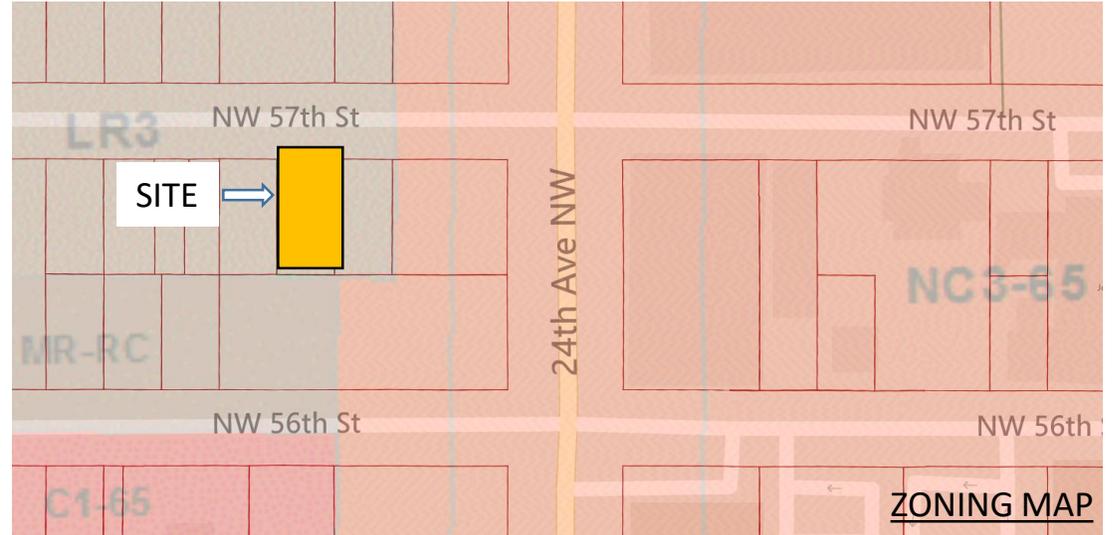


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ZONING ANALYSIS

SITE IS ZONED LR3, NORTH OF MR-RC, WEST OF NC3-65. IT IS IN THE BALLARD HUB URBAN VILLAGE AND WITHIN THE FREQUENT TRANSIT OVERLAY.

CODE REFERENCE

- SMC 23.45.510 - FAR
- ALLOWED: FACTOR OF 2
- SMC 23.45.512 – DENSITY
- ALLOWED: UNLIMITED
- SMC 23.45.514 - HEIGHT
- ALLOWED: 40’ BASE HEIGHT
- SMC 23.45.518 - SETBACKS
- ALLOWED: 5’ FRONT AND SIDES; 15’ REAR
- SMC 23.45.527 – FAÇADE LENGTH
- ALLOWED: 65’ (WITHIN 15’ OF SIDE)

PROJECT DESCRIPTION:

DEMO EXISTING STRUCTURE. CONSTRUCT APARTMENT WITH (4) ABOVE GRADE STORIES PLUS BASEMENT STORY. THE INTENT IS TO PROVIDE (27) SINGLE BEDROOM DWELLING UNITS. THE PROJECT WILL PROPOSE A BICYCLE STORAGE ROOM.

PROJECT INFORMATION

ADDRESS: 2417 NW 57TH ST
 SEATTLE, WA 98107
 DPD#: 3018292
 OWNER: MID CITY BUILDERS LLC
 APPLICANT: WORKSHOP IPB
 CONTACT: EINAR NOVION

PROGRAM INFORMATION

STRUCTURE TYPE: APARTMENT
 UNIT COUNT: 27
 UNIT SIZE: ~350SF
 STORIES: 4 PLUS BASEMENT
 PARKING STALLS: 0 AUTO; 37 BIKE
 APPROXIMATE FAR: 10000SF (FACTOR 2)
 LOT SIZE: 5000SF





5 - 2014 MIXED USE STRUCTURE



6 - 1957 APARTMENT



4 - 2000 TOWNHOUSE



3 - 2014 TOWNHOUSE



2 - 1964 APARTMENT



1 - 2006 MIXED USE STRUCTURE



Street Precedence

Mixed Use east of site

Older apartments

west



east

Mixed Use east of site

east

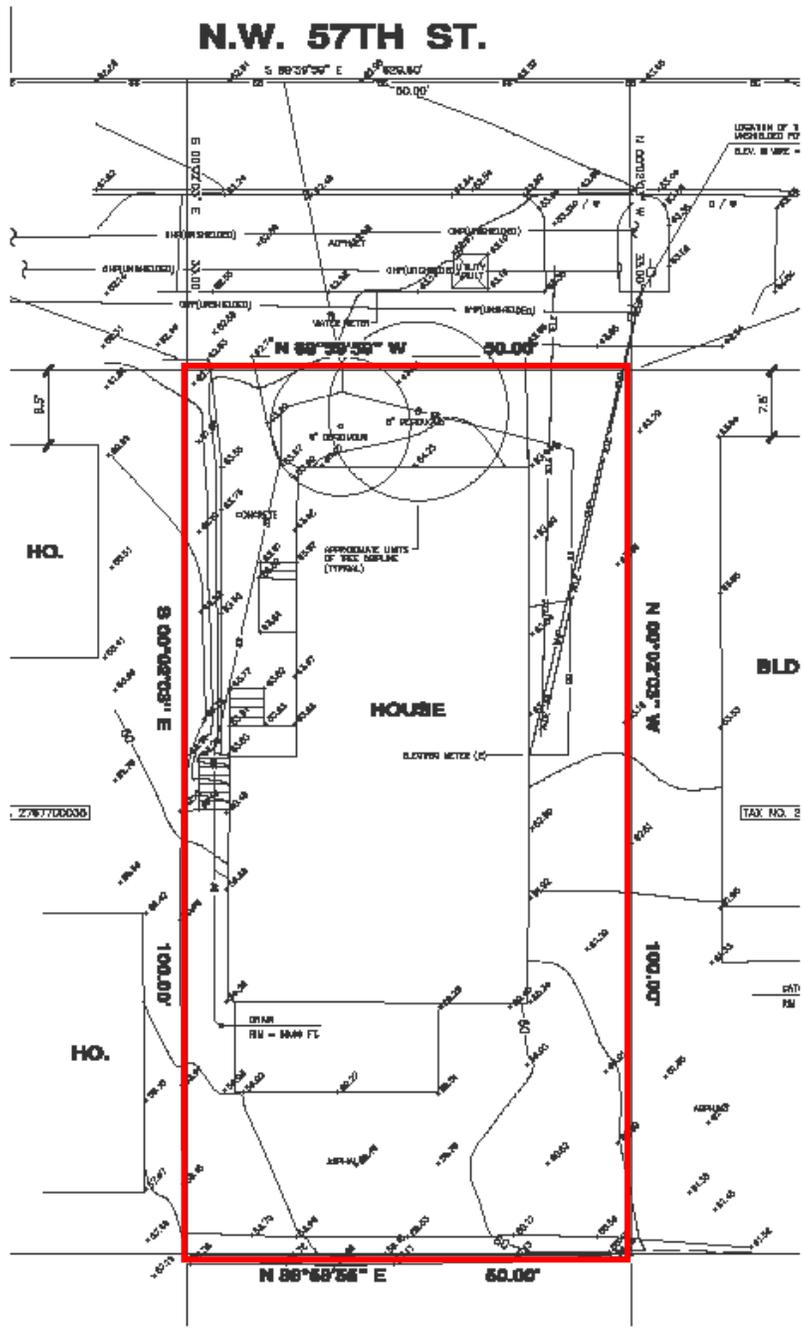


Project under construction south of site

4 unit townhouse

west





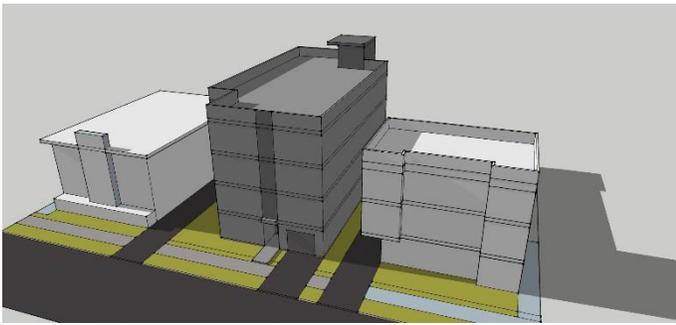
SURVEY OF EXISTING



Existing 1 Story Structure



Proposed 4 Story Structure



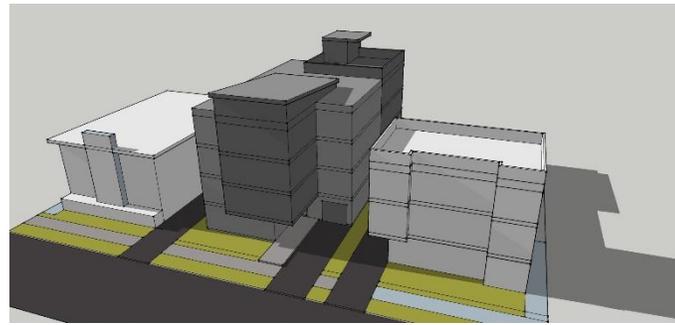
OPTION 1

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 2

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
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- 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:

- NONE



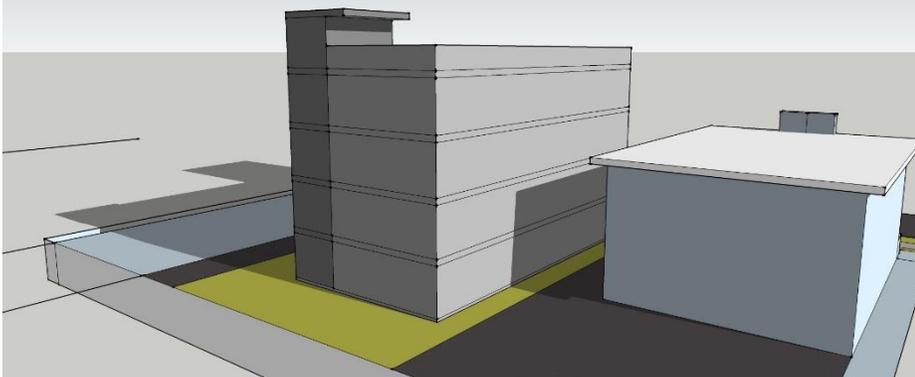
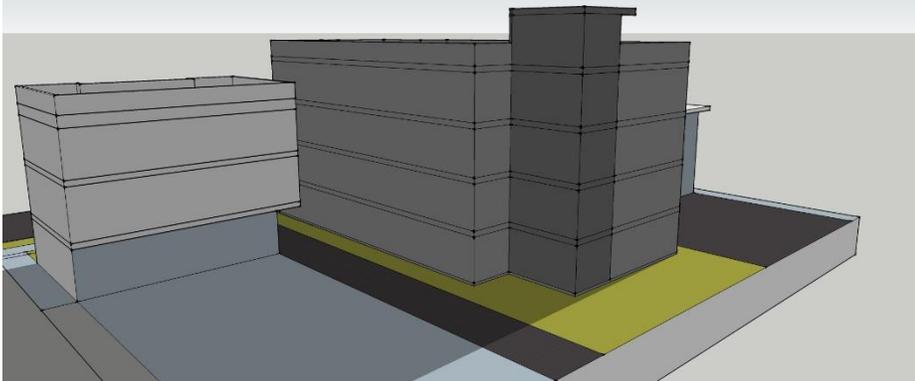
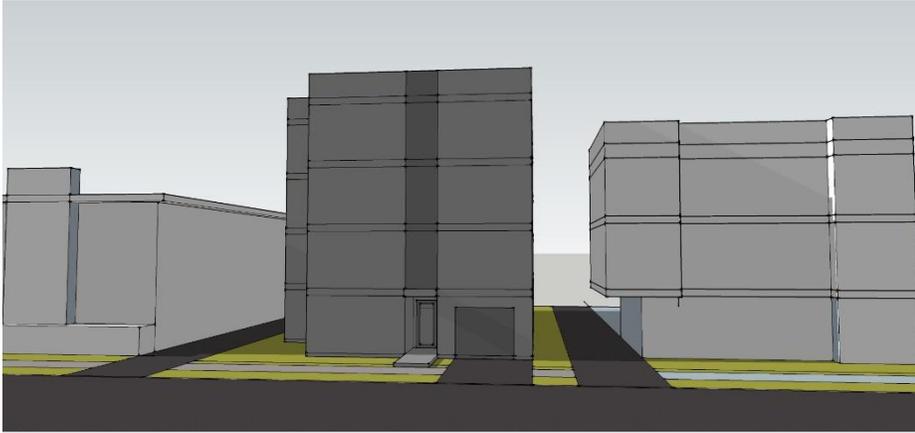
OPTION 3

FEATURES:

- "CORNER UNIT" STYLE FOR ALL UNITS
- 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 BIKE PARKING ABUTTING RIGHT OF WAY
- 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 BUILDING

DEPARTURES REQUESTED:

- NONE



OPTION 1

FEATURES:

- WEST/EAST BLOCK SHIFTED NORTH/SOUTH TO CREATE 6.5' AVG SIDE SETBACK
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- WHILE PARKING IS NOT REQUIRED, ONE STALL HAS BEEN PROVIDED

DEPARTURES REQUESTED:

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

OPTION 1

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- WEST/EAST BLOCK SHIFTED NORTH/SOUTH TO CREATE 6.5' AVG SIDE SETBACK
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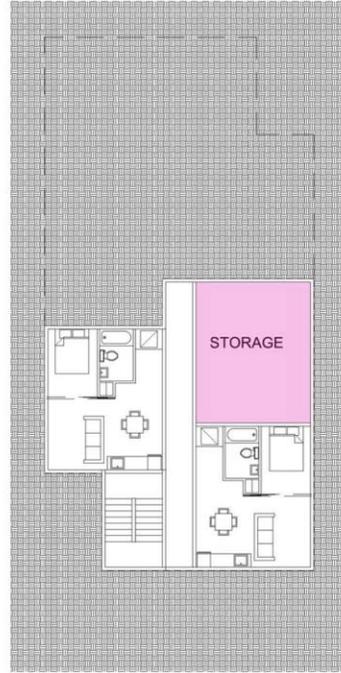
DEPARTURES REQUESTED:

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

BASEMENT FLOOR

FEATURES:

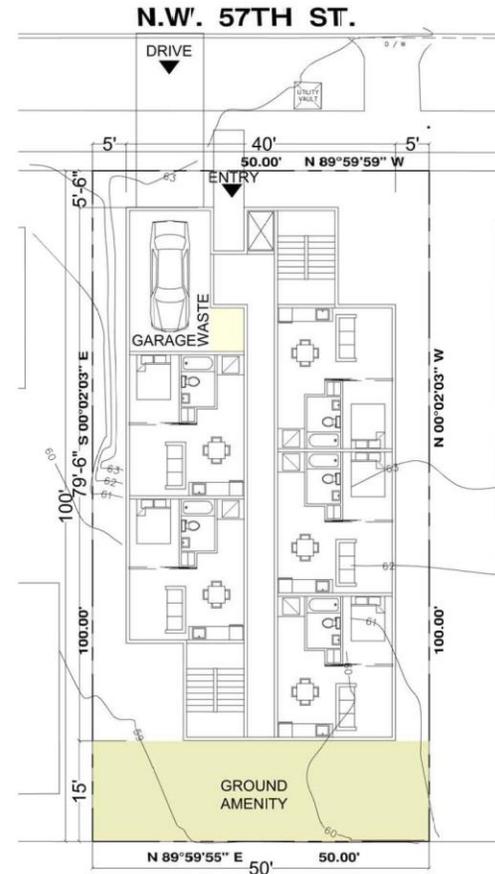
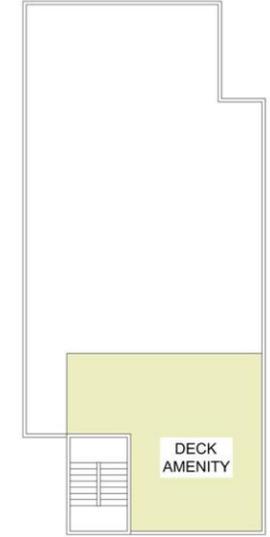
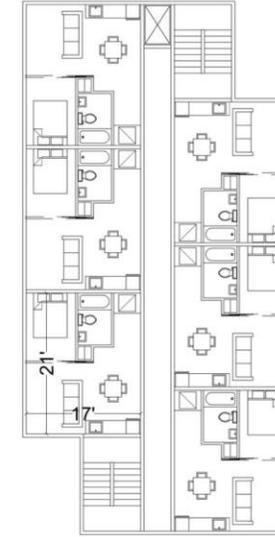
- STORAGE
- 2 DWELLING UNITS



SECOND-FOURTH FLOOR

FEATURES:

- 6 DWELLING UNITS PER FLOOR



FIRST FLOOR

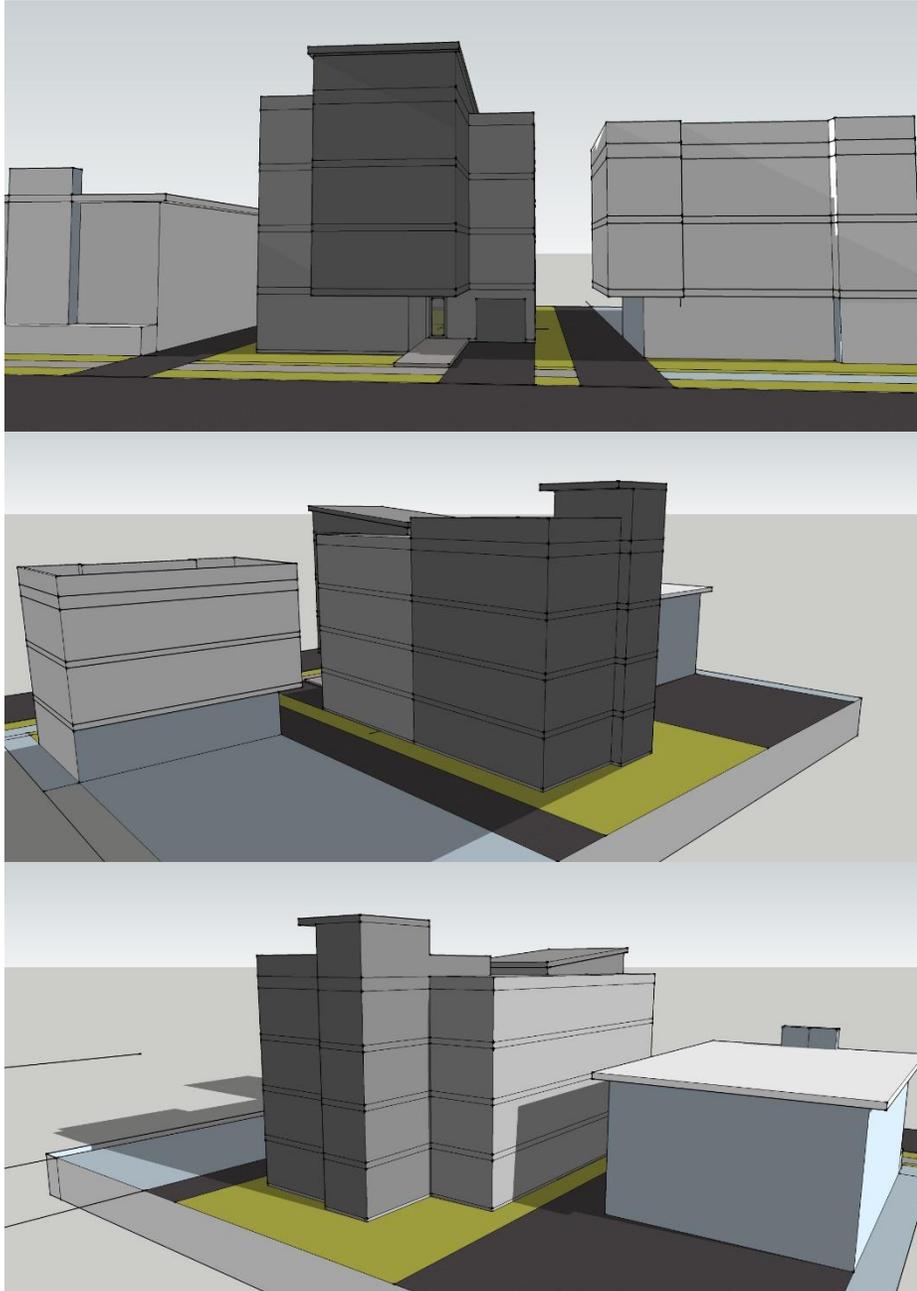
FEATURES:

- GARAGE (1 STALL)
- WASTE STORAGE
- BUILDING ENTRY
- 5 DWELLING UNITS
- **DEPARTURE GARAGE SETBACK
- **DEPARTURE MAX FACADE LENGTH
- **AVERAGE SIDE SETBACK

ROOF DECK

FEATURES:

- 750SF AMENITY SPACE



OPTION 2

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:

- NONE

OPTION 2

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
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- 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

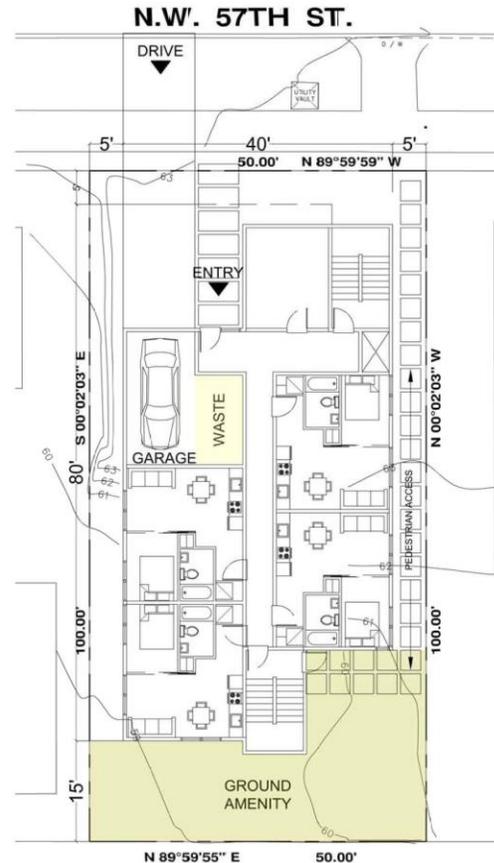
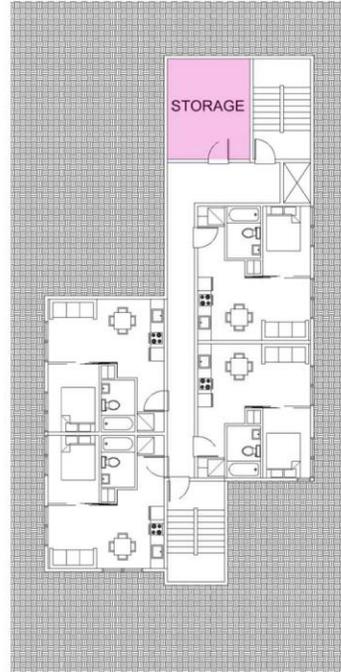
DEPARTURES REQUESTED:

- NONE

BASEMENT FLOOR

FEATURES:

- STORAGE
- 4 DWELLING UNITS



FIRST FLOOR

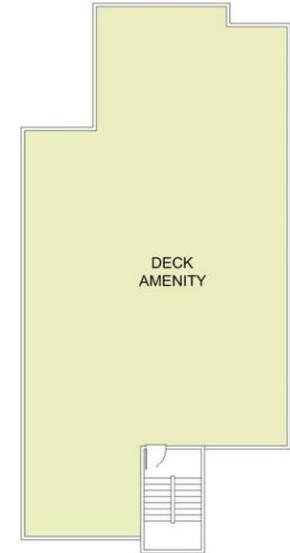
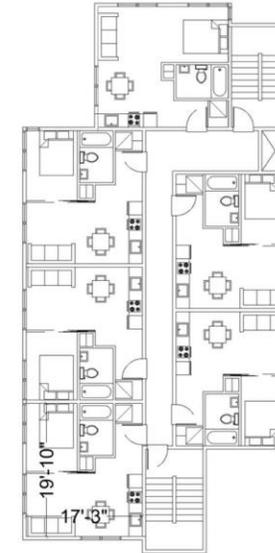
FEATURES:

- 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

NORTH ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



OPTION 3 (PREFERRED)

FEATURES:

- "CORNER UNIT" STYLE FOR ALL UNITS
- 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 BIKE PARKING ABUTTING RIGHT OF WAY
- 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 BUILDING

DEPARTURES REQUESTED:

- NONE



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

EARLY DESIGN GUIDANCE

1. HEIGHT, BULK AND SCALE

THE BOARD GAVE GUIDANCE TO THE DESIGN TEAM TO IDENTIFY SEVERAL METHODS TO REDUCE THE SENSE OF HEIGHT, BULK AND SCALE OF THE PROPOSED BUILDING.

A) ELIMINATE AND/OR LOWER THE PARAPET WHERE THERE IS NO PUBLIC ACCESS PLANNED.

WE HAVE MADE ENTIRE ROOF THE DECK WITH FULL HEIGHT PARAPET FOR PRIVACY OF TENANTS. ADDED OPPORTUNITY FOR MORE VEGETATION ON THE ROOF FOR VEGETABLE GARDEN

B) EXPLORE OPTIONS TO A CODE-REQUIRED PARAPET SUCH AS RAILINGS, GLASS, CABLE, ETC.

WE HAVE EXPLORED THOSE OPTIONS; HOWEVER, DON'T FEEL IT GIVES THE NECESSARY PRIVACY OR SENSE OF SECURITY FOR OUR RESIDENTS.

C) USE COLOR TO BREAK DOWN BUILDING MASSING.

WE HAVE LIGHTENED THE GREY COLOR. THE PROPOSAL HAS A MODULATION DOWN THE MIDDLE DIVIDING IT INTO 2 MASSES. THE METAL ON THE RIGHT ON THE UPPER FLOORS FURTHER BREAKS IT UP

D) PROVIDE CHANGES IN FAÇADE PLANES TO REDUCE A SENSE OF MASSING.

IN ADDITION TO THE JULIETS, WE HAVE PROVIDED ARCHITECTURAL AWNING ELEMENTS OVER THE WINDOWS TO PROVIDE SOLAR PROTECTION AND VISUAL INTEREST

E) CONTINUE WITH THE SIDE FAÇADE MODULATION. (CS2-C2; CS2-D4;DC2 A2, CD;DC3 A)
WE HAVE CONTINUED THE MODULATION DOWN TO THE BASEMENT, TO GIVE EACH BASEMENT UNIT A PRIVATE WALKOUT PATIO.

2. STREET LEVEL INTERACTION

THE BOARD REQUESTED THE APPLICANT CONTINUE DEVELOPING THE PROJECT WITH MORE DEVELOPMENT OF THE BUILDING MASSING AT THE STREET LEVEL AND CLARIFICATION OF THE USES AT THAT LOCATION. THE BOARD PROVIDED THE FOLLOWING RELATED GUIDANCE:

A) CLARIFY THE USES AND CONFIGURATION OF SPACE AT THE GROUND FLOOR GARAGE.

WE HAVE REVISED THE PROPOSAL TO REINFORCE THE BICYCLE PARKING CONCEPT. WITH THE USE OF MESH SCREENING, WE HAVE GIVEN FURTHER OPENED UP THE FACADE AT THE FRONT.

B) DEVELOP THE PRIVATE ENTRY SEQUENCE AND SCREENING.

THE PUBLIC ENTRY AND BIKE ENTRY HAS BEEN BUFFERED FROM THE FRONT PRIVATE RESIDENCE WITH PLANTS AND A FENCE

C) ENHANCE THE COMMON ENTRY AND SEPARATE IT FROM THE ADJACENT PRIVATE ENTRY AND SERVICE/PARKING ENTRY.(PL3 A AND B; PL4 B; DC1)

FRONT UNIT IS BUFFERED FROM THE FRONT ENTRY AND ROW WITH PLANTS AND A FENCE

EARLY DESIGN GUIDANCE

3. OPEN SPACE ACCESS

THE BOARD REQUESTED THE APPLICANT CONTINUE DEVELOPING ACCESS FOR RESIDENTS TO HIGH QUALITY OPEN SPACE. THE BOARD PROVIDED THE FOLLOWING RELATED GUIDANCE:

A) FULLY ARTICULATE OPEN SPACE FOR RESIDENTS AT THE BASEMENT LEVELS BY ADDITIONAL GRADING TO CREATE OUTDOOR PATIOS OR ACCESS TO GROUND LEVEL OPEN SPACE.

EACH BASEMENT UNIT HAS A PRIVATE WALKOUT PATIO

B) CONSIDER OPEN SPACE FOR BASEMENT UNITS ALONG THE SIDES OF THE BUILDING BY ADDITIONAL GRADING OR BY PROVIDING A MEANS TO GROUND LEVEL SPACE.

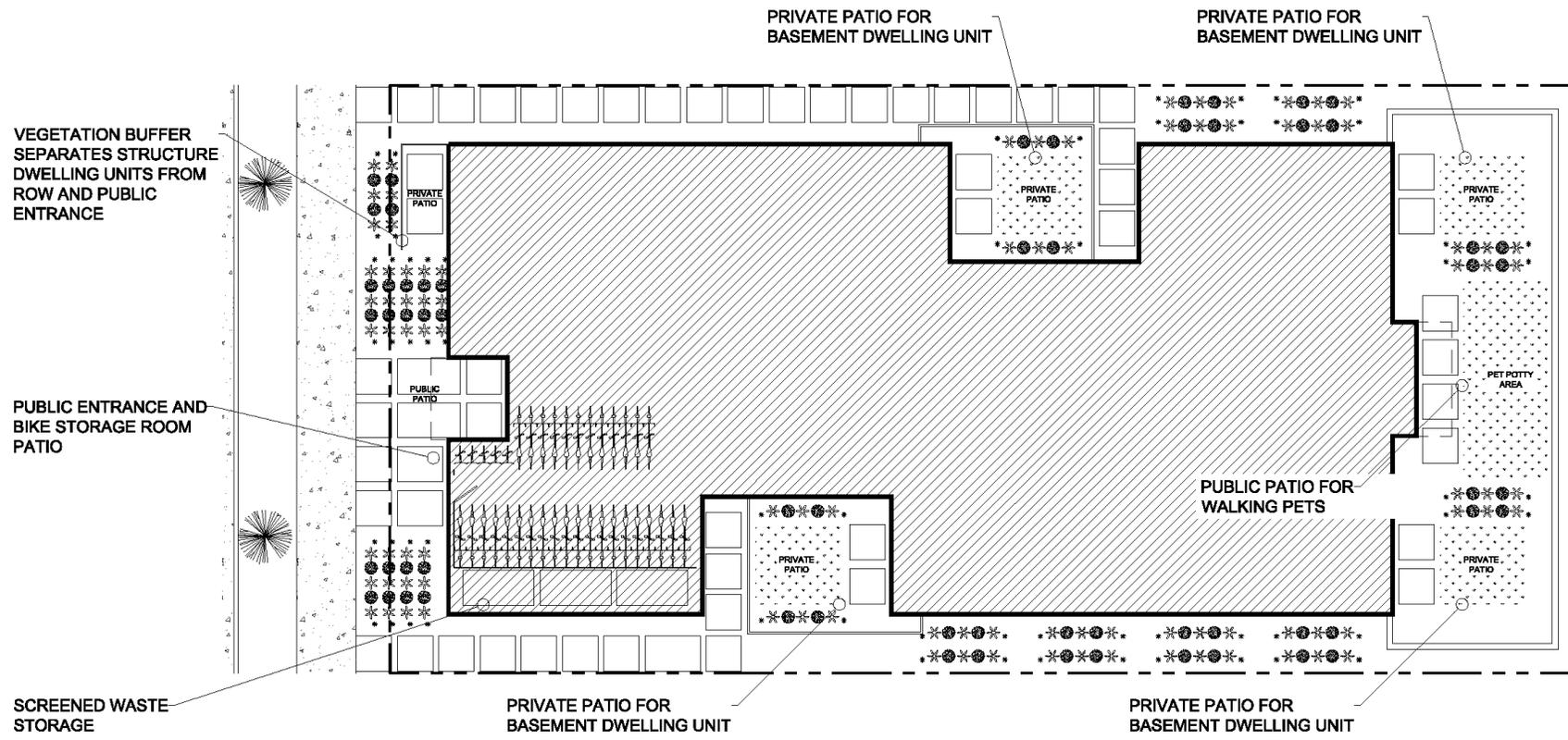
EACH BASEMENT UNIT HAS A PRIVATE WALKOUT PATIO

C) PROVIDE OUTDOOR AMENITY SPACE FOR THE FRONT GROUND LEVEL UNIT THAT IS SEPARATED FROM THE PUBLIC ENTRY.

FRONT UNIT PATIO IS BUFFERED FROM THE FRONT ENTRY AND ROW WITH PLANTS AND A FENCE

D) PROVIDE AMPLE LANDSCAPING AT THE ROOFTOP FOR SCREENING AND INTEREST.(DC3 B; DC4 D;CS1B)

WE HAVE MADE ENTIRE ROOF THE DECK WITH FULL HEIGHT PARAPET FOR PRIVACY OF TENANTS. ADDED OPPORTUNITY FOR MORE VEGETATION ON THE ROOF FOR VEGETABLE GARDEN

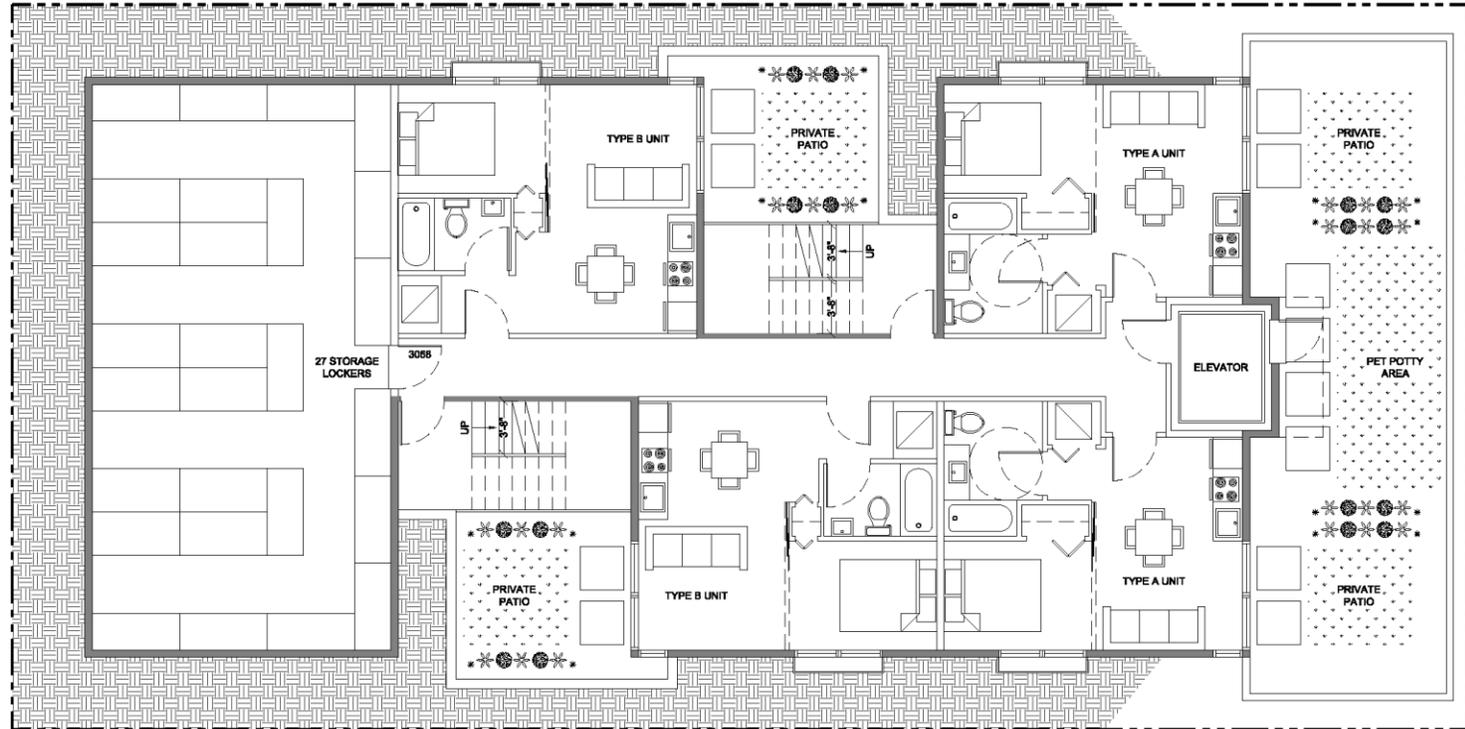


 **LANDSCAPE PLAN**
NO SCALE

BASEMENT FL

FEATURES:

- 4 UNITS WITH PRIVATE WALK OUT PATIOS
- STORAGE ROOM
- ACCESS TO ALL UNITS TO REAR PATIO
- ELEVATOR ACCESS TO ALL TENANTS



BASEMENT FL
NO SCALE

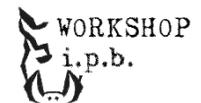
FIRST FL

FEATURES:

- 5 "CORNER STYLE" UNITS WITH PATIO OR JULIET BALCONY
- BIKE ROOM
- SCREEN WASTE STORAGE
- PUBLIC ENTRANCE SEPARATED BY VEGETATION FROM DWELLING UNITS
- ELEVATOR ACCESS TO ALL TENANTS



▲ FIRST FL
NO SCALE

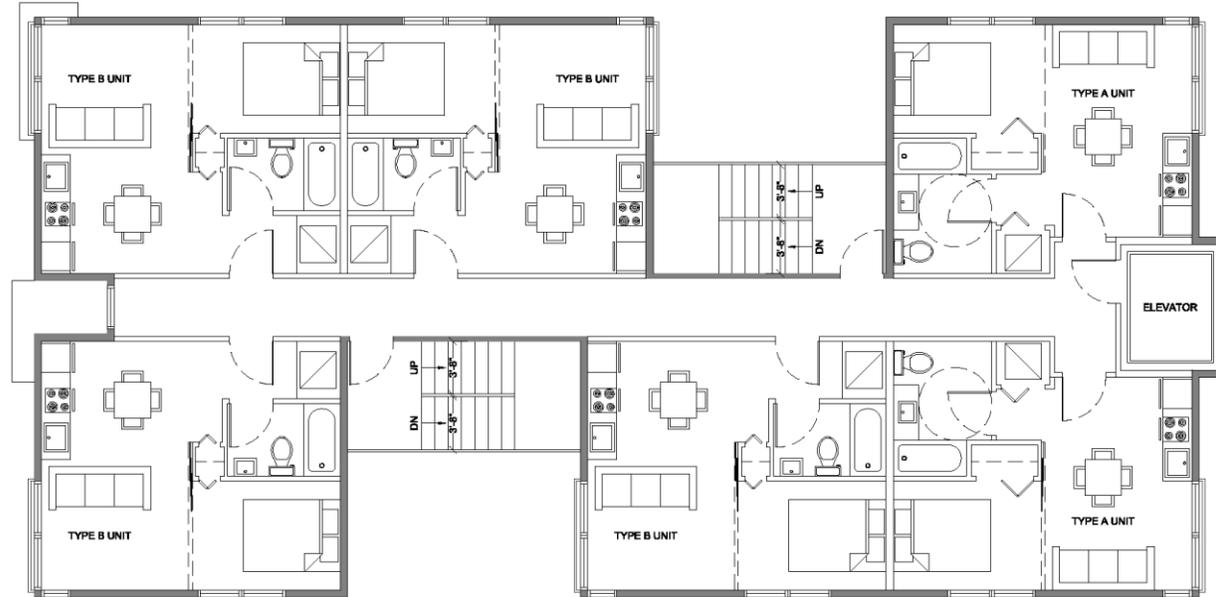


EARLY DESIGN GUIDANCE
2417 NW 57 ST - SEATTLE
DPD# 3018292 | 11/02/15

(2ND-4TH) FL

FEATURES:

- 6 “CORNER STYLE” UNITS WITH JULIET BALCONY PER FLOOR – (18 UNITS TOTAL)
- ELEVATOR ACCESS TO ALL TENANTS

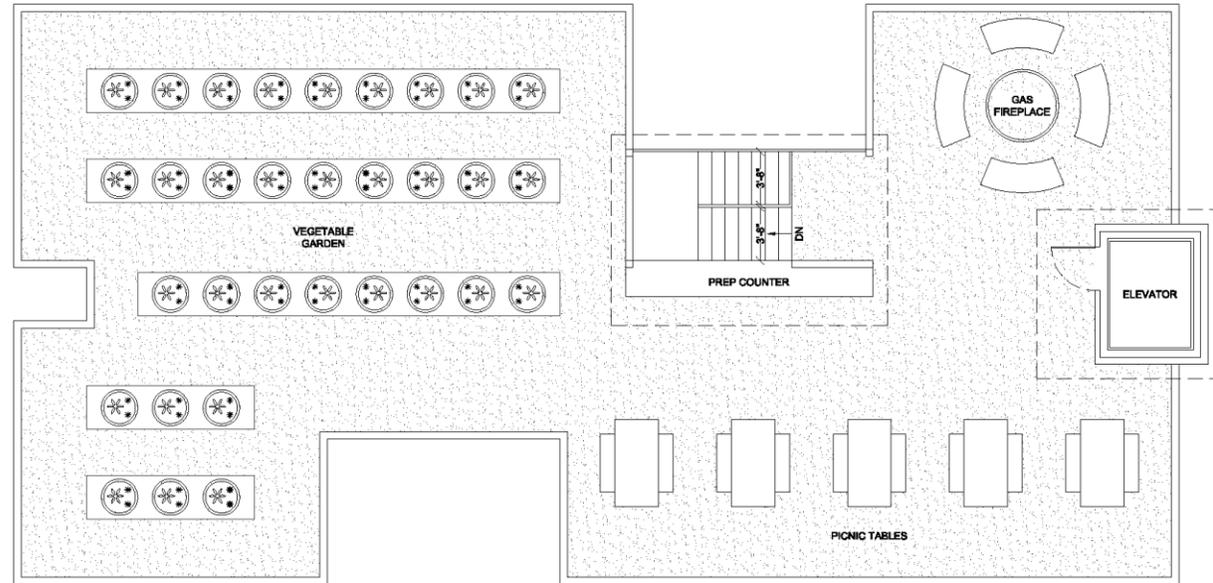


◀ SECOND-FOURTH FL
NO SCALE

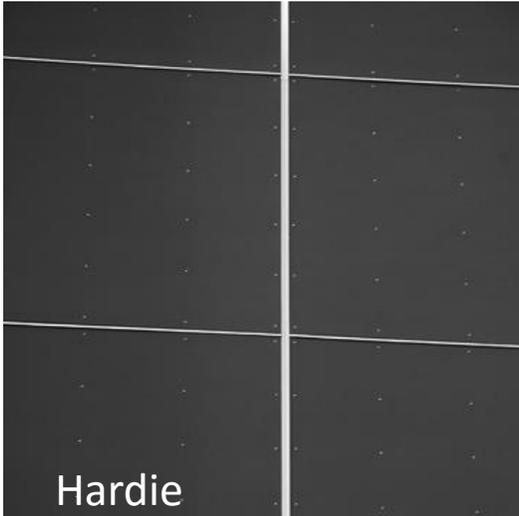
ROOF DECK

FEATURES:

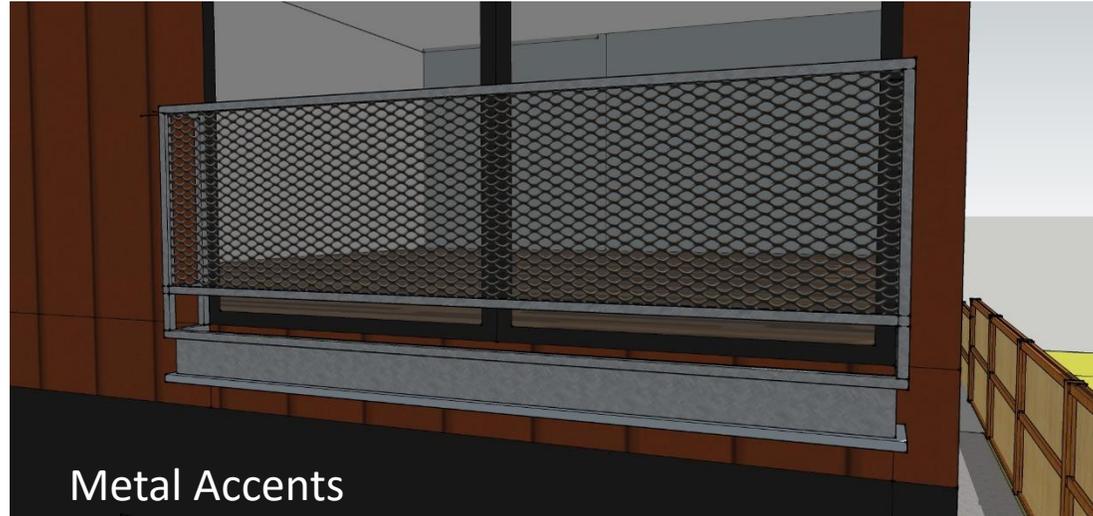
- ENTIRE FOOTPRINT USED FOR VARIOUS ACTIVITIES (GARDENING, FIRE PIT, PICNIC TABLES, BBQ)
- ELEVATOR ACCESS TO ALL TENANTS



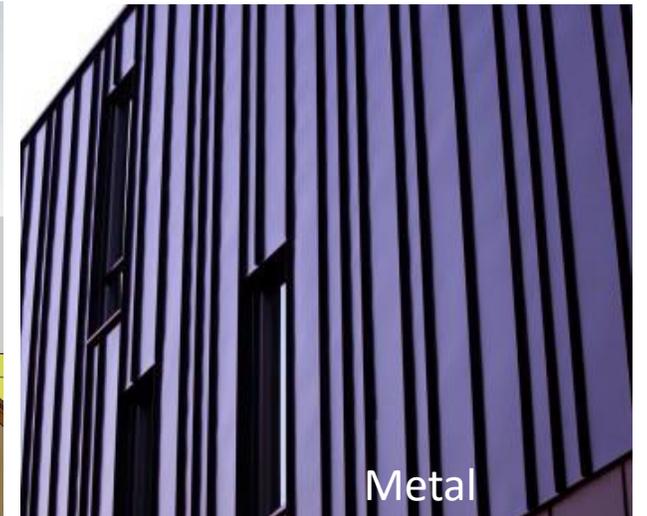
 **ROOF DECK**
NO SCALE



Hardie



Metal Accents



Metal



Glass sliders



Weather Protection



BASEMENT AMENITY (REAR)



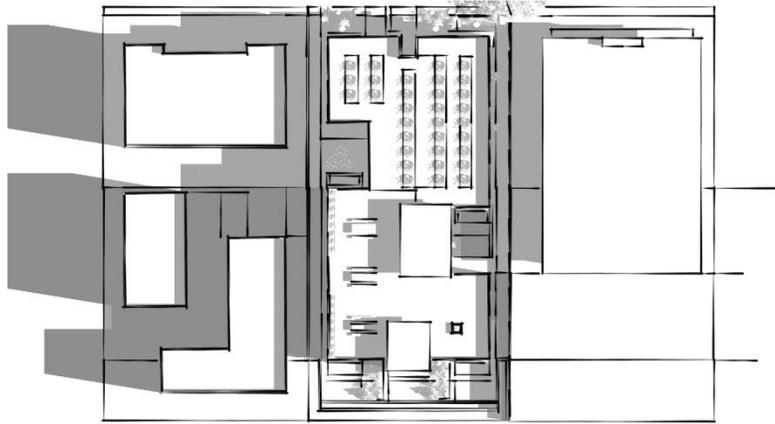
BASEMENT PATIO (INTERIOR)



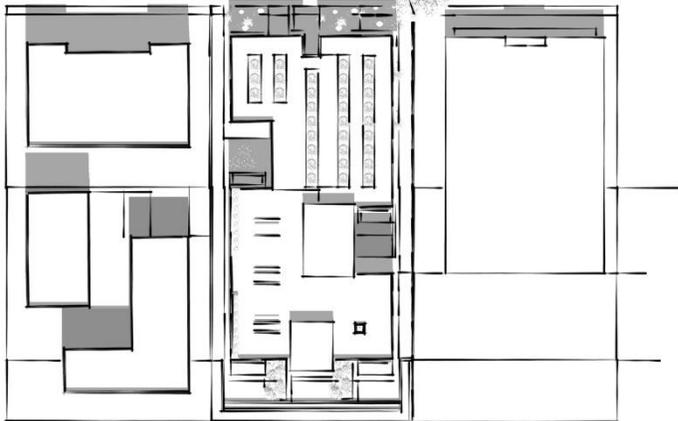
ROOF AMENITY



ROOF AMENITY



JULY 21ST - 9:00 A.M.



JULY 21ST - 12:00 P.M.



JULY 21ST - 5:00 P.M.

