

2.0 - COVER

2.1: PROJECT ADDRESS.
2417 NW 57TH ST
SEATTLE, WA 98107

2.2: PROJECT NUMBER.
3018292

2.3: MEETING TYPE AND MEETING DATE.
DESIGN REVIEW BOARD RECOMMENDATION MEETING
12.19.16



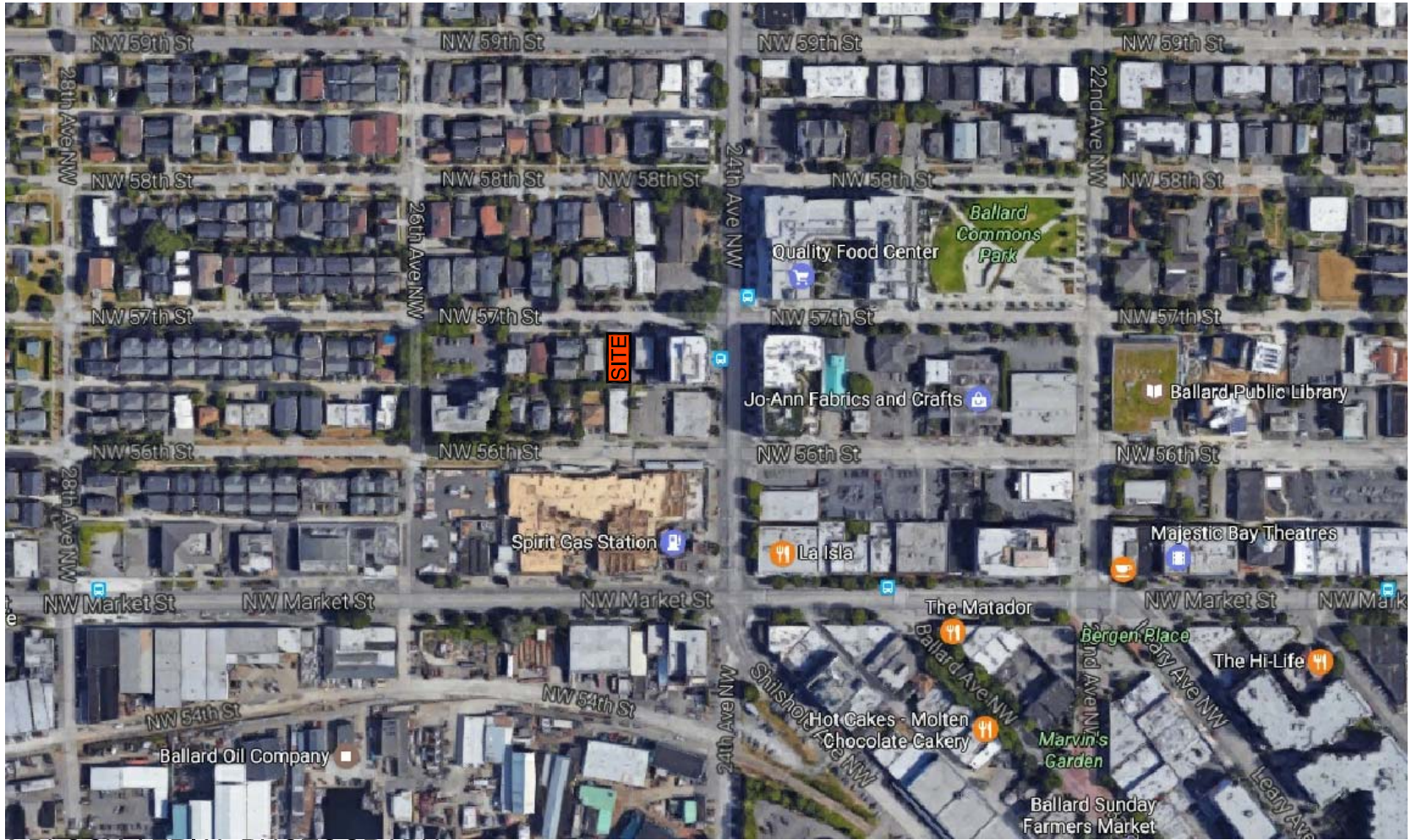
3.0 - PROPOSAL

3.1: NUMBER OF RESIDENTIAL UNITS (APPROX).
(27) DWELLING UNITS

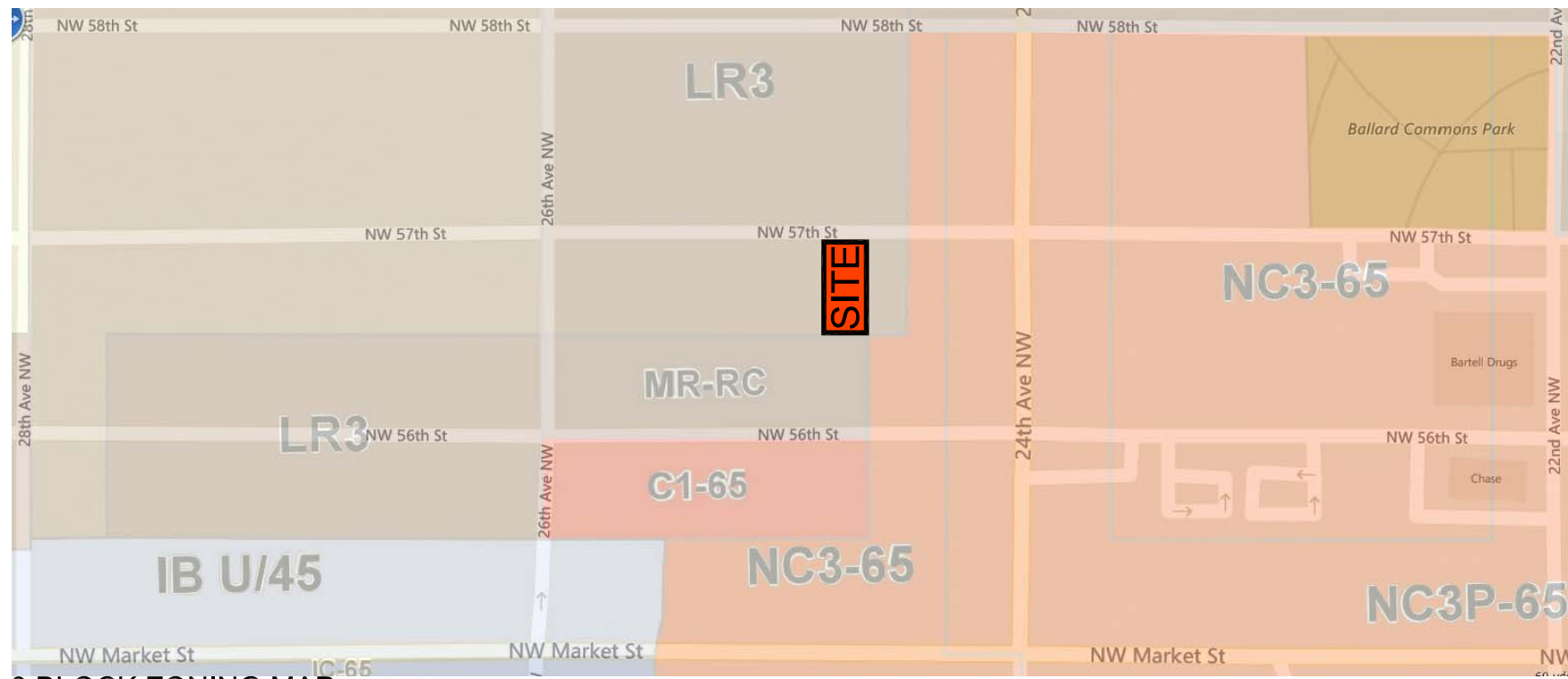
3.2: AMOUNT OF TOTAL COMMERCIAL SQUARE FOOTAGE, NUMBER OF LIVE
WORK UNITS (APPROX).
NO COMMERCIAL PROPOSED

3.3: NUMBER AND LOCATION OF PARKING STALLS (APPROX).
NO PARKING STALL PROPOSED

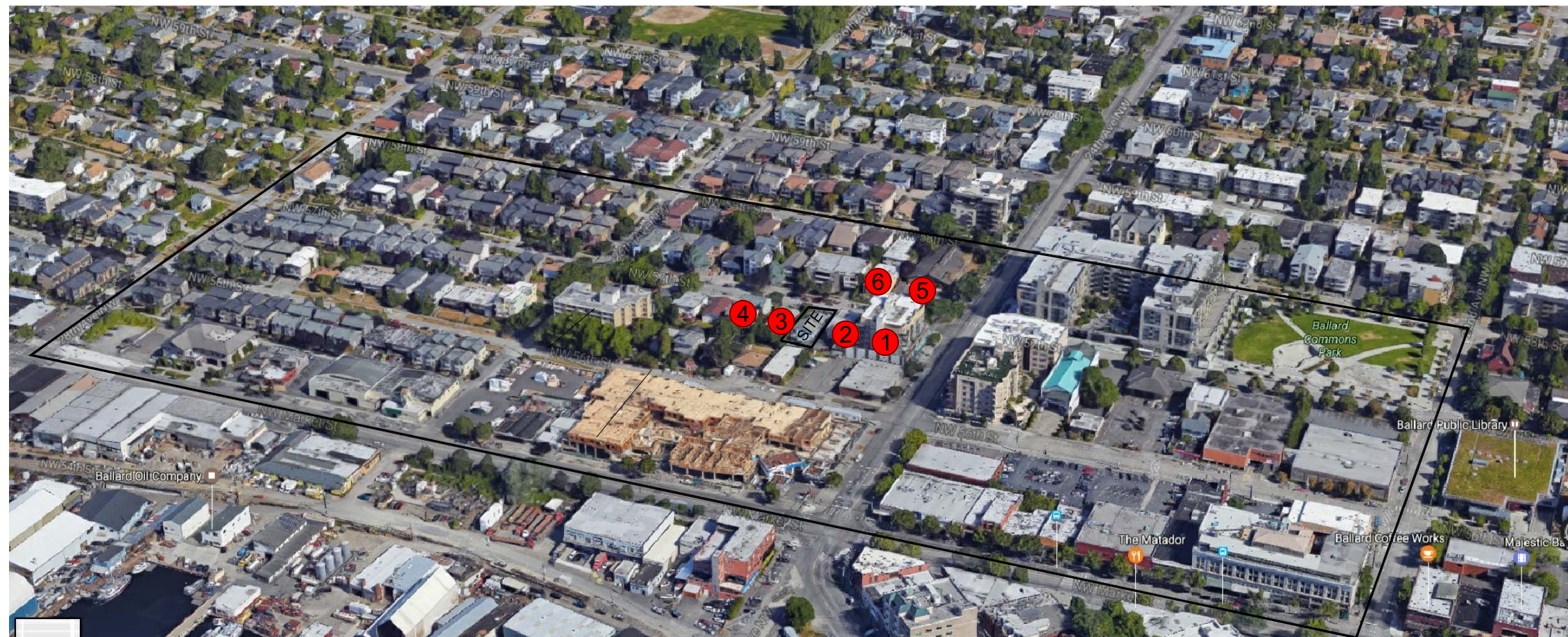
3.4: AERIAL PHOTOGRAPH WITH STREETS AND SITE LABELED (9 BLOCK AREA).
(SEE ATTACHED)



9 BLOCK AERIAL PHOTOGRAPH



9 BLOCK ZONING MAP



9 BLOCK 3D PHOTO

4.0 - SUMMARY CONTEXT ANALYSIS

4.1: AERIAL PHOTOGRAPH WITH STREETS AND SITE LABELED.
(SEE ATTACHED)

4.2: VICINITY MAP, INDICATING SURROUNDING USES,
STRUCTURES, ZONING, AND OVERLAY DESIGNATIONS.
(SEE ATTACHED 3D MAP WITH STRUCTURE CALLOUTS)

4.3: AXONOMETRIC OR OTHER THREE DIMENSIONAL DRAWING,
PHOTOS OR MODELS OF THE NINE BLOCK AREA (3 BLOCK X 3
BLOCK AREA) SURROUNDING THE PROJECT SITE.
(SEE ATTACHED)



1 - 2006 MIXED USE STRUCTURE



2 - 1964 APARTMENT



3 - TOWNHOUSE UNDER CONSTRUCTION

5.0 - EXISTING SITE CONDITIONS

5.1: 9BLOCK (3 BLOCK X 3 BLOCK AREA)
 MAP OF ZONING, EXISTING USES AND
 STRUCTURES.
 (SEE 3D MAP ON 4.0 FOR ATTACHED
 STRUCTURE CALLOUTS)



4 - 2000 TOWNHOUSE PROJECT



5 - MIXED USE UNDER CONSTRUCTION



6 - 1957 APARTMENT



6.0 - ZONING DATA

6.1: BRIEF SUMMARY OF APPLICABLE DEVELOPMENT STANDARDS AND HOW PROPOSED DEVELOPMENT WILL MEET THESE STANDARDS. (1 PAGE)

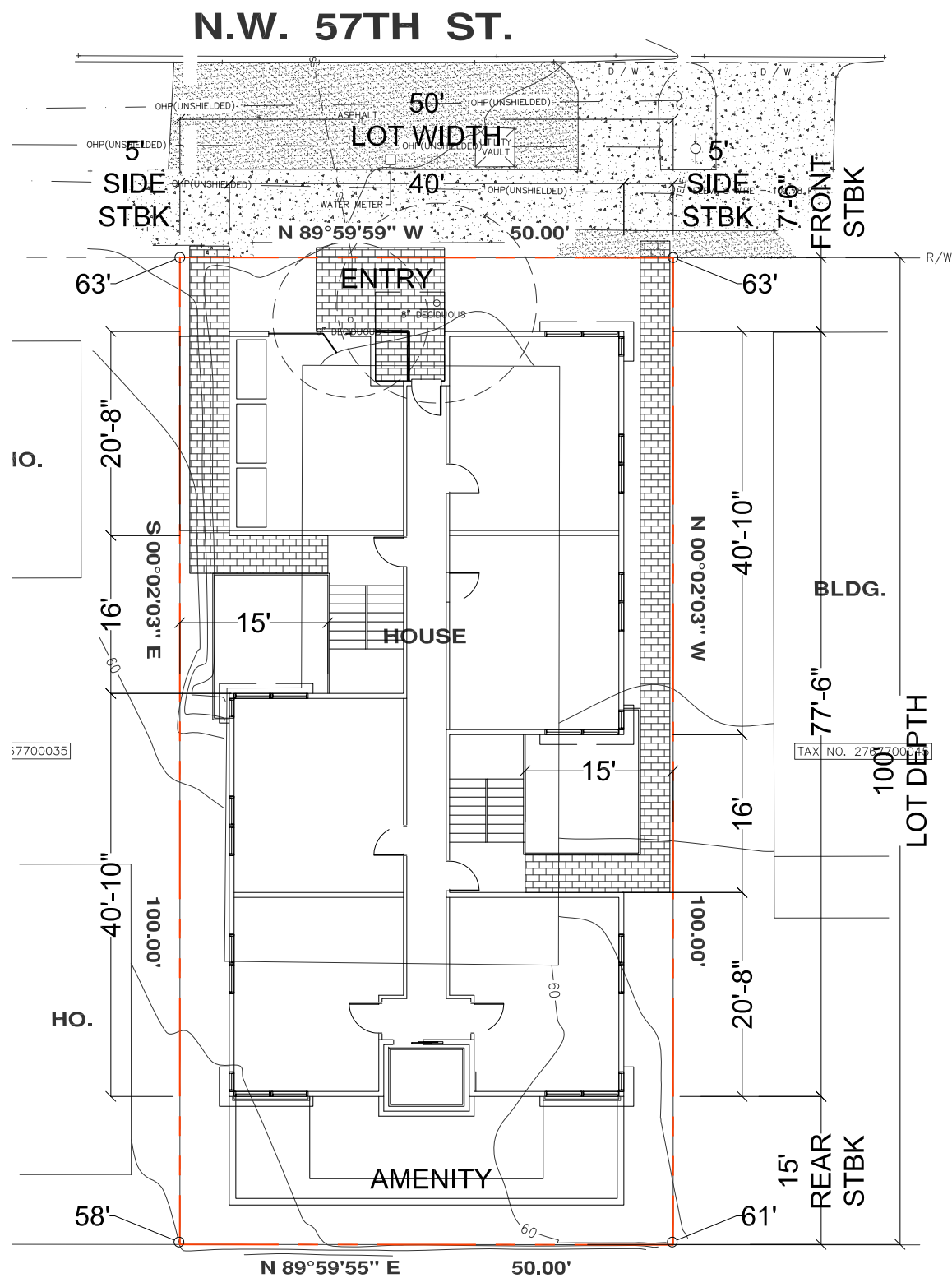
CODE COMPLIANCE:

SMC 23.45.510 FLOOR AREA RATIO (FAR) LIMITS
ALLOWED: 2*5000SF = 10000SF
PROPOSED: 9995.1SF*SEE A2.4 FOR DIAGRAM

SMC 23.45.514 STRUCTURE HEIGHT
ALLOWED: 40' FROM AVERAGE GRADE
PROPOSED: 39' FROM AVERAGE GRADE

SMC 23.45.518 SETBACKS AND SEPARATIONS
REQUIRED FRONT: 5' MIN
PROPOSED FRONT: 7.5' MIN
REQUIRED REAR: 15' MIN
PROPOSED REAR: 15' MIN (2X10 BAY IN STBK)
REQUIRED SIDE: 5' MIN; 7' AVG
PROPOSED SIDE: 5' MIN; 7' AVG

SMC 23.45.527 STRUCTURE WIDTH/FAÇADE LENGTH
ALLOWED WIDTH: 150'
PROPOSED WIDTH: 40'
ALLOWED LENGTH: .65*100'=65'
PROPOSED LENGTH: 61.5' (WITHIN 15' OF SIDE LOT LINE)



7.0 - COMPOSITE SITE PLAN

7.1: BUILDING GROUND FLOOR AND USE LABELS.
(ATTACHED)

7.2: BASIC SITE LANDSCAPE ELEMENTS AND FEATURES. IDENTIFY ANY EXCEPTIONAL TREES AND TREE PROTECTION AREAS.
(ATTACHED)

7.3: VEHICULAR AND PEDESTRIAN ACCESS.
(PEDESTRIAN WALKS ILLUSTRATED)

7.4: ALL PROPERTY LINES (IN RED) WITH DIMENSIONS.
(ATTACHED)

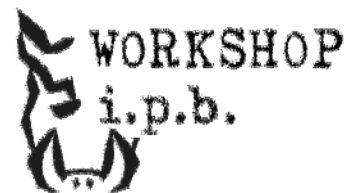
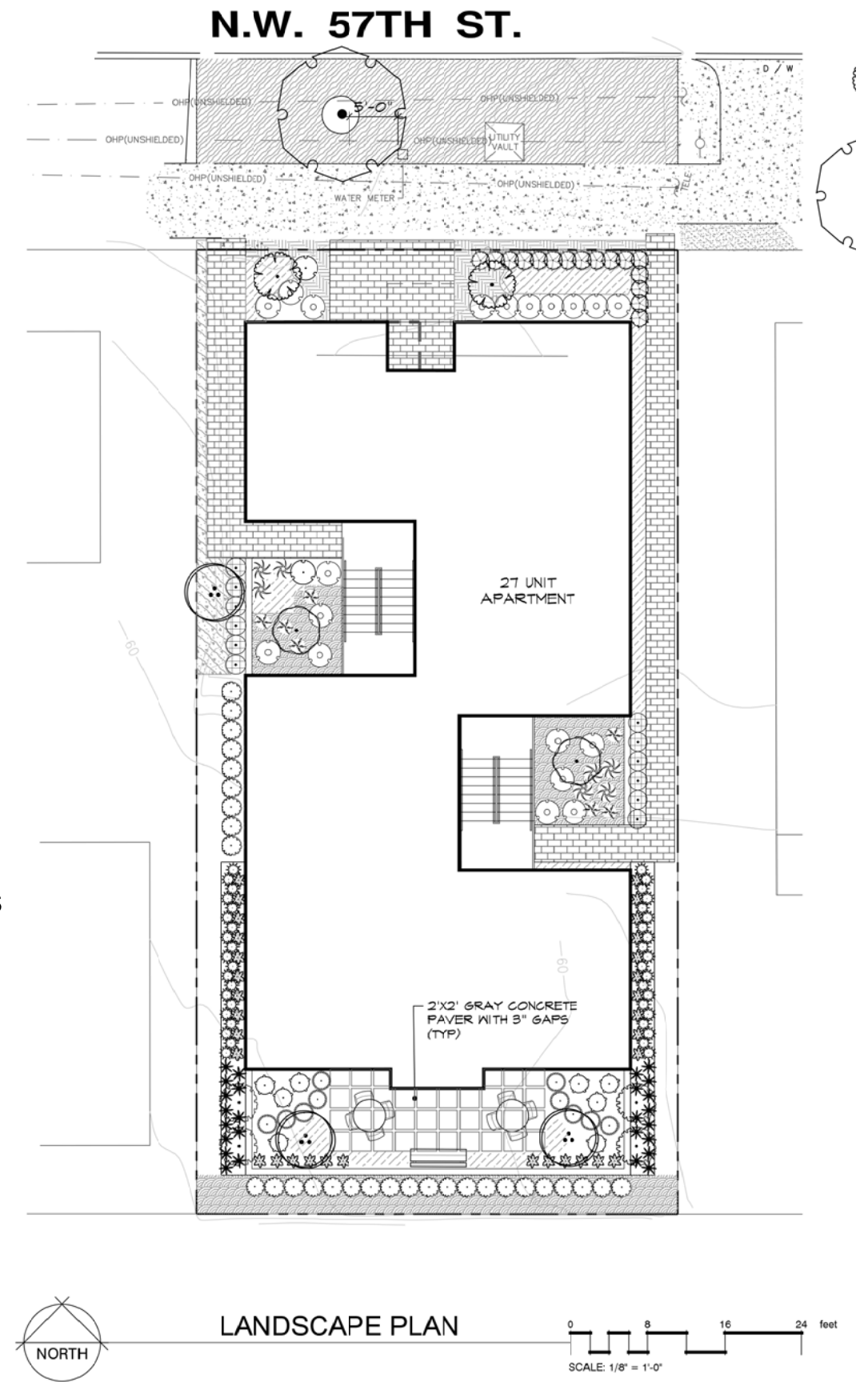
7.5: SPOT ELEVATIONS AT PROPERTY CORNERS, SETBACKS AND DIMENSIONS.
(ATTACHED)

7.6: STREET NAMES, CURB LINES AND TREES INCLUDING DIMENSIONS.
(ATTACHED)

7.7: ADJACENT BUILDINGS AND FEATURES (WITHIN 30' MIN) INCLUDING BASIC LANDSCAPING/TREES, BUILDING FOOTPRINTS AND USES IF KNOWN.
(ATTACHED)

7.8: OTHER USEFUL SITE/CONTEXT INFORMATION.
(ATTACHED)

7.9: DIMENSIONS.
(ATTACHED)



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8.0 - ITEMIZED RESPONSE TO EDG

8.1: BRIEF DESCRIPTION OF HOW THE PROPOSAL MEETS THE INTENT OF THE APPLICABLE CITYWIDE AND NEIGHBORHOOD DESIGN REVIEW GUIDELINES.

WITH THIS PARTICULAR NEIGHBORHOOD BECOMING DENSER AND MORE WALKABLE, THE PROPOSAL HAS DEVELOPED A BALANCE BETWEEN DENSITY AND PERCEIVED CROWDEDNESS WITH IT'S "CORNER UNIT" CONCEPT AND AMBLE AMENITY SPACE, WHILE WORKING WITH THE DESIGN REVIEW PROCESS TO ENHANCE IT'S CONTEXTUAL RELEVANCE IN THE NEIGHBORHOOD.

8.2: MAY INCLUDE PICTURES OR DIAGRAM OF PROJECT SPECIFICS TO CONTEXTUALIZE OR VISUALLY DEMONSTRATE.
(NONE)

8.3: ITEM BY ITEM RESPONSE (2-3 LINES) TO SPECIFIC GUIDANCE FROM THE EDG REPORT.

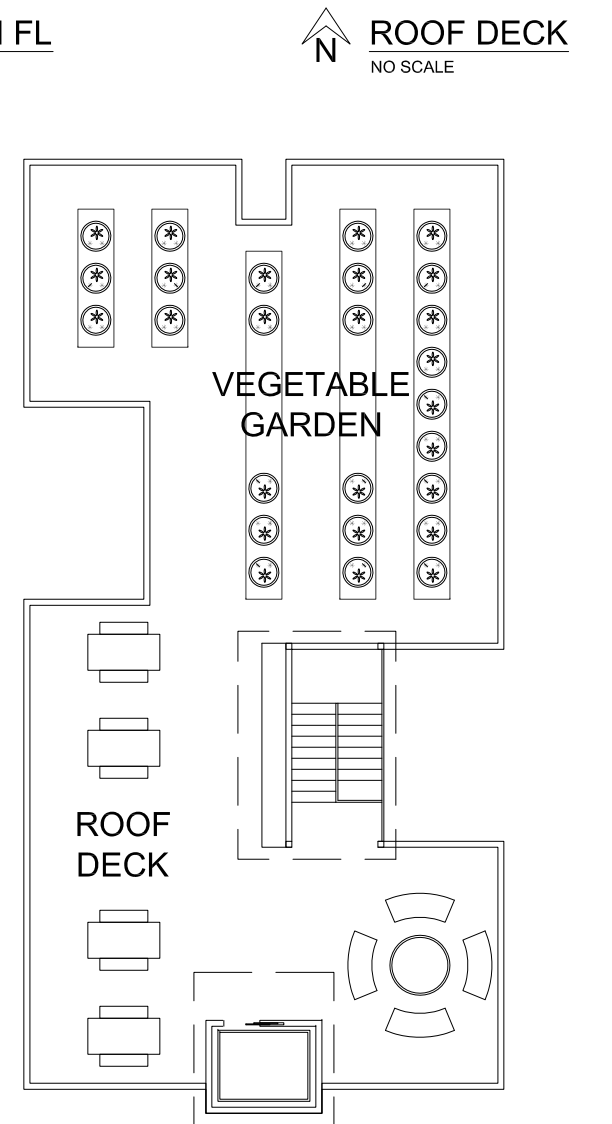
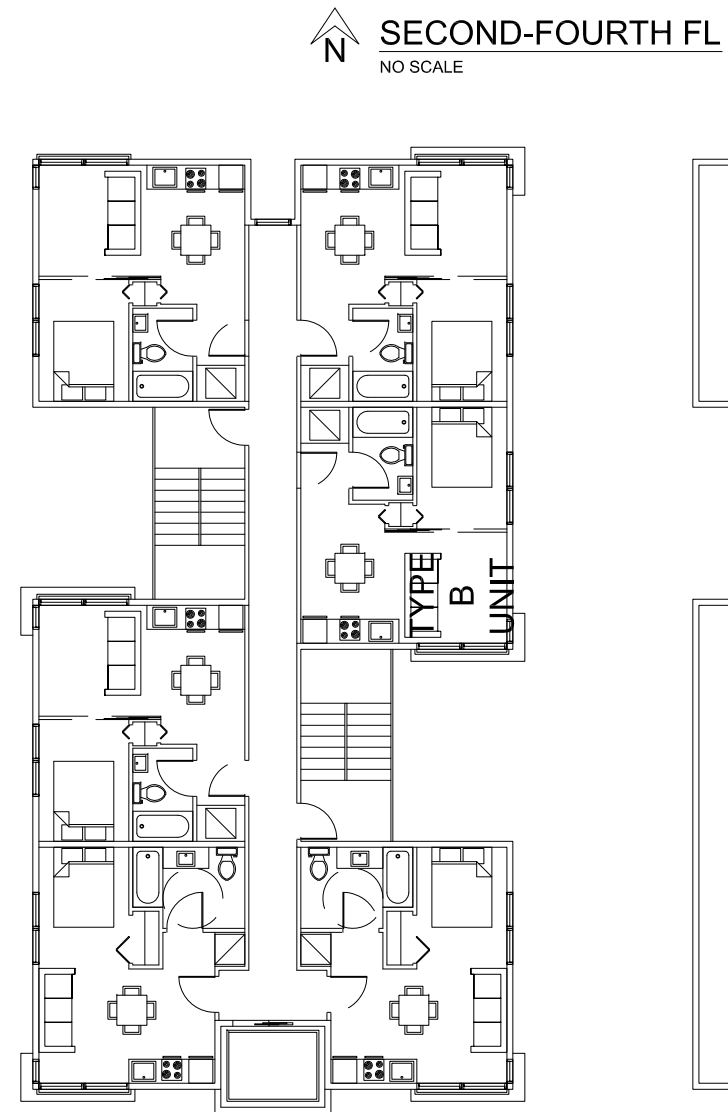
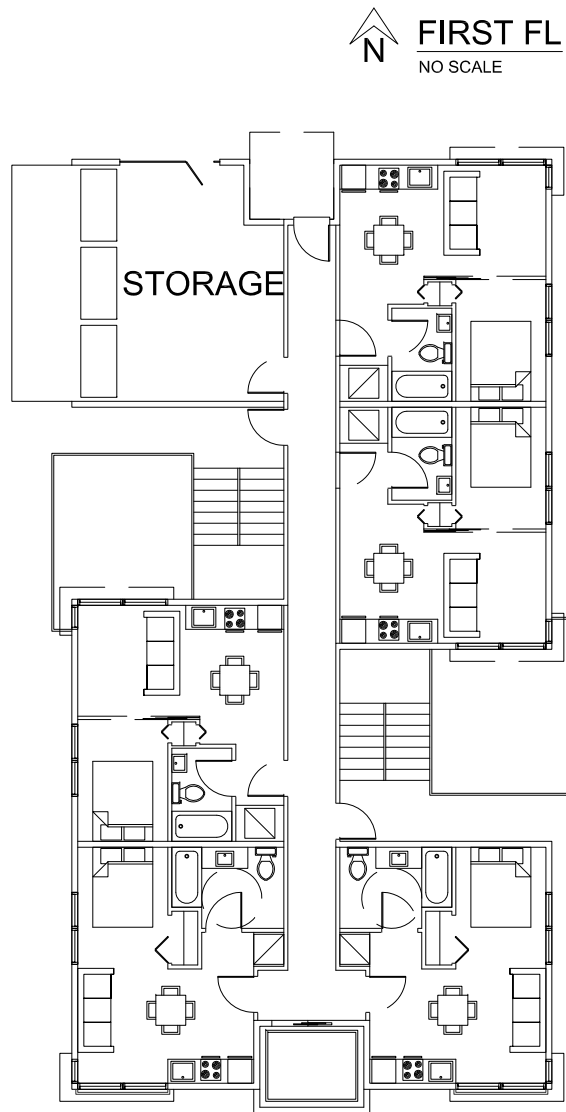
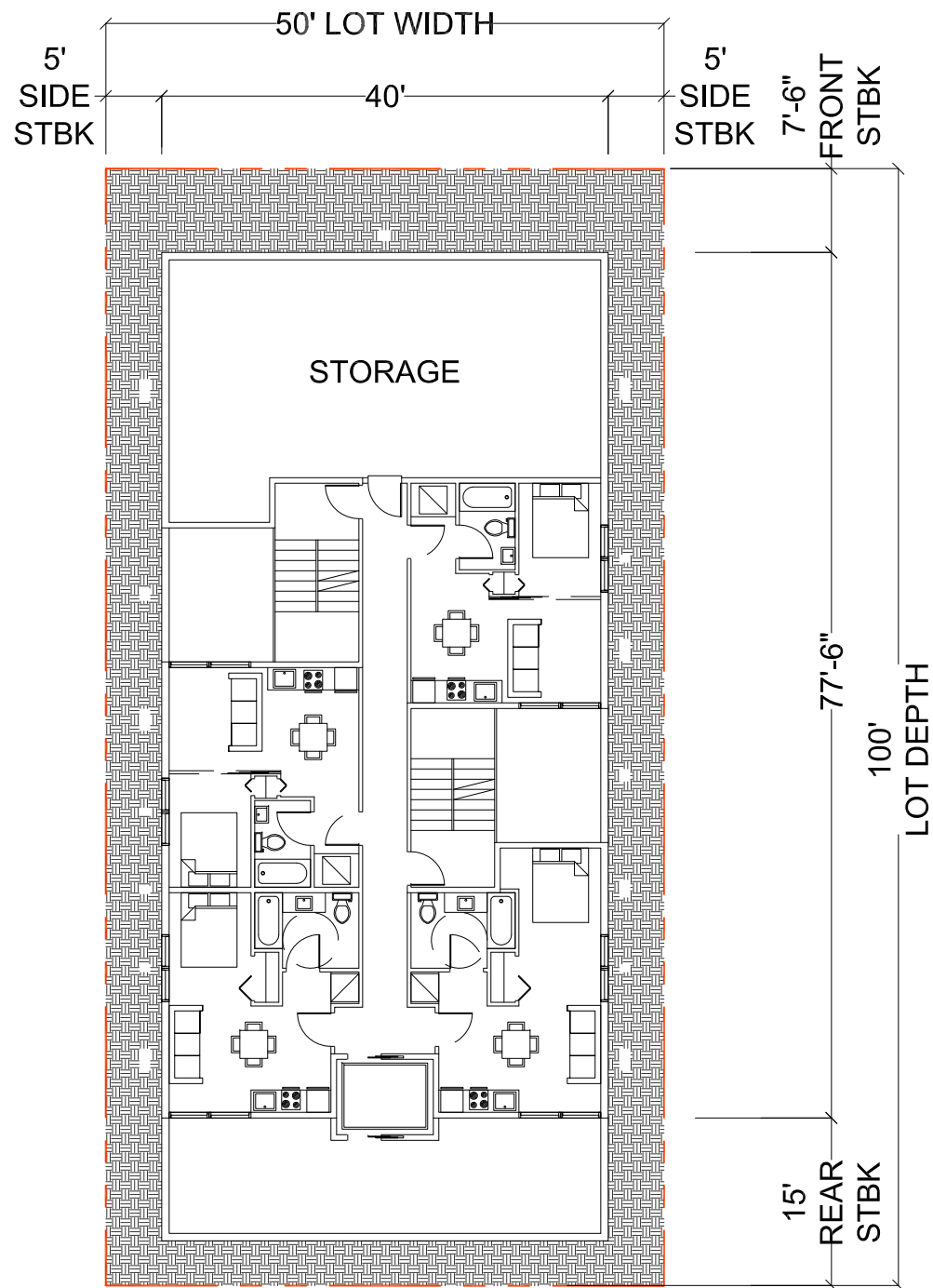
SECOND EARLY DESIGN GUIDANCE

HEIGHT, BULK AND SCALE
THE BOARD WAS IN FAVOR OF THE BUILDING MASSING AND ARTICULATION AS VIEWED FROM THE STREET ESPECIALLY AND FAVORED THE BUILDING FORMS AS DEMONSTRATED. THE BOARD AGREED WITH THE APPLICANT THAT THE SOLID PARAPET MAY REMAIN AS SHOWN AND SERVE ITS SCREENING PURPOSE.
SOLID PARAPET MAINTAINED

STREET LEVEL INTERACTION
THE BOARD AGREED WITH THE CLARIFICATION OF THE USES AND CONFIGURATION OF SPACE AT THE GROUND FLOOR BICYCLE GARAGE. THE BOARD AGREED THAT THE PUBLIC ENTRY AND PRIVATE GROUND LEVEL SPACE WAS BETTER ARTICULATED AND THAT THE APPLICANT SHOULD MOVE FORWARD WITH THE CONCEPTS SHOWN.
CONCEPT CONTINUED AND DEVELOPED WITH A CLEARER SEPARATION FROM WASTE AND BIKE STORAGE.

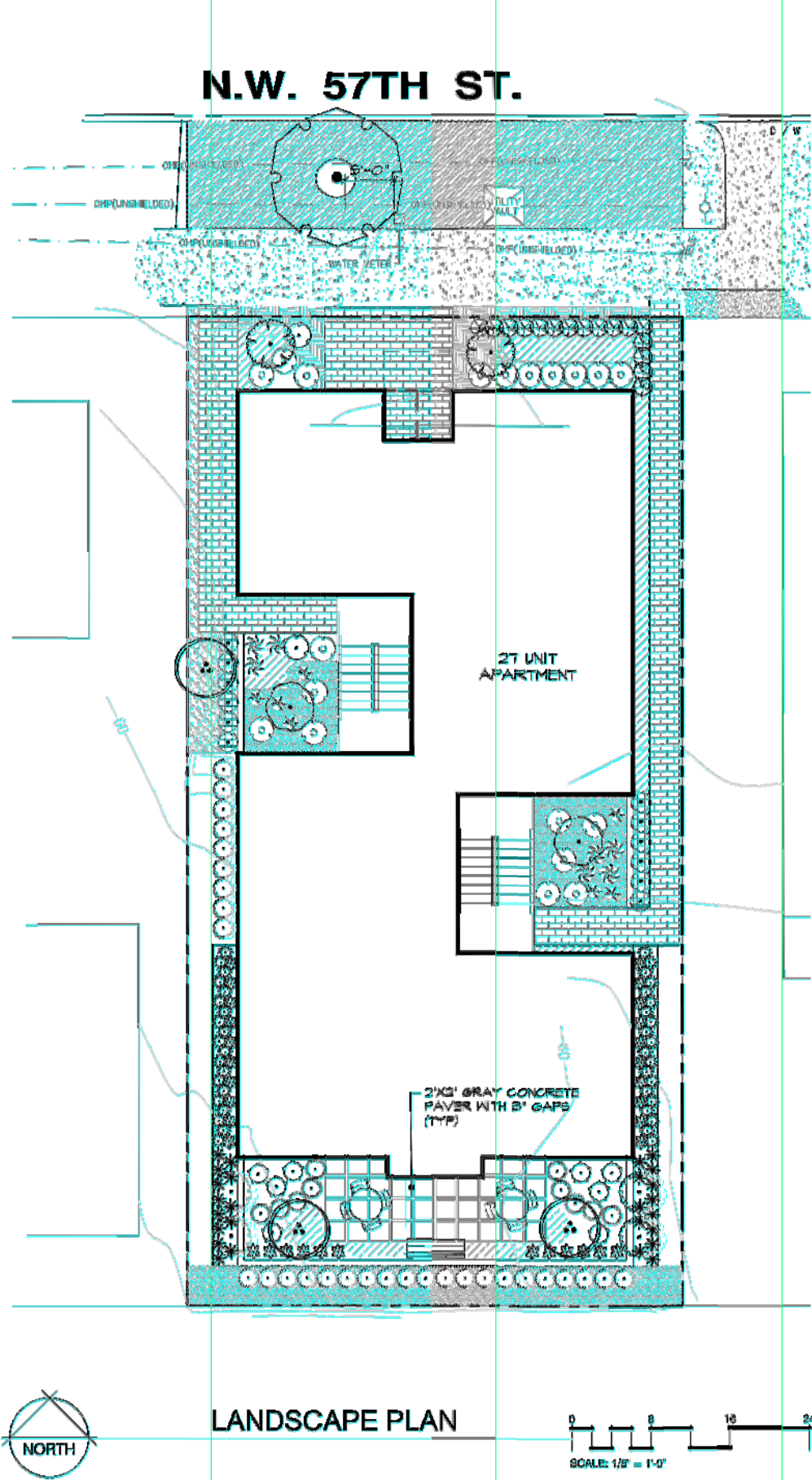
OPEN SPACE ACCESS
THE BOARD LIKED THE OPEN SPACE FOR RESIDENTS AT THE BASEMENT LEVELS AND AMENITY SPACE OPTIONS FOR RESIDENTS AS SHOWN AT THE MEETING.
CONCEPT CONTINUED AND DEVELOPED WITH THE ADDITION OF A LANDSCAPE ARCHITECT TO DESIGN THE HARDSCAPE AND PLANTINGS





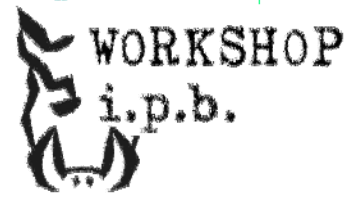
9.0 - FLOOR PLANS

- 9.1: Include property lines.
 - 9.2: Identify major uses and elements for all floors.
 - 9.3: Clearly indicate residential entries/primary entry/commercial entries and spot elevations.
 - 9.4: Clearly indicate vehicular access.
 - 9.5: Building modulation (including solid and glazing at walls and structural columns).
 - 9.6: Major grade changes, retaining walls and relevant spot elevations.
 - 9.7: Setbacks, including dimensions.
 - 9.8: Adjacent building locations within 20' of property line, features (courtyard, setbacks) and ground floor uses.
 - 9.9: Indication of any sections provided.
- (ALL ATTACHED)

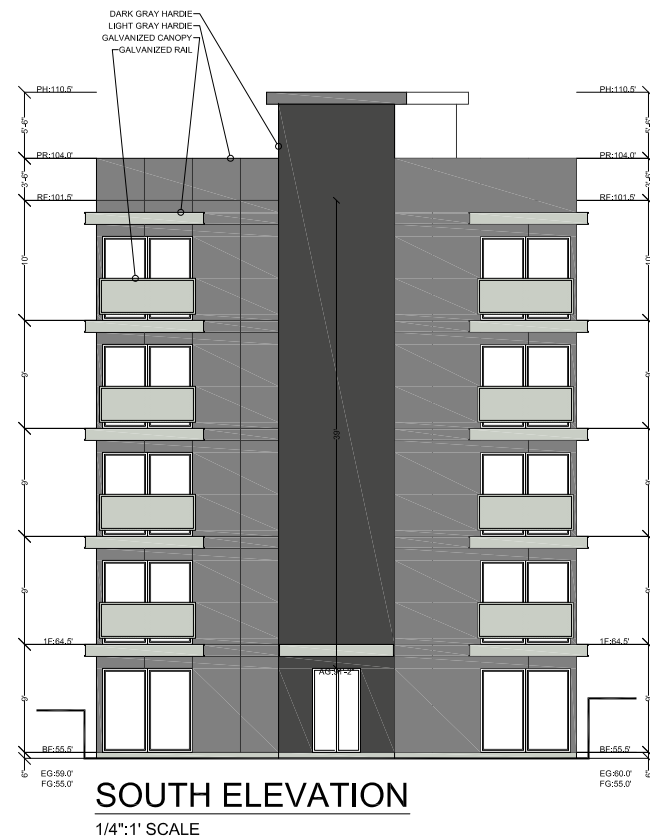


PLANT SCHEDULE					
TREES					
BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
Acer glabrum / Vine Maple	1.5' Cal	Yes	Yes	2	
Acer palmatum 'Butterfly' / Butterfly Japanese Maple	1.5' Cal	No	No	2	
Corpus betulus 'Fastigiata' / Pyramidal European Hornbeam	1.5' Cal	No	No	2	
Cornus florida 'Eddie's White Wonder' / Flowering Dogwood	2' Cal	No	No	1	
SHRUBS					
BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
Anolis serrata 'Sun King' / Sun King Anolis	2 gal			8	
Blechnum spicant / Deer Fern	1 gal	Yes	Yes	7	
Carax marianii 'Ice Dance' / Ice Dance Japanese Sedge	1 gal	Yes	No	24	
Euonymus japonicus 'Green Spire' / Green Spire Upright Euonymus	1 gal	Yes	No	16	
Hakonechloa macro 'Al Gold' / Japanese Forest Grass	1 gal	Yes	No	7	
Liriodaphne spicata 'Big Blue' / Creeping Lily Turf	1 gal	Yes	No	28	
Lonicera pileata 'Mass Green' / Mass Green Honeysuckle	2 gal	Yes	No	24	
Nandina domestica 'Soft Green' TM / Heavenly Nandina	5 gal	Yes	No	12	
Osmorhiza heterophylla 'Goshiki' / Goshiki Holly Olive	5 gal	Yes	No	2	
Sarcococca ruscifolia / Fragrant Sarcococca	1 gal	Yes	No	18	
Thuja occidentalis 'Emerald' / Emerald Arborescens	5'-6' Ht	Yes	No	10	
BIORETENTION					
BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
Acer griseum 'Glen' / Golden Variegated Sweetflag	1 gal	Yes	No	40	
Libertia parviflora / Orange Libertia	1 gal	Yes	No	26	
Polystichum munifolium / Western Sword Fern	1 gal	Yes	Yes	22	
Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal	Yes	No	4	
GROUND COVERS					
BOTANICAL NAME / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
Epimedium alpinum / Barrenwort	4' pot	Yes	No	12" o.c.	13
Fuchsia terminalis / Japanese Spurge	4' pot	Yes	No	12" o.c.	281
Rubus sanguinalis 'Emerald Carpet' / Emerald Carpet Creeping Raspberry	4' pot	Yes	No	24" o.c.	142
NOTES: -See soil amendment detail for soil specifications COS plan 142. -See bioretention planter detail for bioretention specifications. -All planting beds to receive minimum 3-4" of mulch. -Contractor shall be responsible for providing the quantities of plants that are represented by symbols on the drawings. -Street Trees required. Plant Street Tree per COS Plan 100a. Contractor to contact SDOT at 824-5843 at least two working days before planting for inspection and permit sign-off. Water Tree for 3 growing seasons after planting.					

- 10.0 - Composite Landscape/Hardscape Plan
 - 10.1: Ground plane and all roof gardens, terraces, etc.
 - 10.2: Include basic material notes. (Species and size).
 - 10.3: Provide photo/images of specified plants.
 - 10.4: Design of seating types, and other special features.
 - 10.5: Design of soft and hardscape materials.
- (ALL ATTACHED)



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11.0 - ELEVATIONS

11.1: INCLUDE PROPERTY LINES; CORNER SPOT ELEVATIONS; HEIGHT DIMENSIONS (OVERALL FROM GRADE AND FLOOR TO FLOORS). (ATTACHED)

11.2: BASIC MATERIAL TEXTURES AND NOTES, ESPECIALLY ALONG ENTIRE GROUND LEVELS. (ATTACHED)

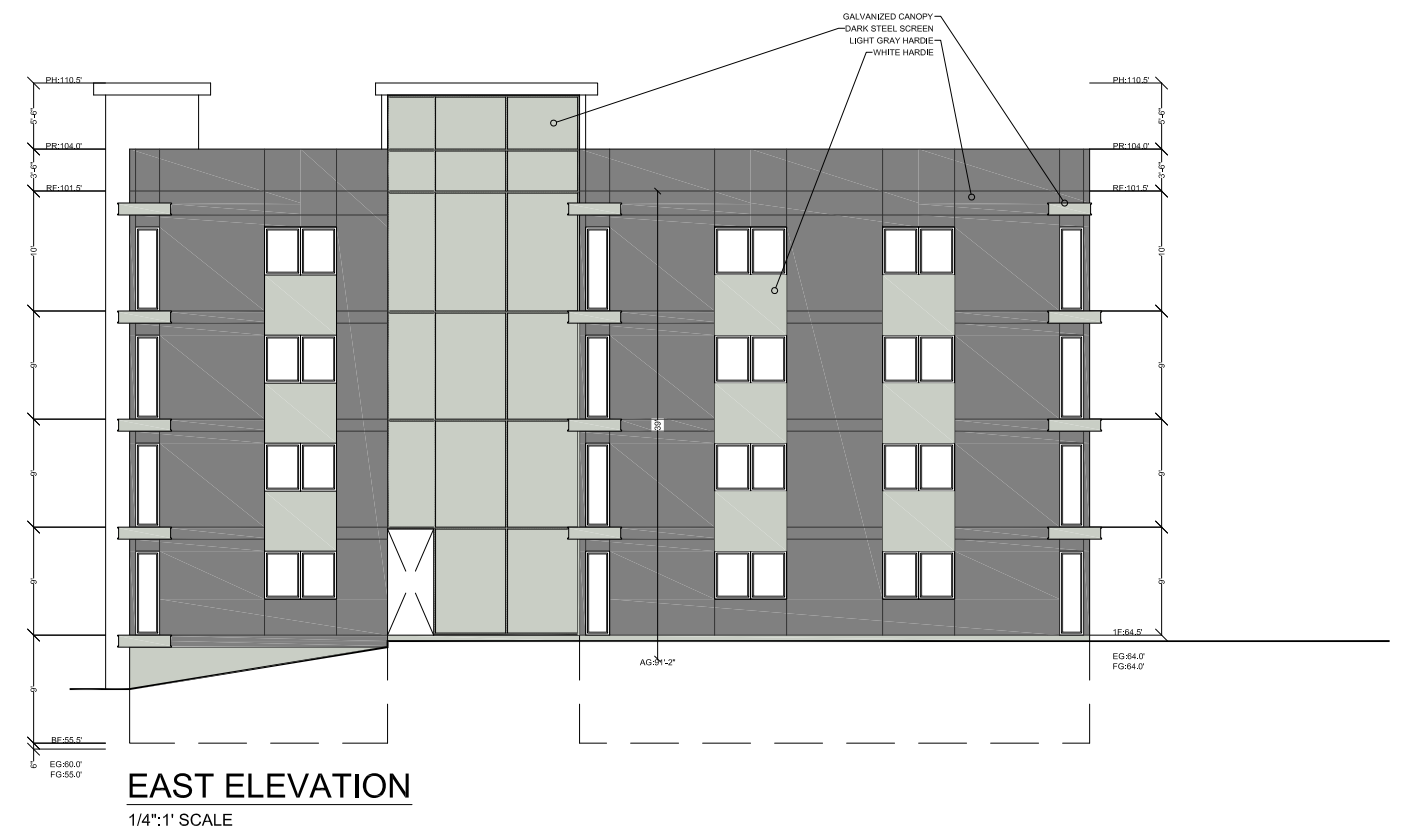
11.3: INCLUDE SCALE FIGURES AND “TRANSPARENT” STREET TREES/LANDSCAPE FOLIAGE. (ATTACHED)

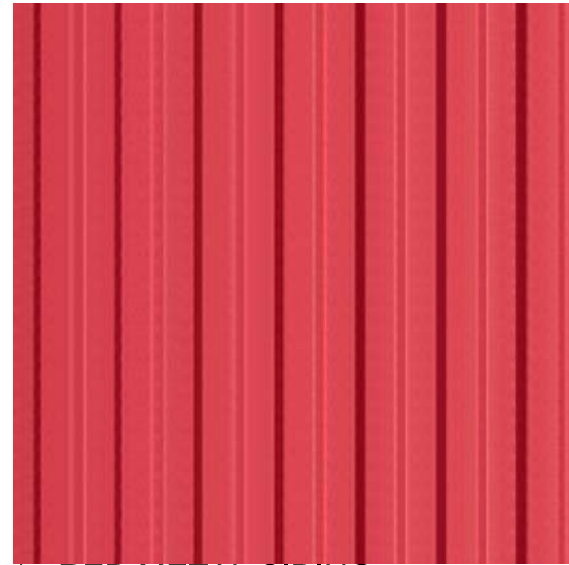
11.4: SHADOWS TO SHOW MODULATION OPTIONAL, BUT SHOULD USE LIGHT TONE TO NOT OBSCURE ARCHITECTURAL FINISHES. SHADOW LINES SHOULD ACCURATELY REFLECT DEPTH OF MODULATION. (NO SHADOWS SHOWN)

11.5: WHEN PRIVACY IMPACTS TO NEIGHBORS ARE AN ISSUE, INCLUDE FENESTRATION PLANS OF THE FACING ELEVATIONS TO DEMONSTRATE MINIMIZING DIRECT VIEWS BETWEEN THE BUILDINGS. (NOT REQUESTED)

11.6: EXTERIOR VENTING LOCATIONS AND DESIGNS. (MECHANICAL TO DESIGN)

11.7: MATERIALS CALL OUTS – SEE MATERIAL AND COLOR PALETTE BELOW. (SEE NEXT SECTION)

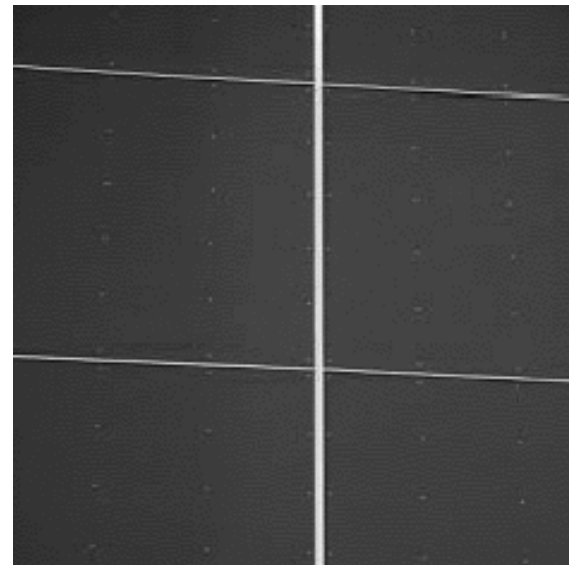




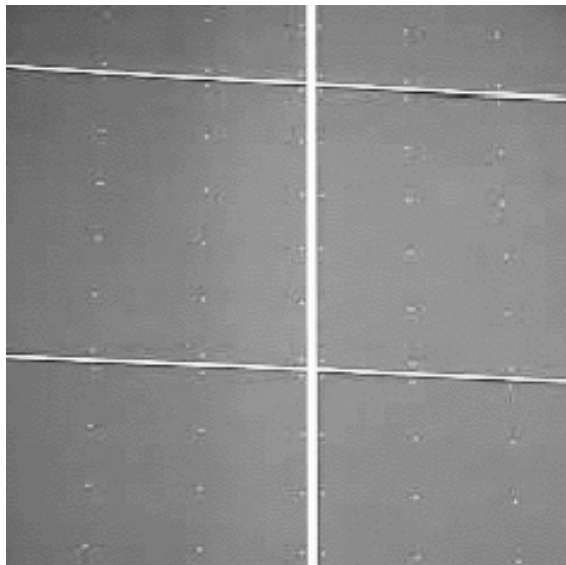
1 - RED METAL SIDING



2 - WHITE LAP SIDING



3 - DARK GRAY HARDIE PANEL



4 - LIGHT GRAY HARDIE PANEL



5 - STEEL MESH RAILS

12.0 - MATERIAL AND COLOR PALETTE

12.1: MATERIAL AND DESCRIPTIVE COLOR DETAILS.

12.2: MATERIAL CALLOUTS ON ELEVATIONS THAT CORRESPOND TO AND ARE KEYED TO THE PALETTE.

12.3: PHOTOGRAPH OF MATERIAL AND COLOR BOARD WITH ACCURATE COLORS AND MATERIALS CALL OUTS.

12.4: (PHYSICAL COLOR AND MATERIAL BOARD SHOULD BE PROVIDED AT MEETING ITSELF; WHERE COLORS/MATERIALS ARE CRITICAL ISSUES, PLANNER MAY REQUEST PHYSICAL SAMPLES OR REDUCED SIZE PALETTE BOARD FOR THE FILE).

13.0 - RENDERINGS

13.1: PHOTO REALISTIC, EYE LEVEL PERSPECTIVE RENDERINGS FROM AT LEAST TWO OPPOSITE STREET LOCATIONS, SHOWING ALL CORNERS IF LARGER PROJECT; INCLUDE AT LEAST ONE FULL LOT OF ADJACENT CONTEXT/BUILDINGS WITH BASIC MASSING AND CHARACTER, OR ACCURATE PHOTO MONTAGE PREFERRED; STREET TREES MUST BE HIGHLY TRANSPARENT; ACCURATE BUT NOT OBSCURING BLACK SHADOWS; MINIMIZE CARS AND FOREGROUND FEATURES TO NOT CONCEAL GROUND LEVEL ARCHITECTURE.

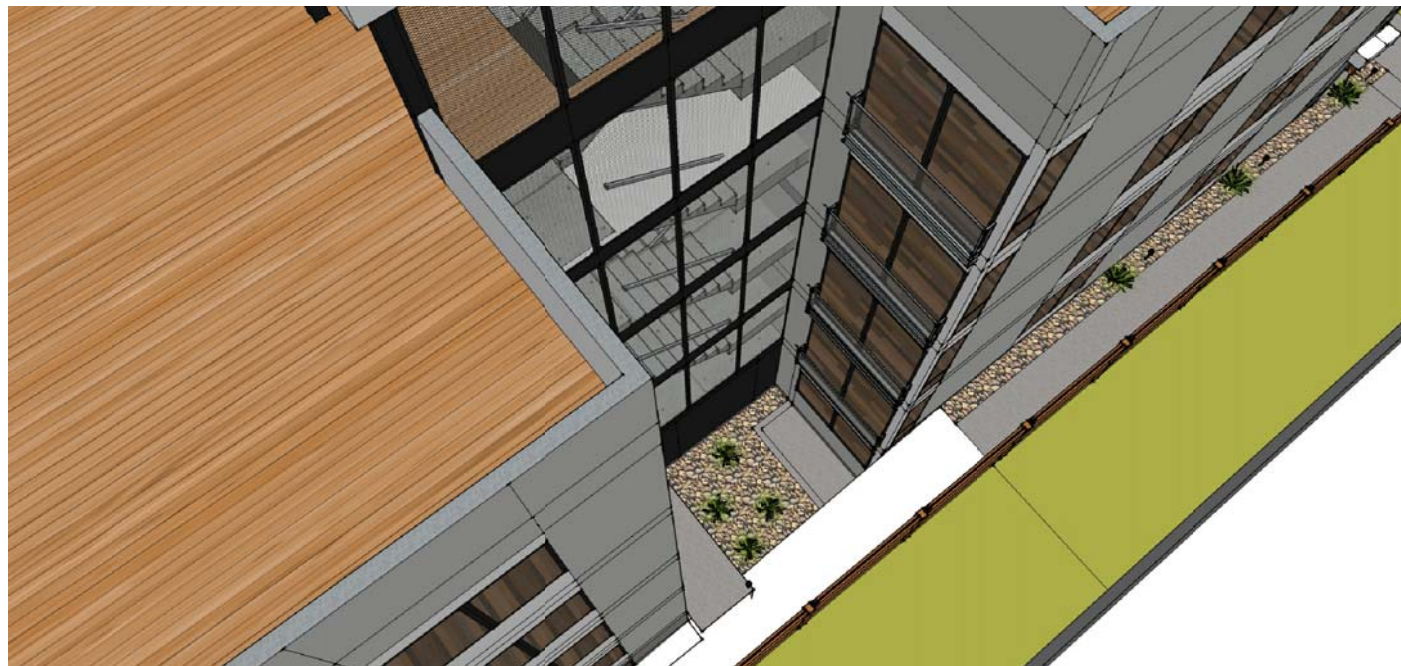
13.2: HIGHLIGHT SPECIAL COMPONENTS, SUCH AS COURTYARD, STREET LEVEL EXPERIENCE OR VIEWS OF SITE



OPTION 3 - STREET VIEW



OPTION 3 - ROOF VIEW



OPTION 3 - COURTYARD FOR BASEMENT



OPTION 3 - SOUTHEAST VIEW

14.0 - EXTERIOR LIGHTING PLAN

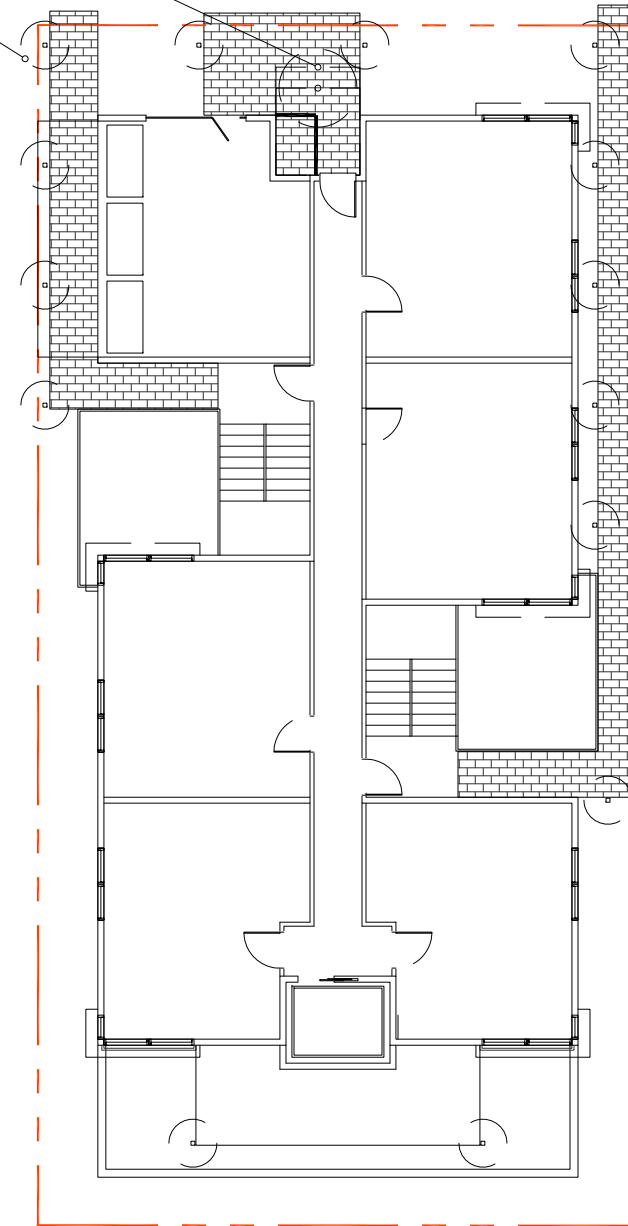
14.1: Approximate location of exterior light fixtures and light spillage at night.

14.2: Design of fixtures.



CAN LIGHT ABOVE

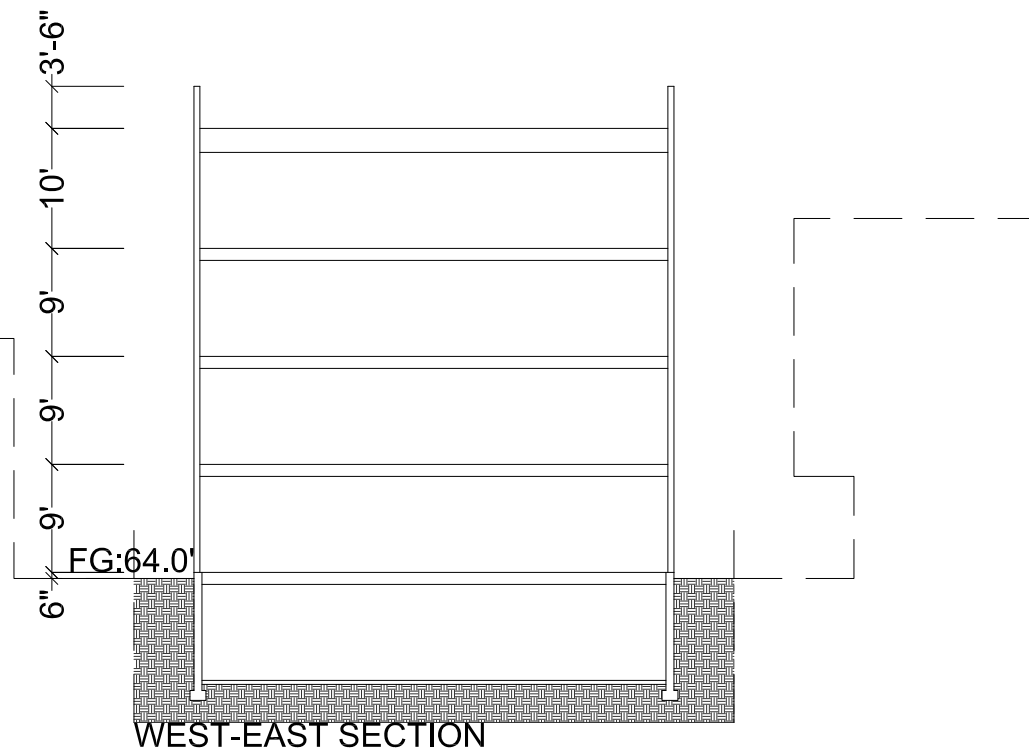
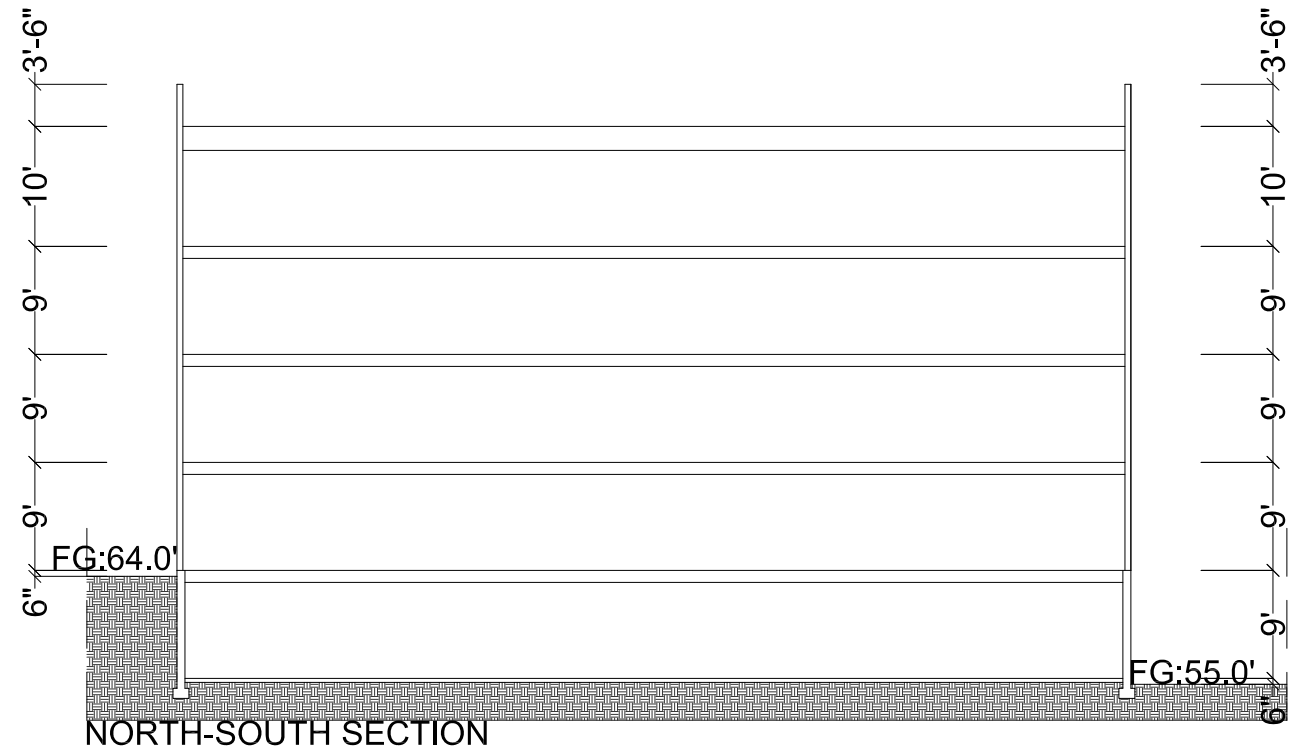
PATH LIGHTING





15.0 - SIGNAGE CONCEPT PLAN
 15.1: SIGNAGE PLAN INDICATING
 AREAS ON THE BUILDING/SITE
 WHERE SIGNAGE MIGHT BE
 MOUNTED, ANY SPECIFIC
 BUILDING IDENTIFICATION
 SIGNAGE AND ANY BUILDING
 MANAGEMENT SIGNAGE PLAN
 OUTLINING REQUIREMENTS FOR
 SIGNAGE DESIGN.

(SIGN MOUNTED TO SIDING,
 CONSISTING OF 24" LETTERS)



16.0 - BUILDING SECTIONS

16.1: INCLUDE PROPERTY LINES.

16.2: INCLUDE CORNER SPOT ELEVATIONS.

16.3: INCLUDE HEIGHT DIMENSIONS (OVERALL FROM GRADE AND FLOOR TO FLOOR).

16.4: INCLUDE GRADE LINES AND APPROXIMATE PROFILE OF ADJACENT BUILDINGS.

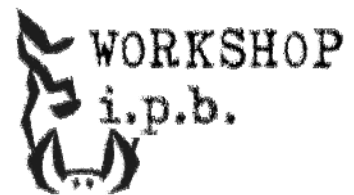
17.0 - DEPARTURES

17.1: DEPARTURE SUMMARY TABLE FOR ALL DEVELOPMENT STANDARD DEPARTURES, INCLUDING THE FOLLOWING:

- ☐ CODE CITATION;
- ☐ CODE REQUIREMENT;
- ☐ PROPOSED DESIGN DEPARTURE;
- ☐ RATIONALE EXPLAINING HOW THE DEPARTURE RESULTS IN A PROJECT WHICH BETTER MEETS THE INTENT OF THE DESIGN GUIDELINES;

17.2: GRAPHICS AS NEEDED TO SPECIFICALLY IDENTIFY THE AREA OF THE DEPARTURE(S) SHOWING CODE COMPLIANT AND REQUESTED DEPARTURE WITH DIMENSIONS.

(NO DEPARTURES PROPOSED)



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18.0 - OTHER

18.1: OTHER GRAPHICS AS SPECIFIED DURING THE EDG PHASE.CODE
COMPLIANT AND REQUESTED DEPARTURE WITH DIMENSIONS.

(NONE REQUESTED)