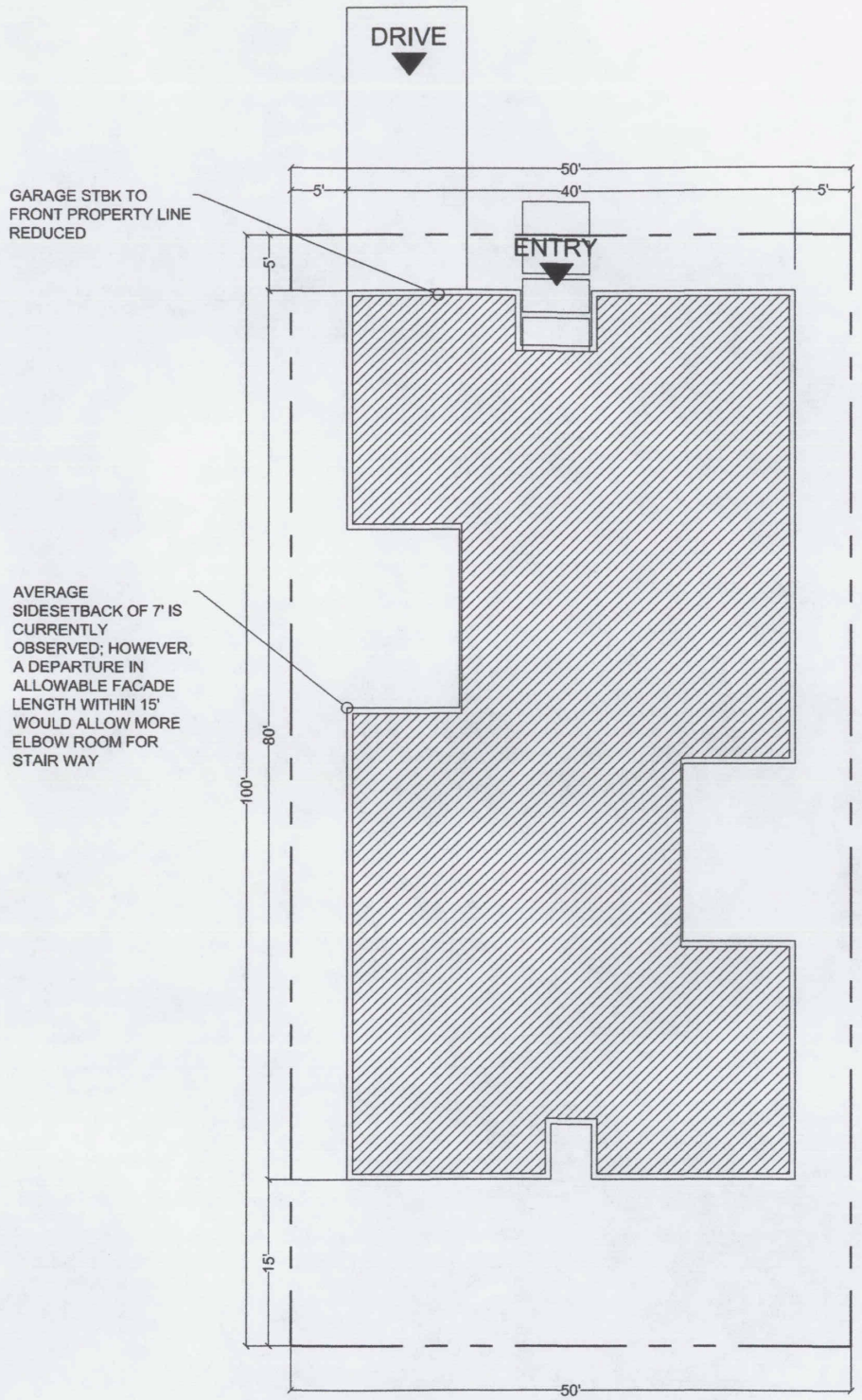


OPTION 1

DEPARTURES REQUESTED:

- GARAGE SETBACK TO FRONT
- MAX FACADE LENGTH INCREASE
- AVERAGE SIDE SETBACK DECREASE



OPTION 3

DEPARTURES REQUESTED:

- GARAGE SETBACK TO FRONT
- MAX FACADE LENGTH INCREASE

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