



Looking NW from Alley

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Project Information

Address: 1547 NW 60th St, Seattle, WA 98107

Project Number: 3027883

Legal Description: LOT 2, BLOCK 31, GILMAN PARK.

THE EAST 41 FEET OF THE WEST 47 FEET OF LOT 2, BLOCK 31, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS AT PAGE 40, IN KING COUNTY, WASHINGTON.

EXCEPT THE SOUTHERLY 8 FEET THEREOF HERETOFORE CONVEYED TO THE CITY OF SEATTLE BY DEED RECORDED UNDER RECORDING NO. 1929514 FOR ALLEY PURPOSES.

Parcel #: 2767603365

Site Area: 3,772sf

Zoning: LR1

Overlays: Ballard (Hub Urban Village), Outer Transitional Surface

Misc: Detached ADU's, Freq Transit, Infiltration Eval Req'd

ECA: None

Existing Use: Existing Residence to be Preserved.

Max FAR: TH 1.1 - (3,772sf x 1.1 = 4,149sf)

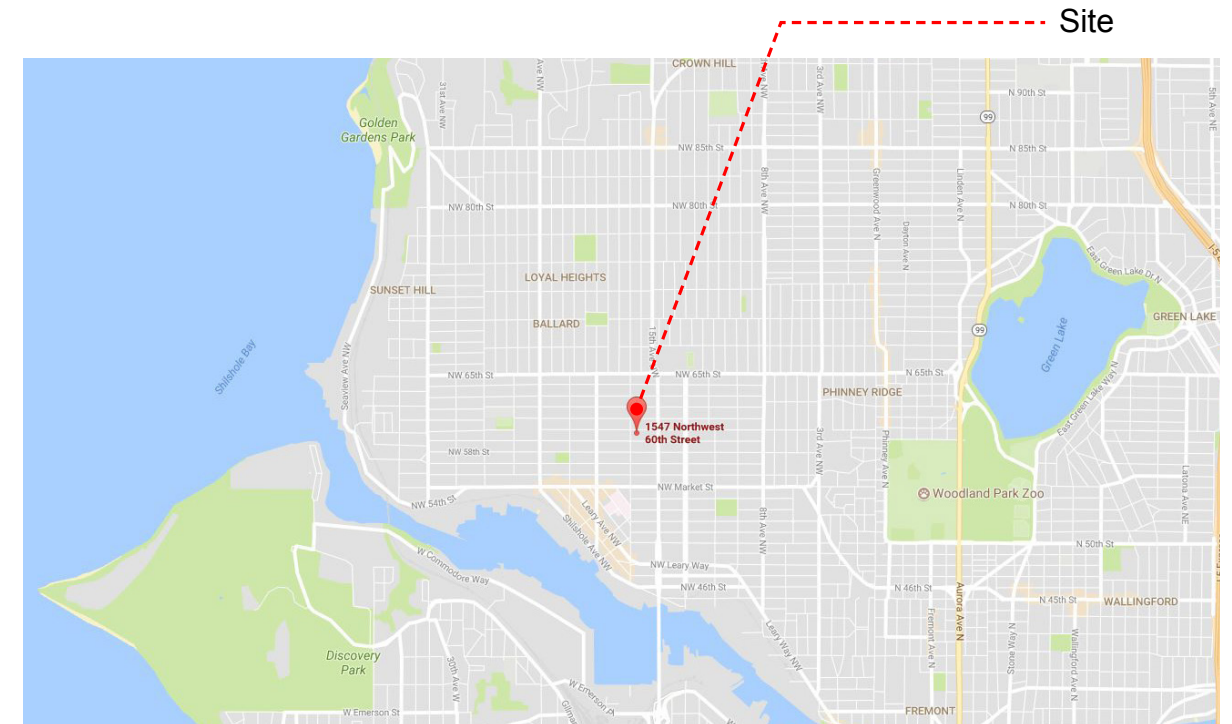
Max Density: SFR = 1/1600sf, RH = No Limit, TH = No Limit Max, Apt = No Limit Max

Height: 30' Above AGP Allowed / Provided (40' if Apts)

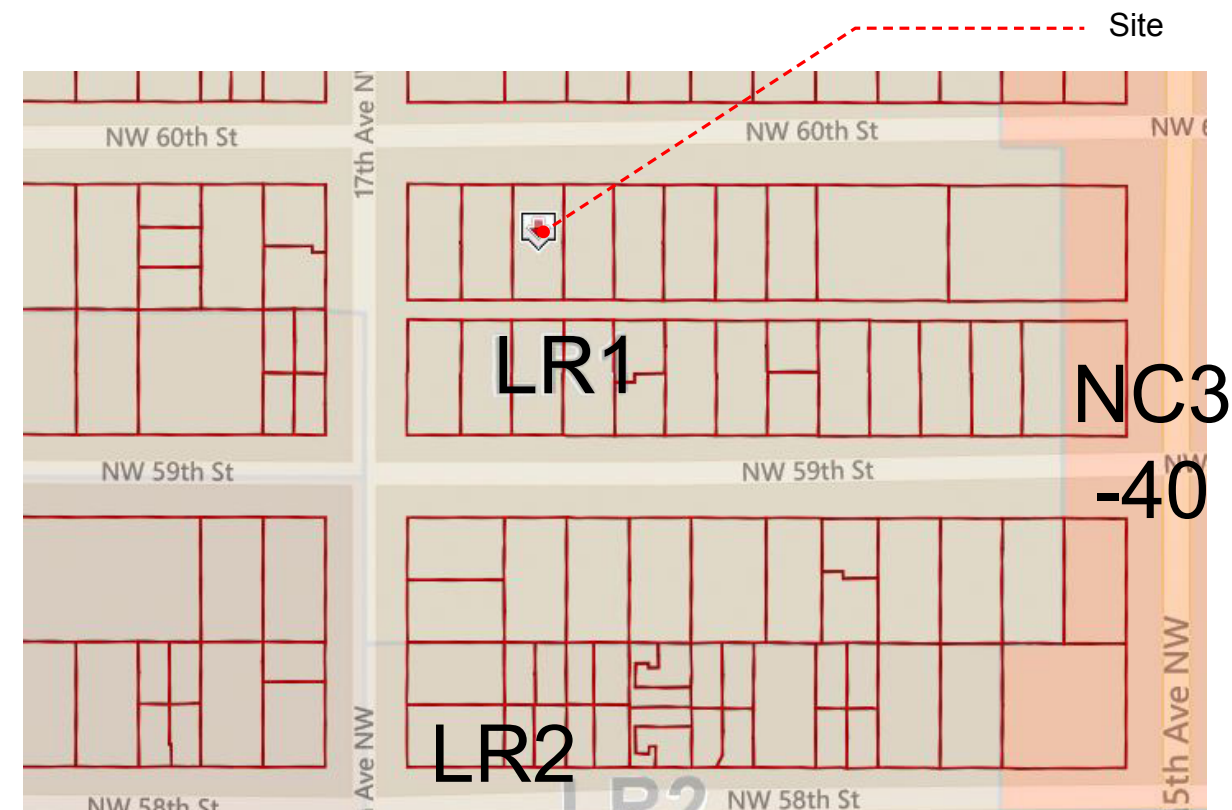
Proposed Project Description: Construct 2 townhouses. Existing Building to Remain.

Proposed Square Footage: 2,210 sf < 4,149 sf, **Complies**

Parking: None Required (Freq Transit & Hub Village Overlay)



Context Map



Zoning Map

Net Area Summary (Inside Face of Wall)

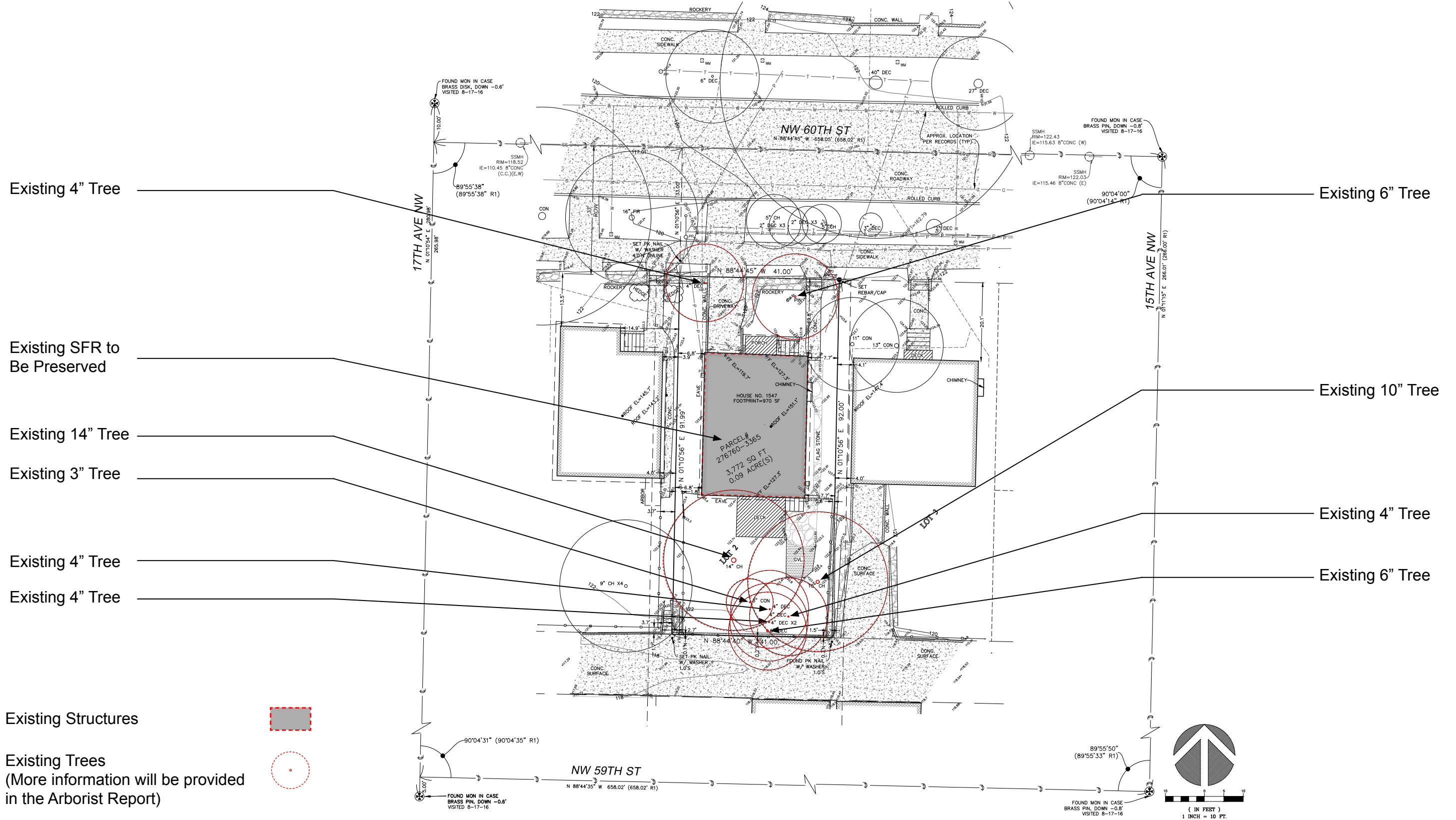
Net Area Summary (Heated)			
Level	Name	Area	Number
TH 1			
Level 1	Level 1	297 SF	TH 1
Level 2	Level 2	363 SF	TH 1
Level 3	Level 3	363 SF	TH 1
Roof Deck	Penthouse	82 SF	TH 1
Roof Deck	Roof Deck (Excluded from FAR)	294 SF	TH 1
TH 1: 5		1399 SF	
TH 2			
Level 1	Level 1	297 SF	TH 2
Level 2	Level 2	363 SF	TH 2
Level 3	Level 3	363 SF	TH 2
Roof Deck	Roof Deck (Excluded from FAR)	294 SF	TH 2
Roof Deck	Penthouse	82 SF	TH 2
TH 2: 5		1399 SF	
Grand total: 10		2798 SF	

Max FAR (TH 1.1): $3,772\text{sf} \times 1.1 = 4,149\text{ sf Max}$

TH 1: 1,105sf

TH 2: 1,105sf

Total: 2,210sf < 4149 sf, **Complies**



Existing 4" Tree

Existing 6" Tree

Existing SFR to Be Preserved

Existing 10" Tree

Existing 14" Tree

Existing 3" Tree

Existing 4" Tree

Existing 4" Tree

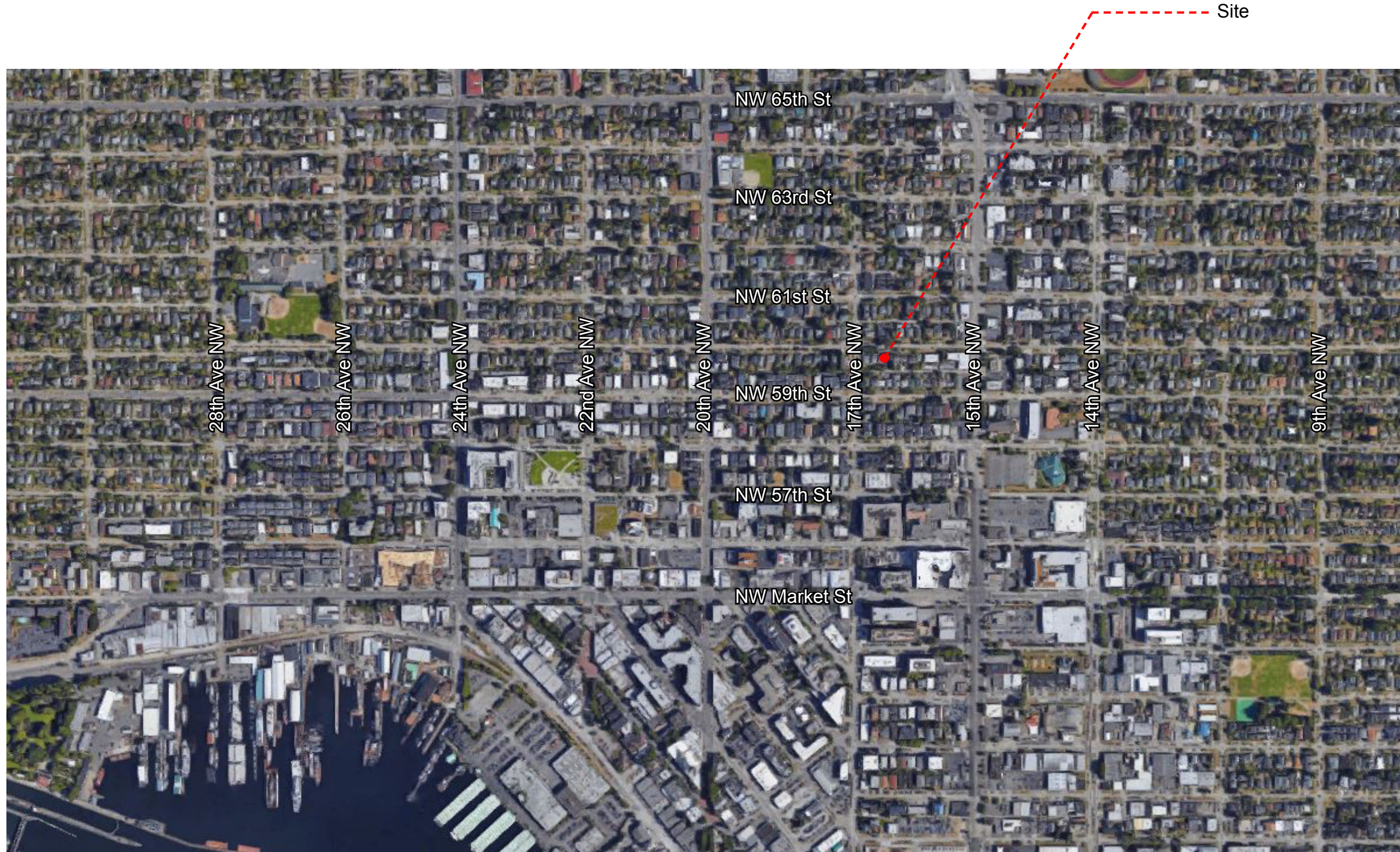
Existing 6" Tree


Existing Structures

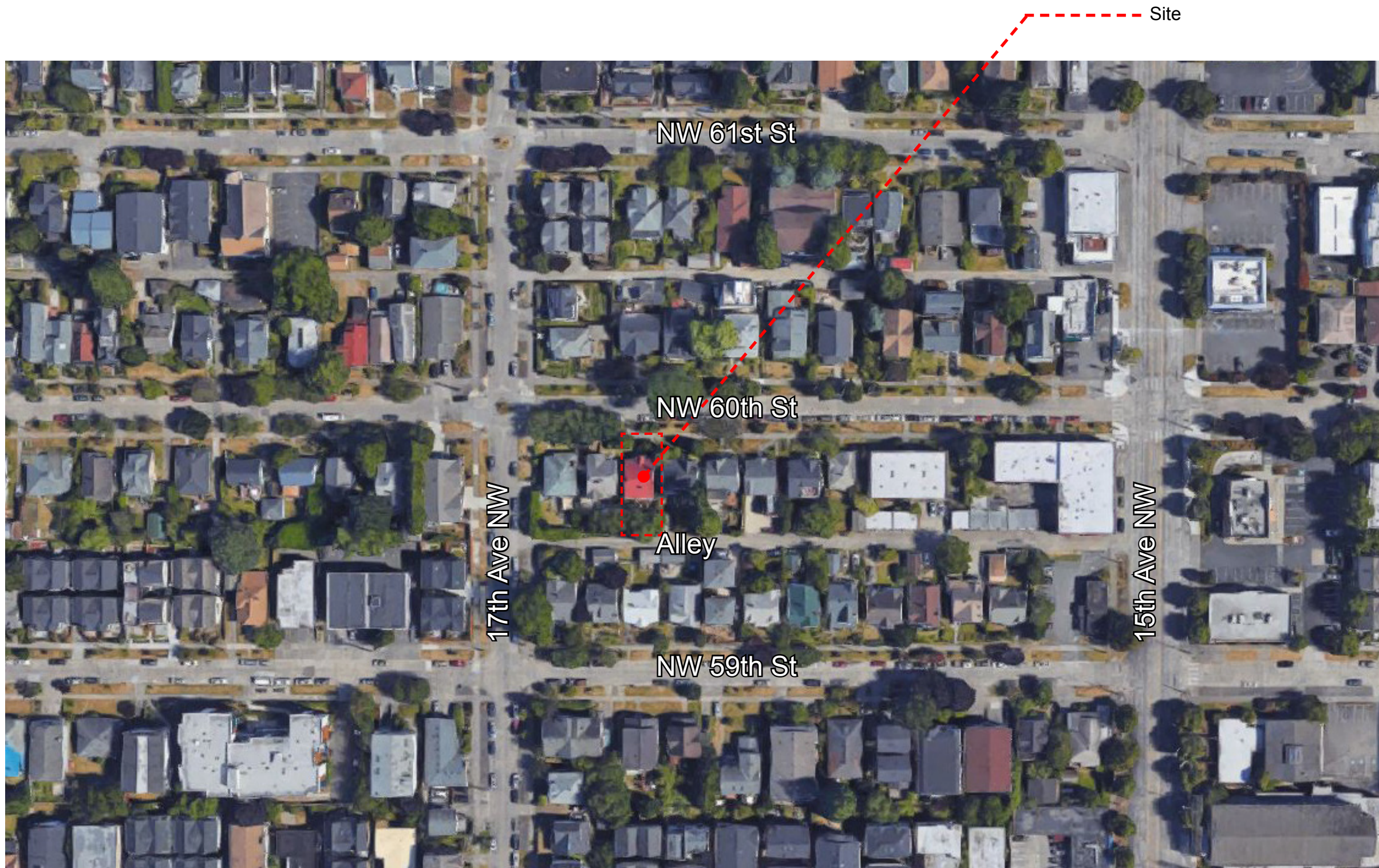


Existing Trees
(More information will be provided in the Arborist Report)





Context Map 



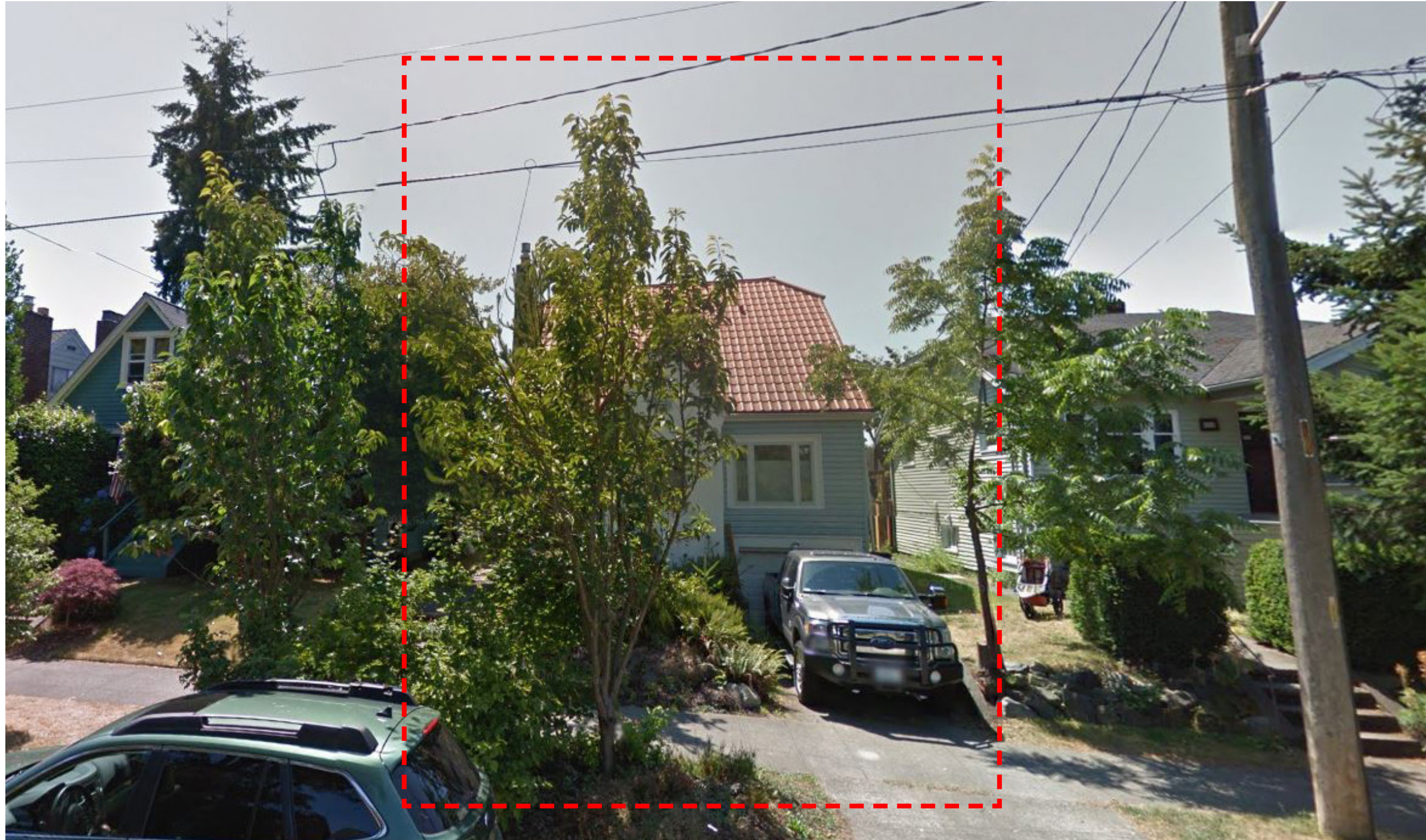
Context Map





- Site
- Residential
- Commercial

Surrounding Use Map 



Looking South on NW 85th St



15th Ave NW

Site

17th Ave NW

Looking South on NW 60th St



17th Ave NW

Across from Site

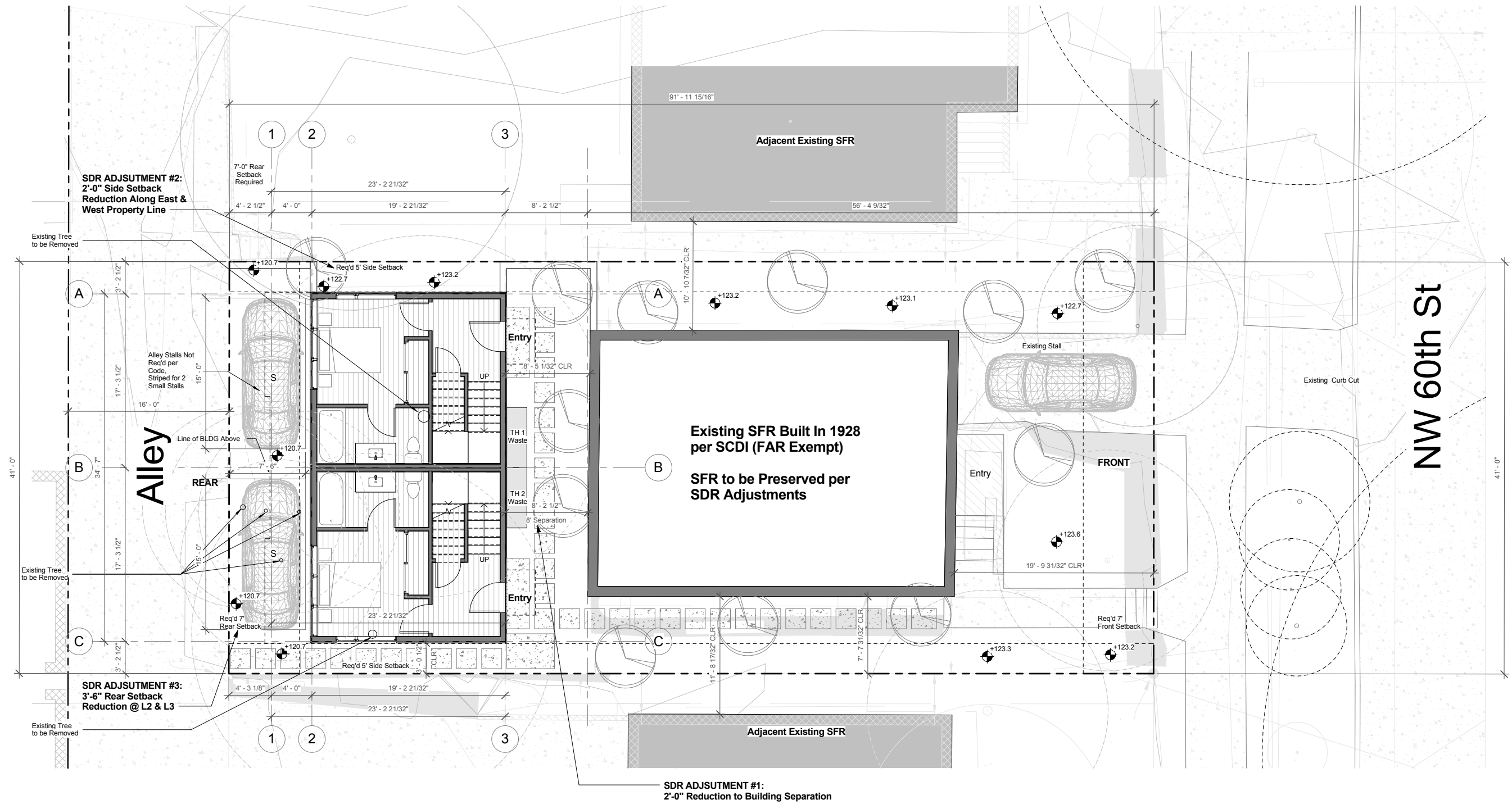
15th Ave NW

Looking North on NW 60th St

CS2. Urban Pattern and Form B. Adjacent Sites, Streets, and Open Spaces	There are paved pathways connecting NW 60th St and the alley which gives residents the most efficient accessibility to both sides of the site. The clearly denoted path creates clear pedestrian circulation of the site.
CS2. Urban Pattern and Form C. Relationship to the Block	Multi-family and single family houses surround the site on NW 60th St. The proposed building will fit in the context in terms of shape, form and height. We propose smaller windows on facades facing adjacent lots which provide privacy and respect to future neighbors.
CS3. Architectural Context and Character A. Emphasizing Positive Neighborhood Attributes	The scale and proportion have been thoroughly considered to fit in the neighborhood. However, instead of pitched roofs, we would like to introduce symmetric massings to show our respects to the context.
PL1. Connectivity B. Walkways and Connections	Open spaces are created around the site as well as the cloistered open space between the two buildings. Paved paths will also encourage outdoor activities and interactions among residents.
PL2. Walkability A. Accessibility	Every unit has paved access from the street to their private entry. All entries are located on ground level which is also intended to provide access for all.
PL2. Walkability B. Safety and Security	Each of the individual units has its own private covered entries to help distinguish the unit entrances. At night, each of the entry canopies are further illuminated with a light fixture.
DC2. Architectural Concept A. Massing	We used different materials to avoid making the project too large of a massing. We also setback more than required on ground level to create more open space and amenity area.
DC2. Architectural Concept B. Architectural and Façade Composition	The residential edges of the alley have been designed to be visually appealing to the surrounding community. We try to use same language on all facades that to make the architectural expression of the buildings cohesive as a whole.
DC2. Architectural Concept C. Secondary Architectural Features	Variations in scale and building materials give our unique program elements different character while keeping this form simple. Windows sizes and openings in the facade are organized to reveal the public/ semiprivate functions of the building.
DC4. Exterior Elements and Materials A. Exterior Elements and Finishes	An overarching goal of the project through the design phase was to keep the building form inherently simple for scale, rhythm, and tectonics in order to use durable and high quality building materials. All finish materials will be durable and easy to maintain in Seattle's climate long term, working together to create an inspiring form.

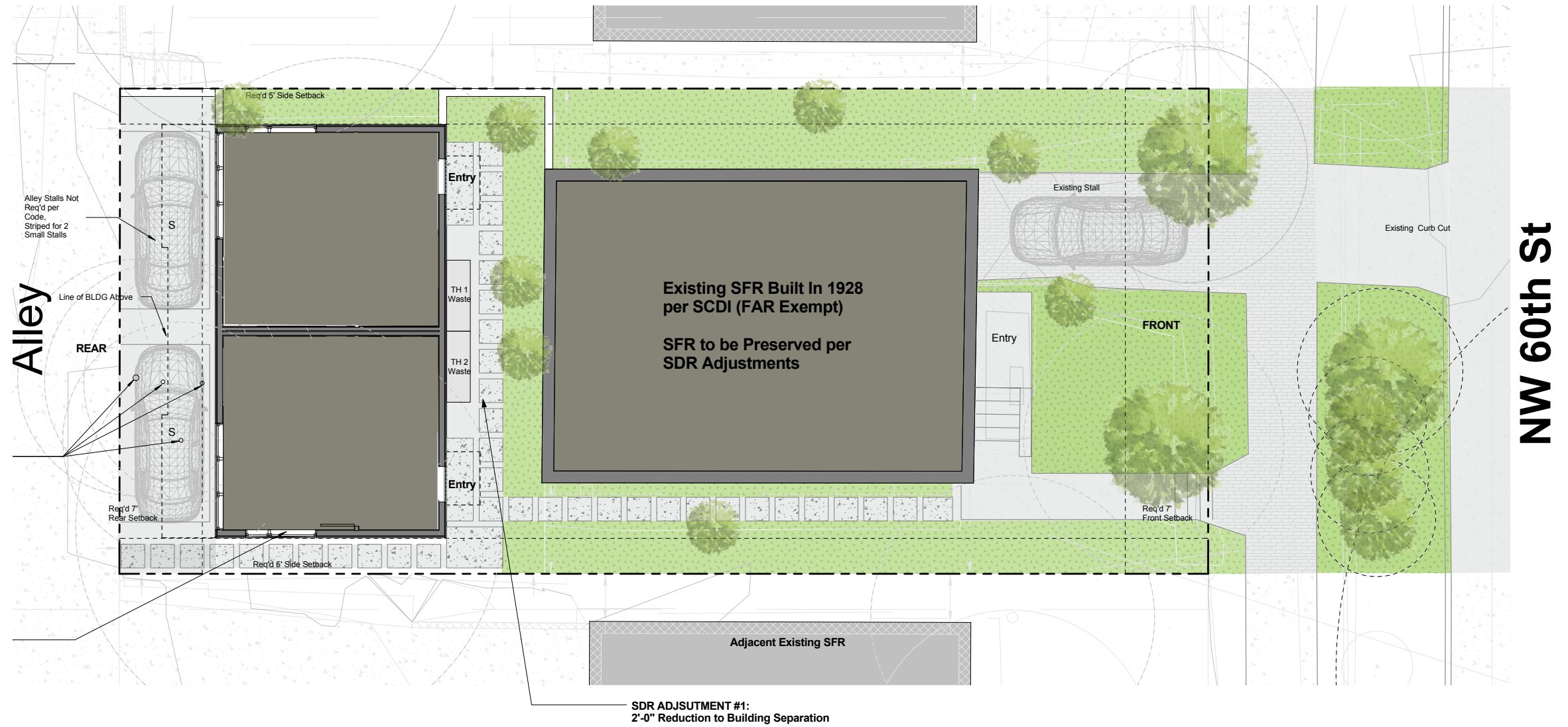


Looking NW from Alley



Site Plan
3/16" = 1'-0"





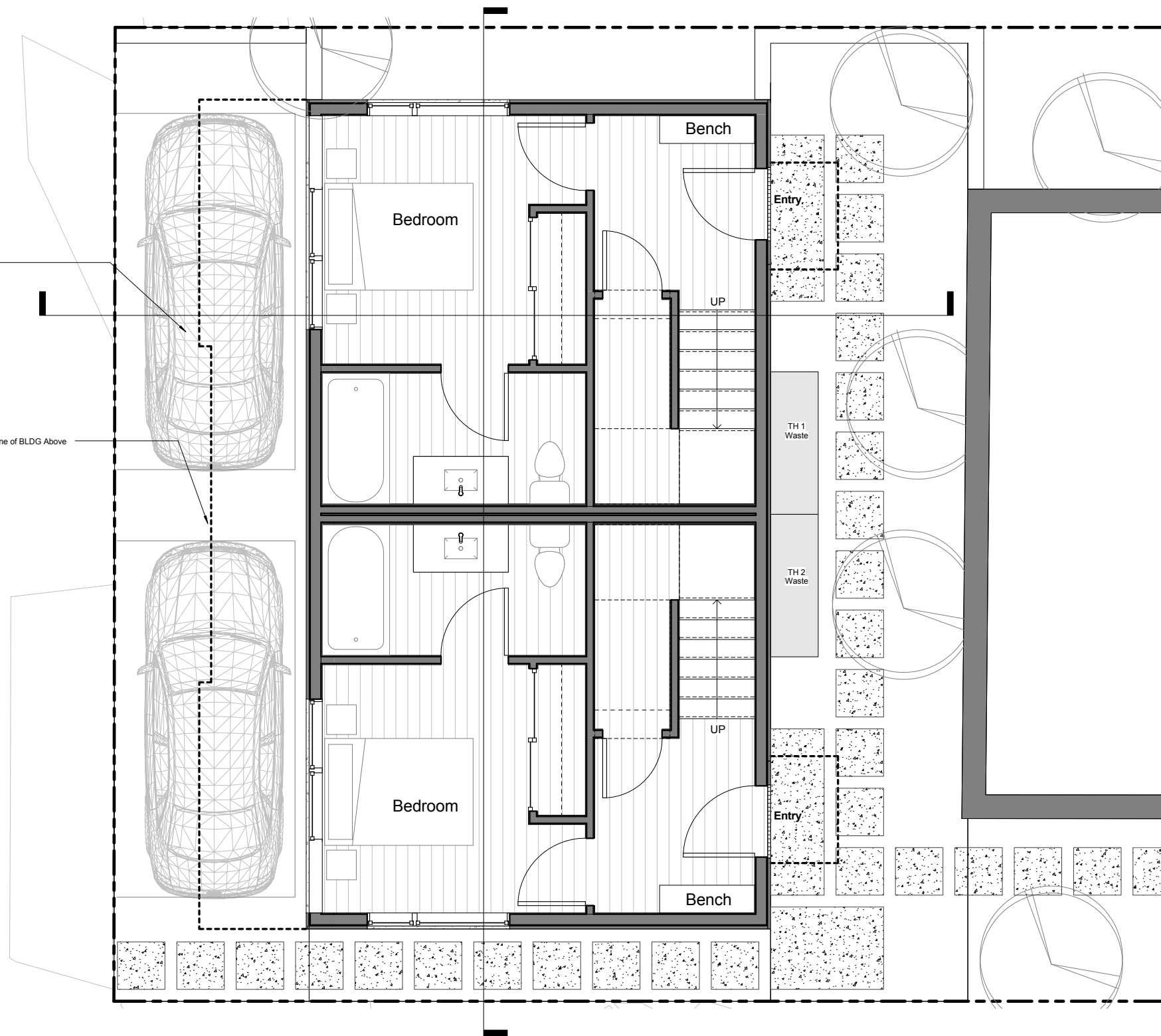
Landscape Plan
 3/16" = 1'-0"



Alley

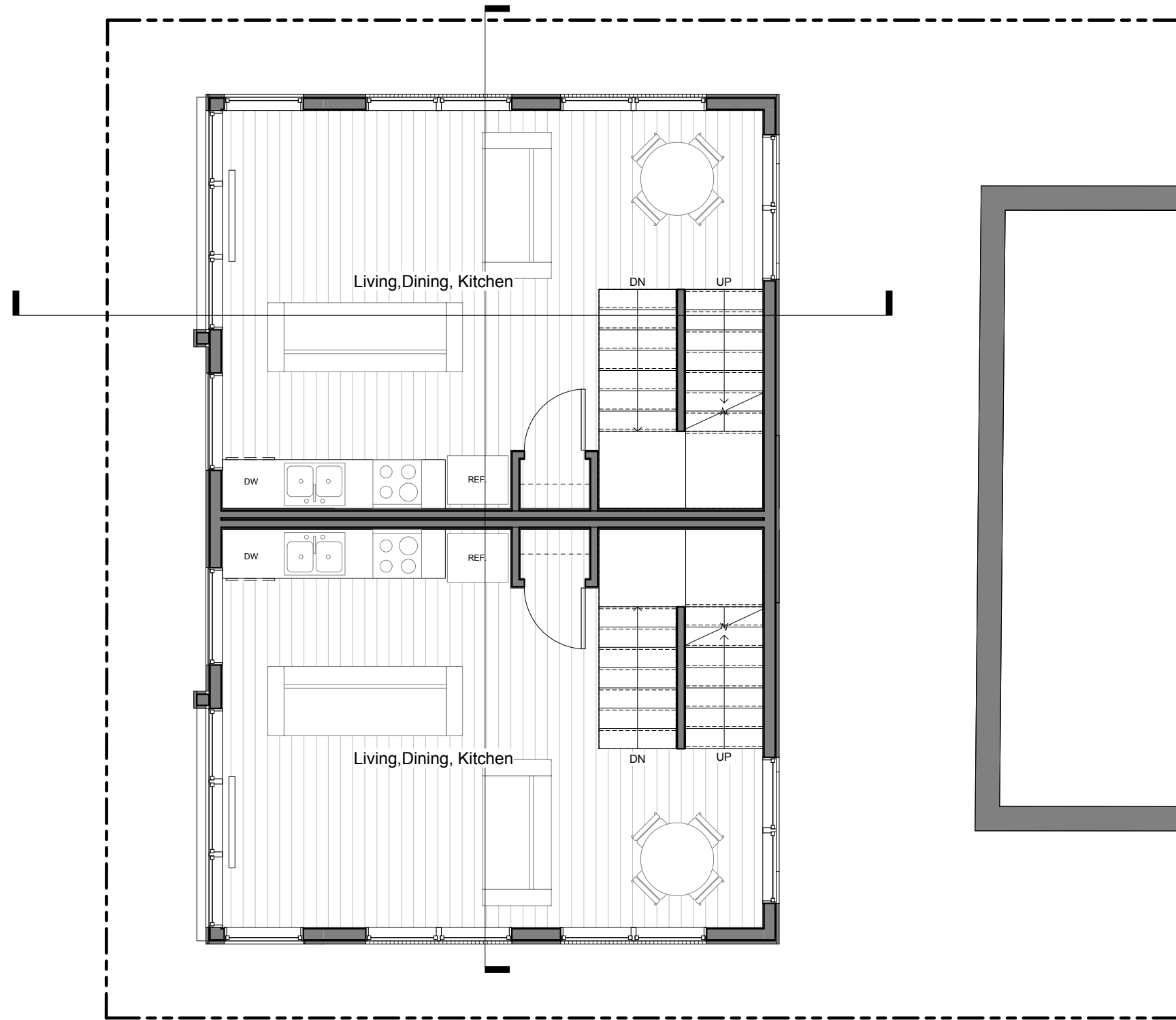
Alley Stalls Not
Req'd per
Code,
Striped for 2
Small Stalls

Line of BLDG Above



Level 1 Plan
3/8" = 1'-0"





Level 2 Plan
 3/8" = 1'-0"



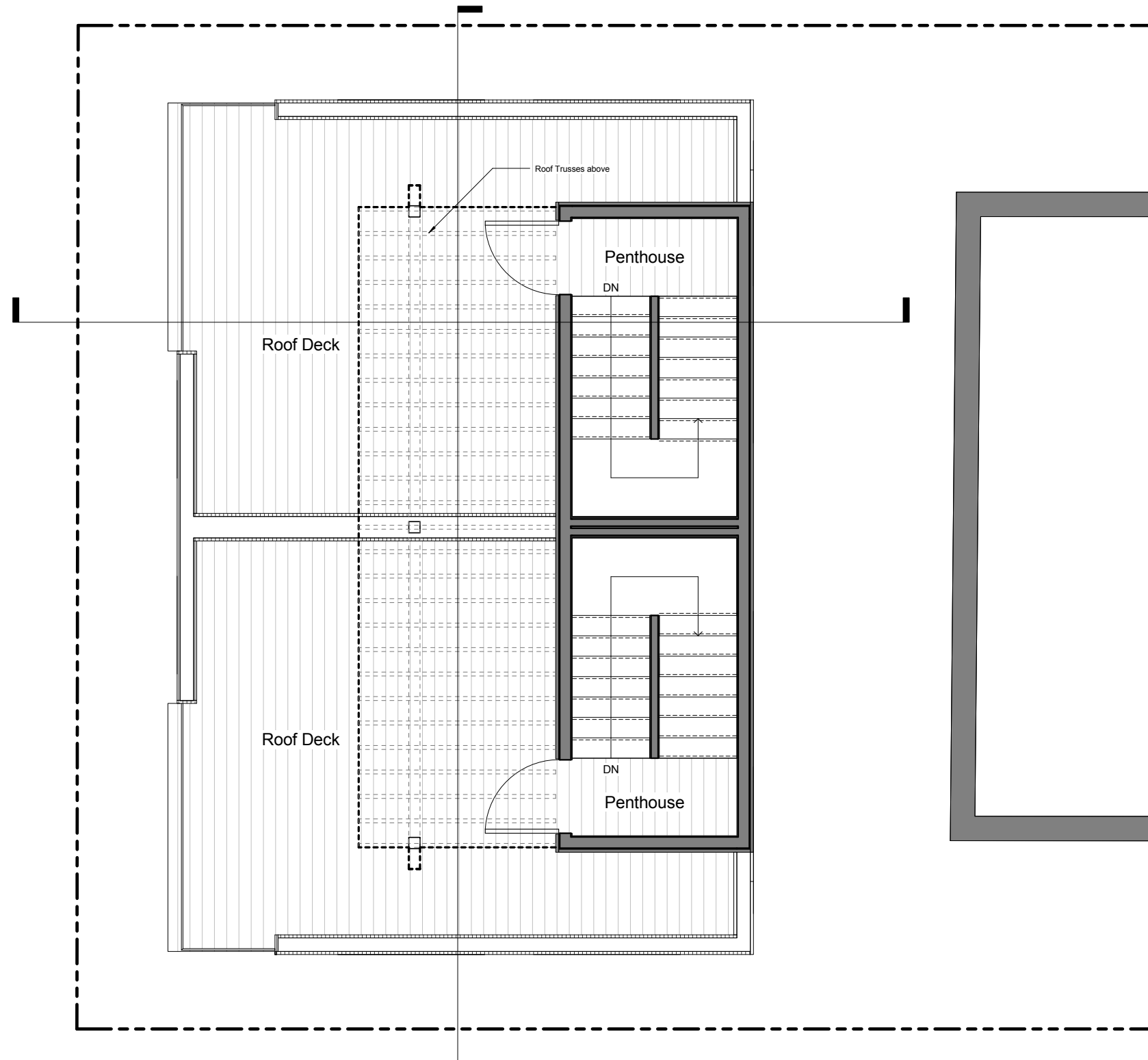
ation.

--- CHURNS 4 VERT UNITS II



Level 3 Plan
 3/8" = 1'-0"





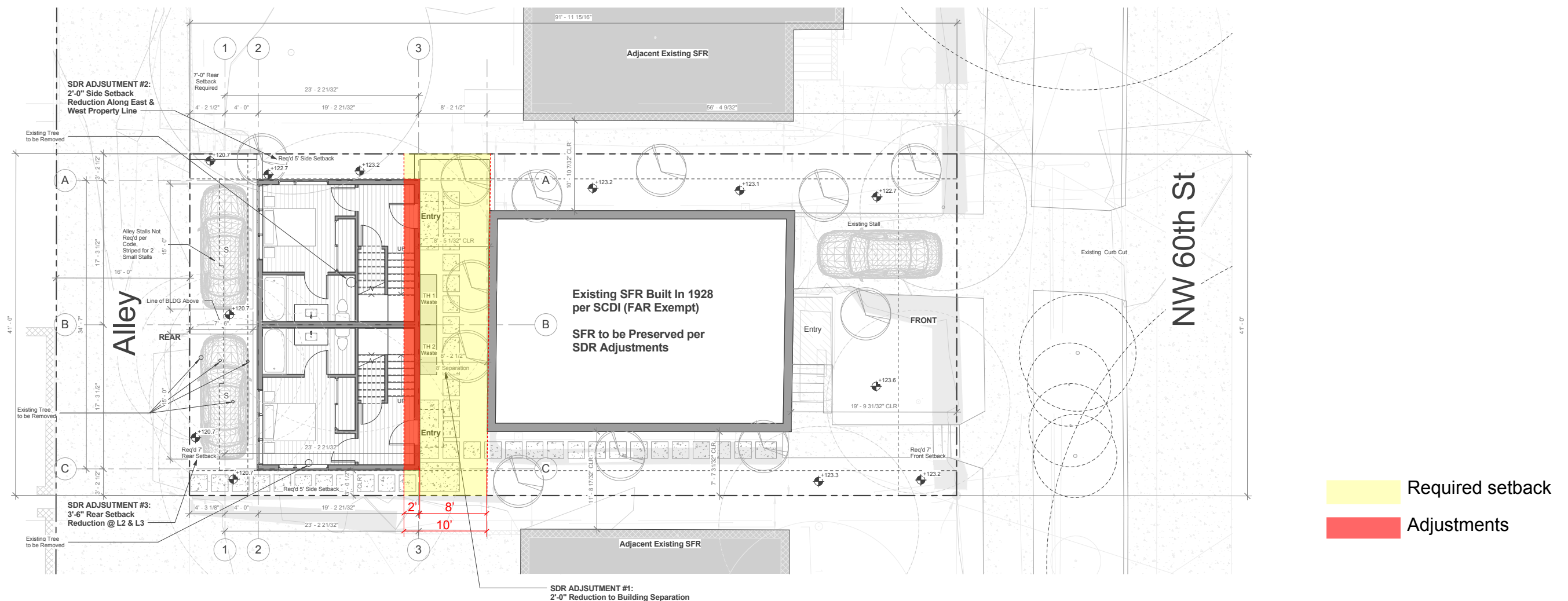
--- CHURNS * VENT LUGS BRUAS

Roof Deck Plan
3/8" = 1'-0"



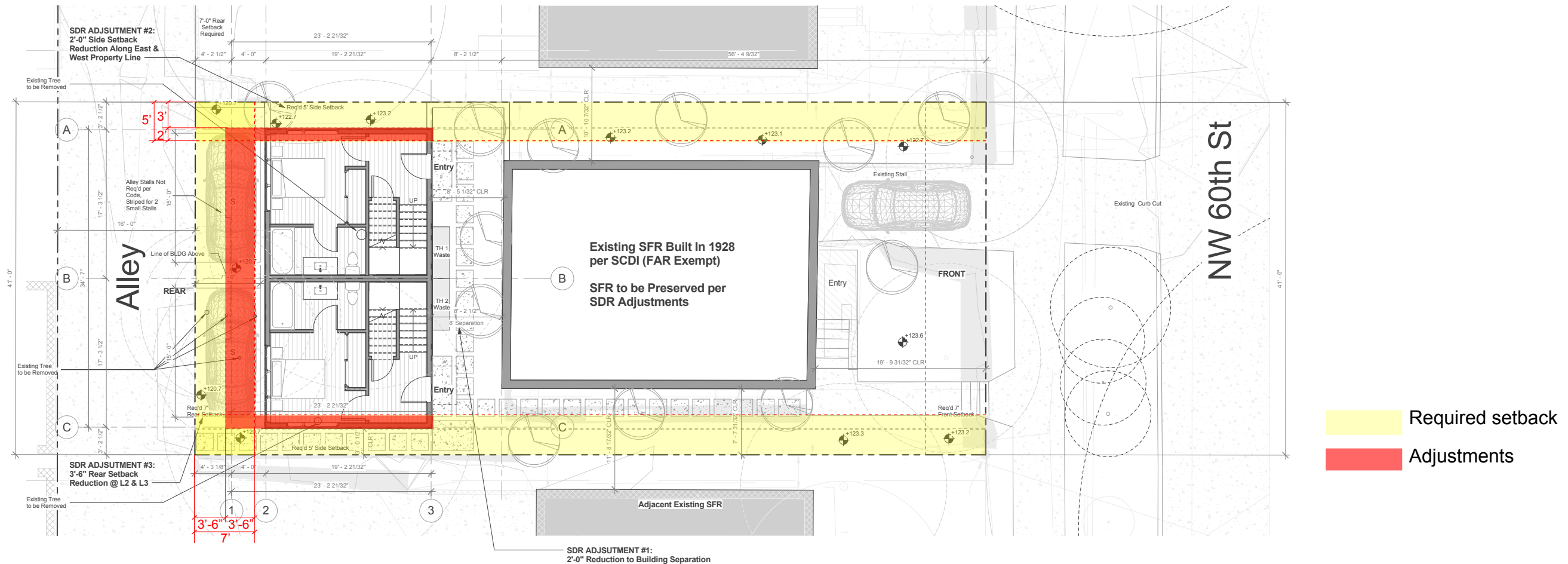
Adjustment Request

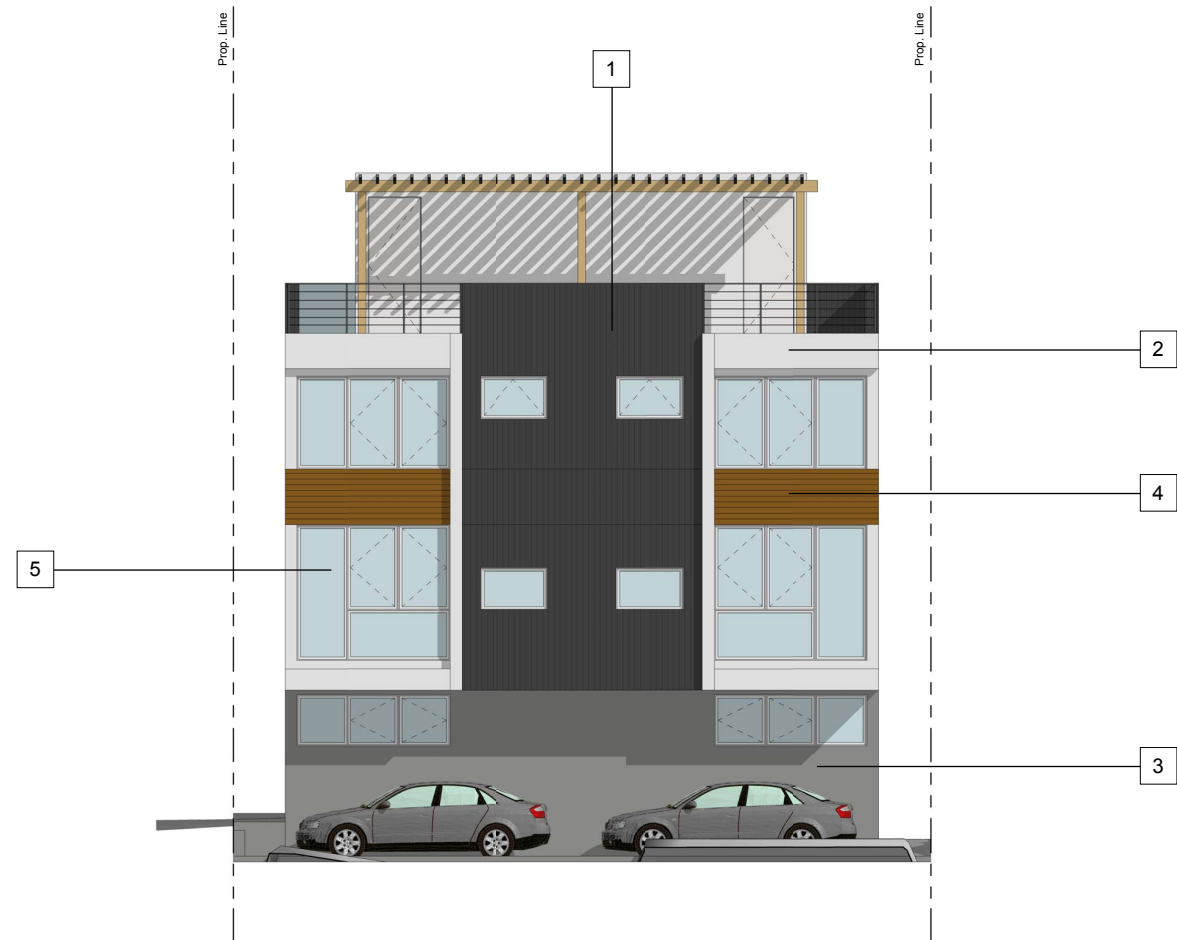
#	Adjustment Request	Code Requirements	Explanation for Adjustment
1	Building separation adjustment requested for a 2'-0" reduction to the required minimum 10' separation between principal structures..	SMC. 23.45.518.F.1 1. In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet, except for cottage housing developments, and principal structures separated by a driveway or parking aisle.	Instead of demolishing the existing house and building a 4 or 5 townhouses project, we would like to respect the context by preseving the existing SFR. However, with 10' seperation, we are not able to make the ground level more comfortable for residents and maximize the gathering space in the units. (CS2-A-2) (CS2-D-2) (DC1-A-2) We can still provide the same living atmosphere with 8' seperation.



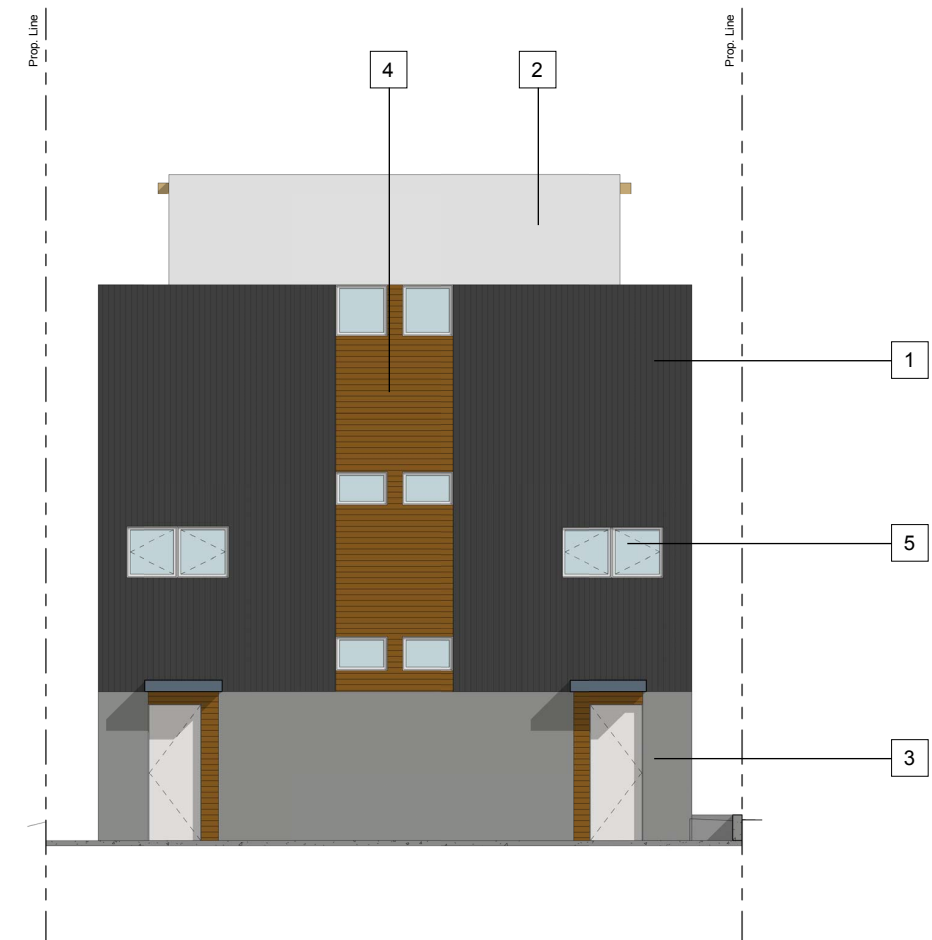
Adjustment Request

#	Adjustment Request	Code Requirements	Explanation for Adjustment
2	Side setback adjustment requested for a 2'-0" reduction to the required side setback for townhouse developments.	SMC. 23.45.518.A Side setback for facades less than 40 feet in length for Townhouse developments. (5'-0" minimum)	Building width will be increased by 4' if side setback adjustments get approved, which will help a lot to maxmize daylight for interior space. (CS1-B-2) With side setback granted, we can reduce the visual impacts of the parking stalls by using the building massing itself. (DC1-C-2)
3	Rear setback adjustment requested for a 3'-6" reduction to the required rear setback for townhouse developments at Level 2 and Level 3.	SMC. 23.45.518.A Rear setback for Townhouse developments (7 average; 5 minimum)	With Level 2 and 3 overhang above the parking stalls, we would be able to create some covered space to provide weather protection for pedestrian activities. (PL2-C-1) We also create visual depth and interest as well as comfortable living space by encroaching upper levels into the required rear setback. (DC1-A-2) (DC2-C-1)





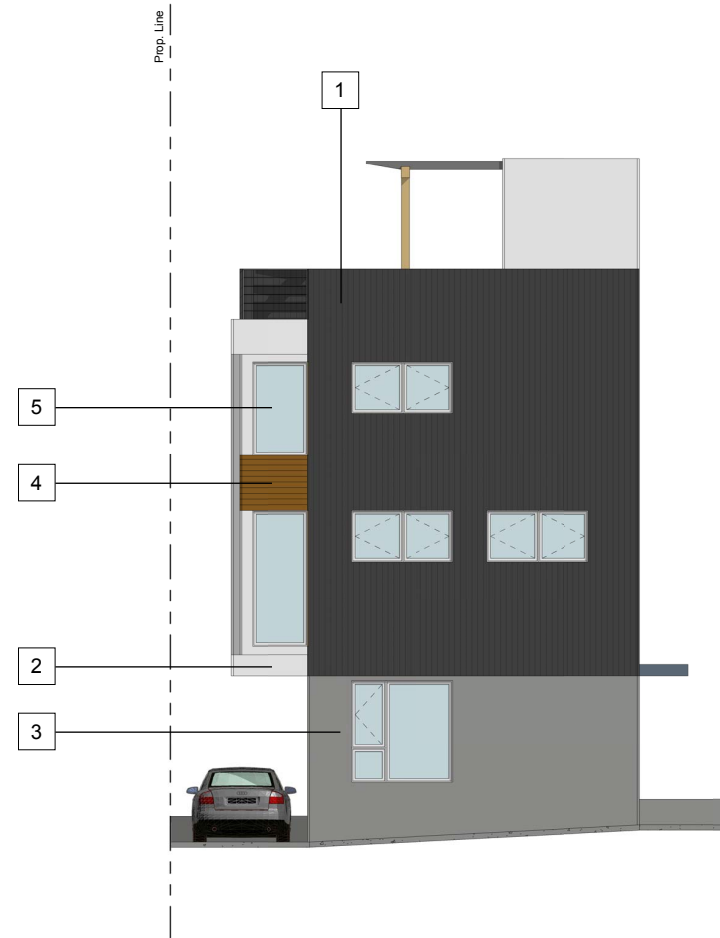
South Building South Elevation
 3/16" = 1'-0"



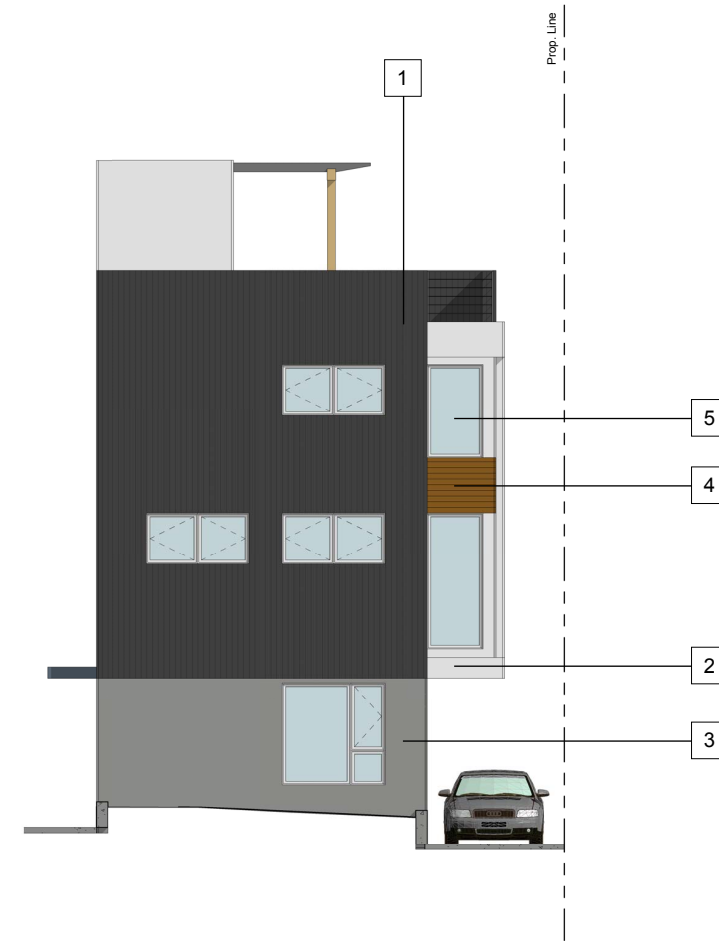
South Building North Elevation
 3/16" = 1'-0"

Material Legend

- 1. Dark Grey Cementitious Panel
- 2. White Cementitious Panel
- 3. Grey Composite Panel
- 4. Wood Composite Panel
- 5. White Vinyl Window



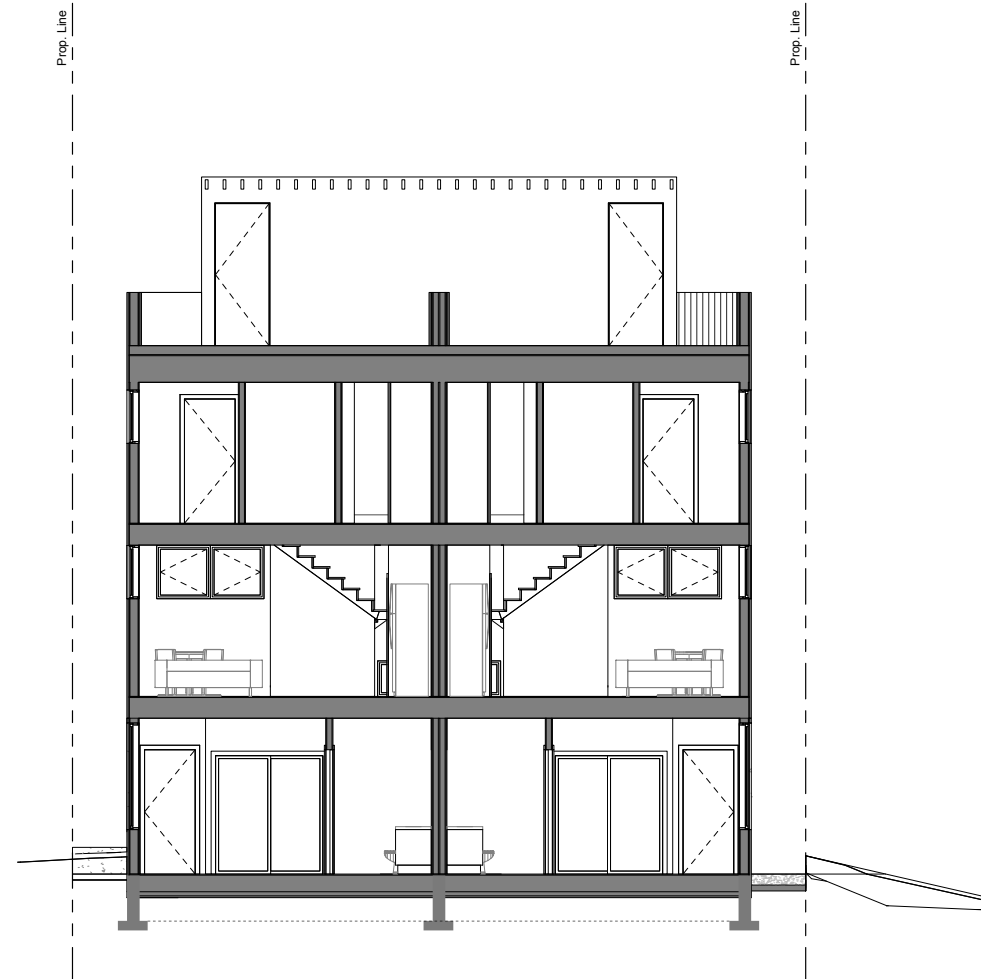
South Building South Elevation
 3/16" = 1'-0"



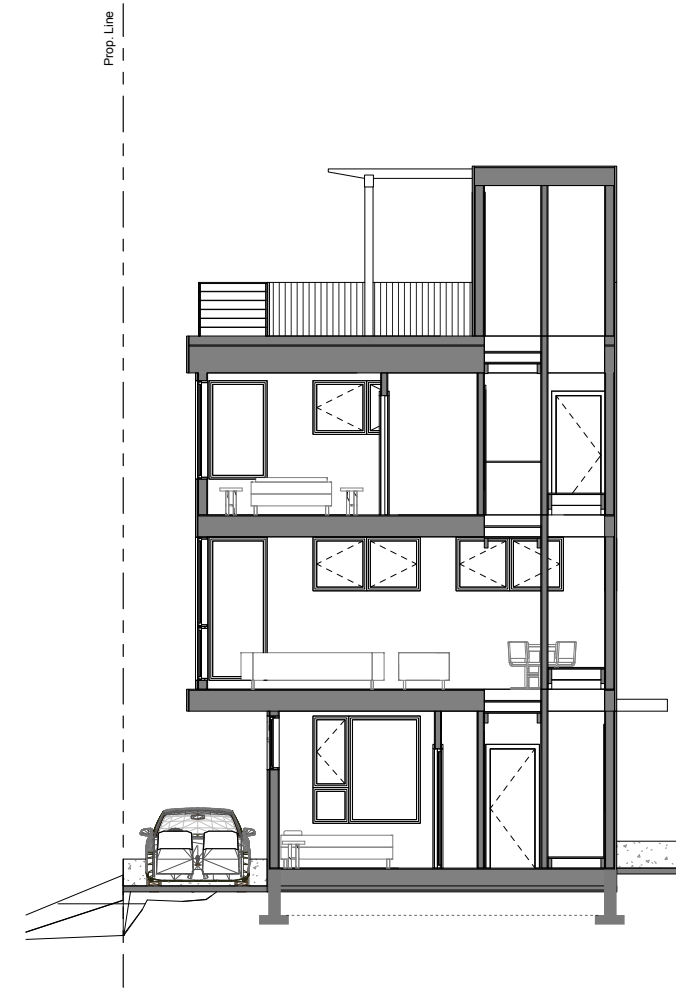
South Building North Elevation
 3/16" = 1'-0"

Material Legend

- 1. Dark Grey Cementitious Panel
- 2. White Cementitious Panel
- 3. Grey Composite Panel
- 4. Wood Composite Panel
- 5. White Vinyl Window



E-W Section
 3/16" = 1'-0"



N-S Section
 3/16" = 1'-0"



Material Legend

- 1. Dark Grey Cementitious Panel
- 2. White Cementitious Panel
- 3. Grey Composite Panel
- 4. Wood Composite Panel
- 5. White Vinyl Window