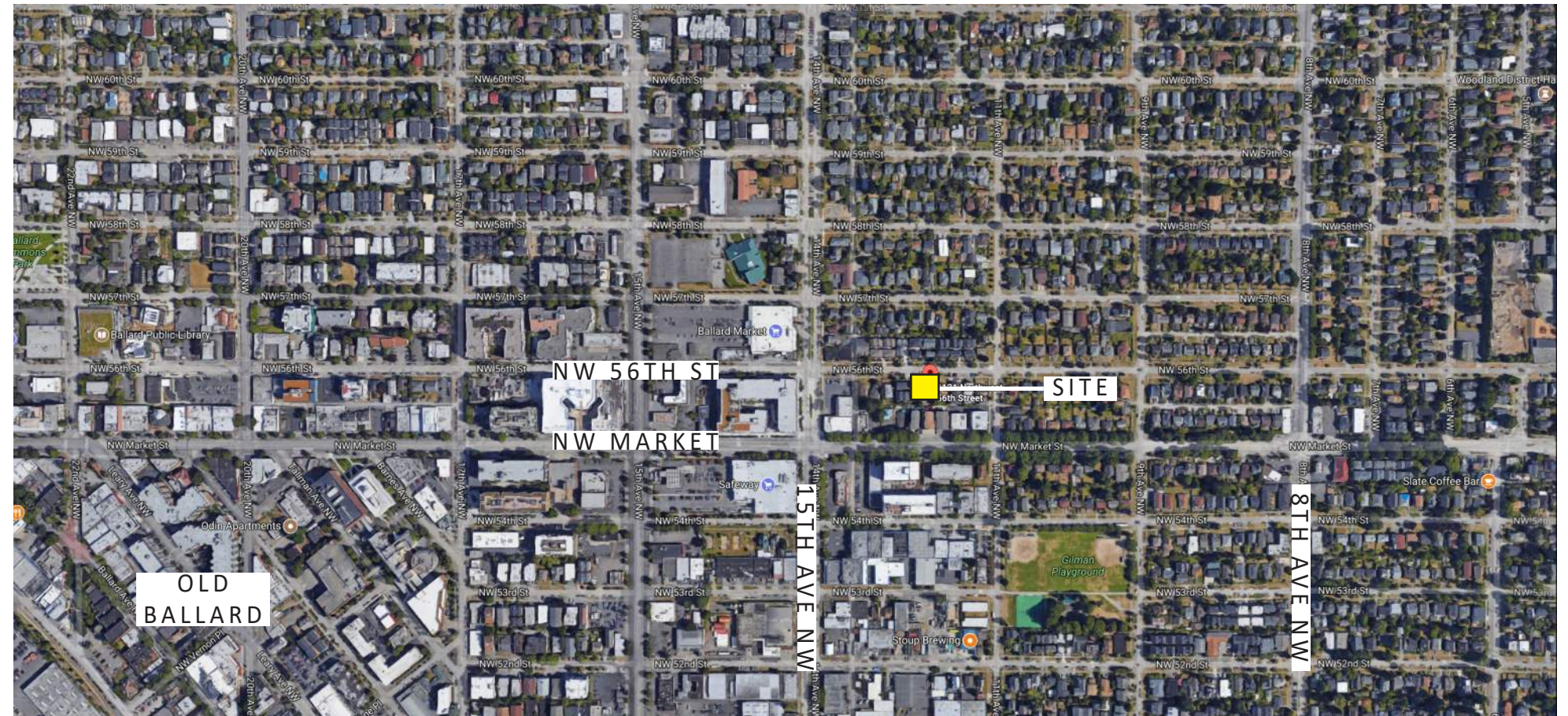




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**PROJECT INFORMATION**

ADDRESS: 1121 NW 56th Street Seattle, WA 98107  
 DPD #: 3028203  
 OWNER: Greenstream Development LLC  
 APPLICANT: Cleave Architecture and Design  
 CONTACT: Justin Kliewer

**PROJECT PROGRAM**

LOT SIZE: 5001 sf  
 BUILDING TYPE: Townhouse  
 APPROX FAR: 5994.8 sf (higher FAR of 1.2 used)  
 UNIT COUNT: 7  
 UNIT SIZES: +/- 1000 sf gross each unit  
 ABOVE-GROUND STORIES: 3  
 PARKING STALLS: 0

**PROJECT DESCRIPTION**

The proposed project will demolish the existing structure and construct one 7 unit townhouse. The project will achieve a 4-star Built Green certification to maximize allowable F.A.R.

**PROJECT DESIGN CONCEPT**

The design concept is to maximize site potential to provide market rate homes for fee-simple ownership. The site design provides a street facing entry for the north unit, and 6 unit entries along the east property line. The building is arranged in a sawtooth pattern, staggering units to provide a varied facade depth along both property lines. The private amenity spaces and bedrooms are located on the west facade for maximum solar access. The project is being designed simultaneously with an adjacent project (by separate owner) with the similar material and color palettes and adjacent walkways to provide an enhanced landscape design.

**HIGHEST PRIORITY DESIGN GUIDELINES**

**CS1 C: TOPOGRAPHY**

The site slopes down to the south away from NW 56th Ave. The building will step down +/- 2 feet at two points, aligned with unit divisions.

**CS2 D: HEIGHT, BULK AND SCALE**

The proposed building will be lower than the adjacent townhouses, and will step with the grade, further limiting perceived scale. The offset facades break down the perceived bulk by stepping the building back and forward at each adjacent unit. The recessed first floor and projecting second floor decks provide additional modulation to reduce perceived bulk.

**PL3 A: ENTRIES**

The front unit entry is oriented towards NW 56th, and all other entries are located on the east side of the building, towards the companion project. The offset facades at each unit eliminate the monolith facade and emphasize individual unit entries.

**PL3 B: RESIDENTIAL EDGES**

Modulation of building massing and materials serve to highlight individual units. The west facade provides additional modulation though projecting decks and recessed first floor, for a reduced visual impact on the existing townhouses. As noted above, the east edge is being planned in tandem with a proposed development at 1117 NW 56th. The landscaping, building forms, and cladding materials/colors will create separate yet cohesive projects along the shared edge.

**PL4 B: PLANNING AHEAD FOR BICYCLISTS**

A space has been provided at the north end of the site to accommodate at least two bicycle adjacent to and visible from the street .

- DC2 A: Massing
- B: Architectural and Facade Composition
- C: Secondary Architectural Features
- D: Scale and Texture

The building massing steps down in response to the site conditions and includes recessed facade planes to minimize the perceived mass as well as highlight the entries. An deep overframed band at the second floor of the street facing unit is an important architectural feature, providing visual interest.

**DC4 A: EXTERIOR ELEMENTS AND FINISHES**

Treatment of the proposed facades consists of 4 colors and wood cladding. The contrasting scale of the wood boards and the Hardie plank and panel (or similar) siding provides visual interest while allowing visual distinction at adjacent units. With the exception of the street facing unit, each unit facade will contain only one material type and color, allowing the building shape to provide visual interest without an overly complex material composition.

- DC4 B: SIGNAGE
- C: LIGHTING
- D: TREES, LANDSCAPE, AND HARDSCAPE MATERIALS

A prominent address sign will be located at the site entry along with the mailboxes and bicycle parking. As described above, the landscape planting, lighting and hardscape will be designed as a compliment to the adjacent project at 1117 NW 56th.

**ZONING**

The site is located in a Low-Rise 3 multi-family zone within the Ballard Hub Urban Village overlay.

**CODE REFERENCE**SMC 23.45.510 - FAR

Higher FAR of 1.2 allowed for Built Green townhouses

5001 sf x 1.2 = 6001.2 sf allowed, 5994.8 sf proposed

SMC 23.45.512 - Density limits

No limit for buildings using higher FAR

SMC 23.45.514 - Structure Height

30'-0" maximum, +4' top of shed roof

See building elevations for max height

SMC 23.45.518 - Setbacks and Separations

7'-0" avg/5'-0" min front req. : 10'-3" proposed (

(14' overhead power line setback required)

5'-0" side req. : 5'-0" proposed

7'-0" avg/5'-0" min rear req. : 7'-10" avg proposed

SMC 23.45.522 - Amenity Space

5001 sf x .25 = 1250.25 sf (625.125 at ground level) required

1366 sf at ground level provided

SMC 23.45.527 - Facade Length

Facade length - up to 65% within 15' of lot line

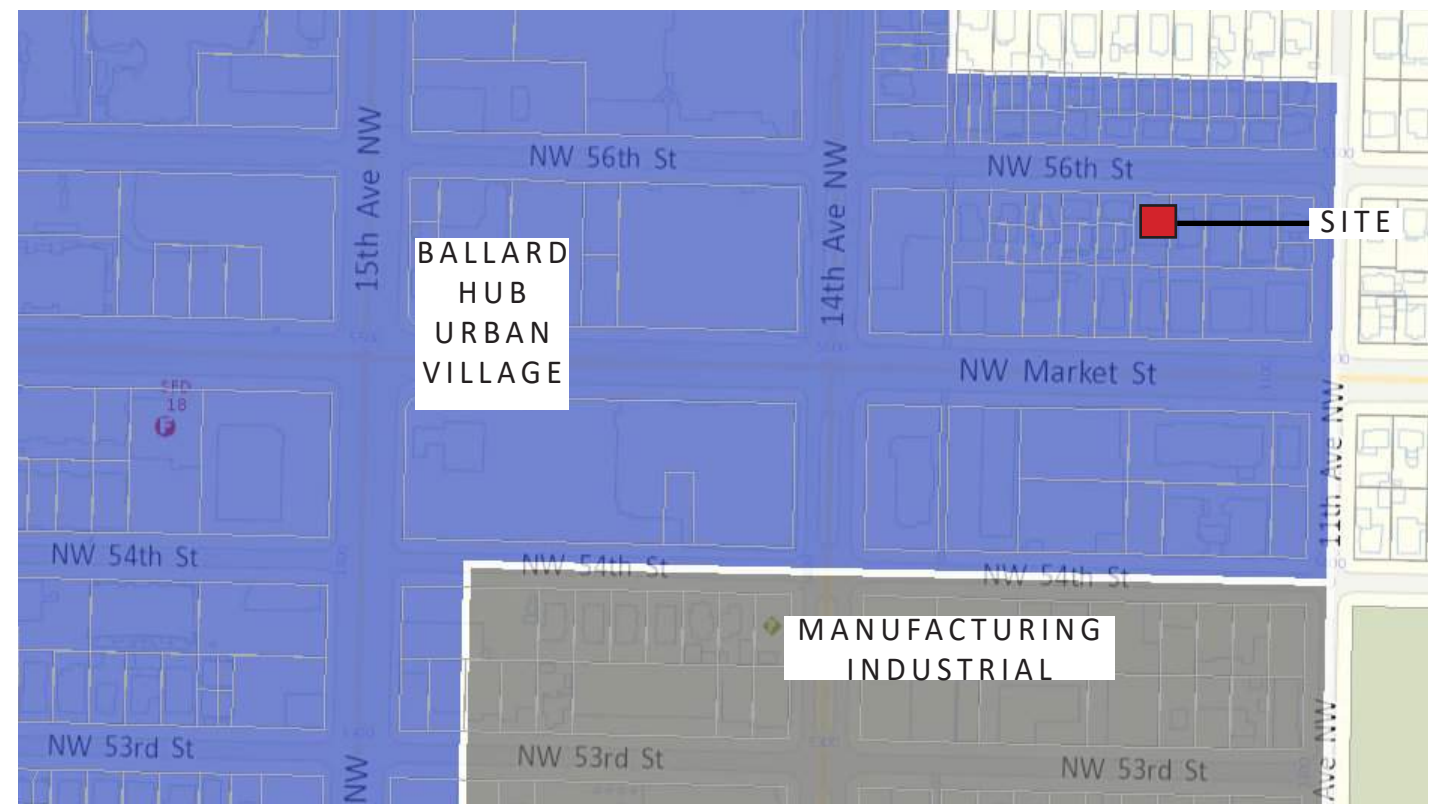
100' x .65 = 65' allowed

50' west facade / 37.5' east facade proposed

SMC 23.54.015 - Parking (Table B)

0 parking spaces required- Ballard Hub Urban Village

0 parking spaces required





### NEIGHBORHOOD DESCRIPTION

The site is located in the Ballard neighborhood, and is primarily comprised of townhouse and small apartment buildings, with single family residences at the block ends. The major arterial streets area 15th Ave NW and NW Market Street. There are several restaurants, grocery stores and shops in easy walking distance, along with multiple transit options including the Rapid Ride D line. Recent development in the area includes several large modern apartment buildings, while recent development on the street is primary townhouses in a mix of contemporary and more traditional styles.



56TH AVE NW  
LOOKING NORTH

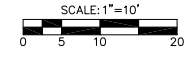
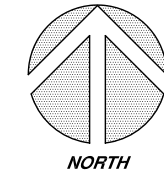
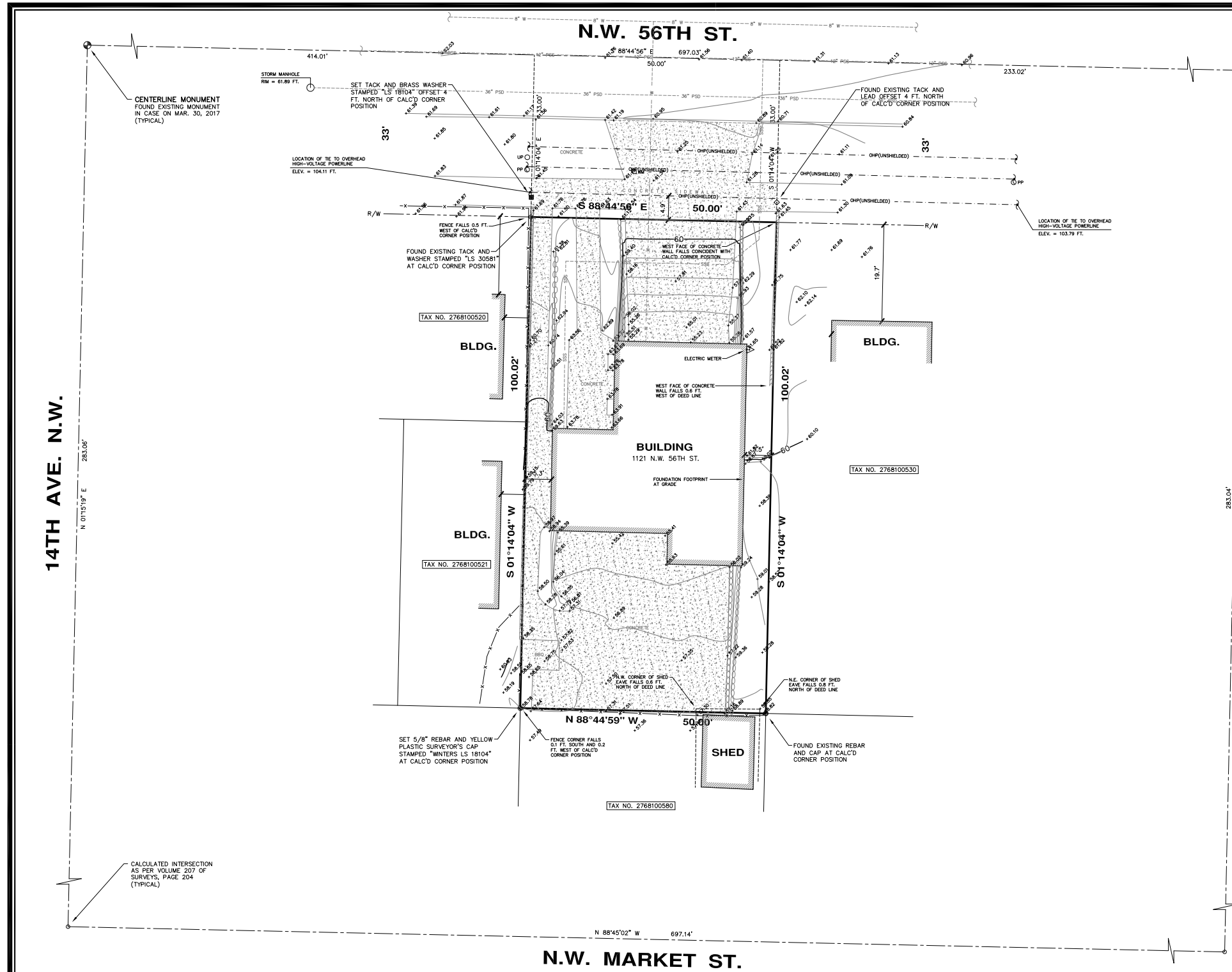


56TH AVE NW  
LOOKING SOUTH





56TH AVE NW PANORAMA LOOKING NORTH

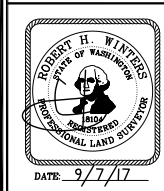


**NOTES**

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON MARCH 30, 2017.
4. PARCEL AREA = 5,002 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 2768100525
8. TREE DIAMETERS AND DRIP LINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

**PROPERTY DESCRIPTION**

LOT 8, BLOCK 118, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA.

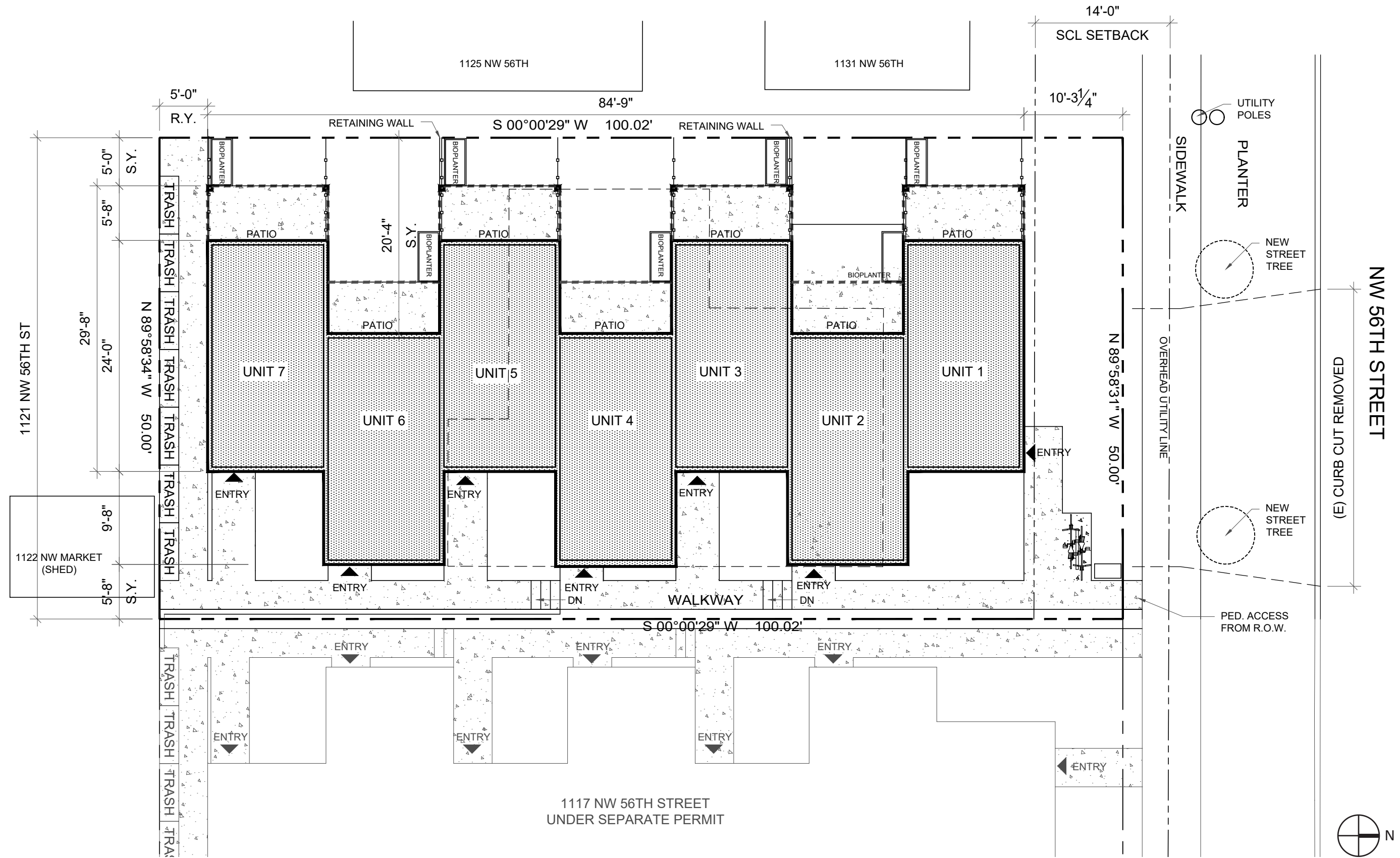


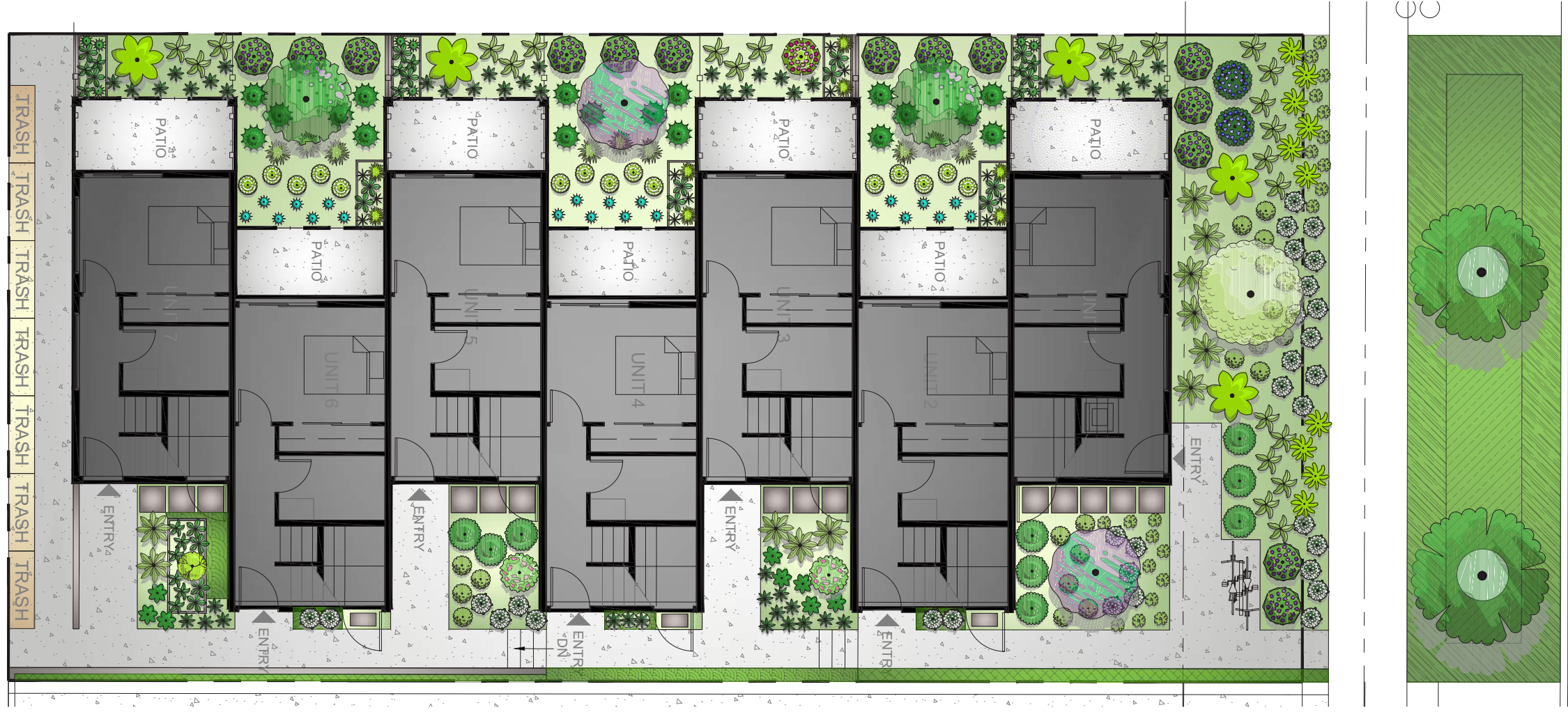
**TOPOGRAPHIC SURVEY**  
**1121 N.W. 56TH ST.**  
**SEATTLE, WASHINGTON**

**CHADWICK WINTERS**  
 LAND SURVEYING AND MAPPING  
 1422 N.W. 85TH ST., SEATTLE, WA 98117  
 PHONE: 206.297.0996  
 FAX: 206.297.0997  
 WEB: WWW.CHADWICKWINTERS.COM

PROJECT #:	17-5763
DRAWING:	17-5763TOPO.DWG
CLIENT:	MICHAEL POLLARD
DATE:	09-07-17
DRAWN BY:	SAL

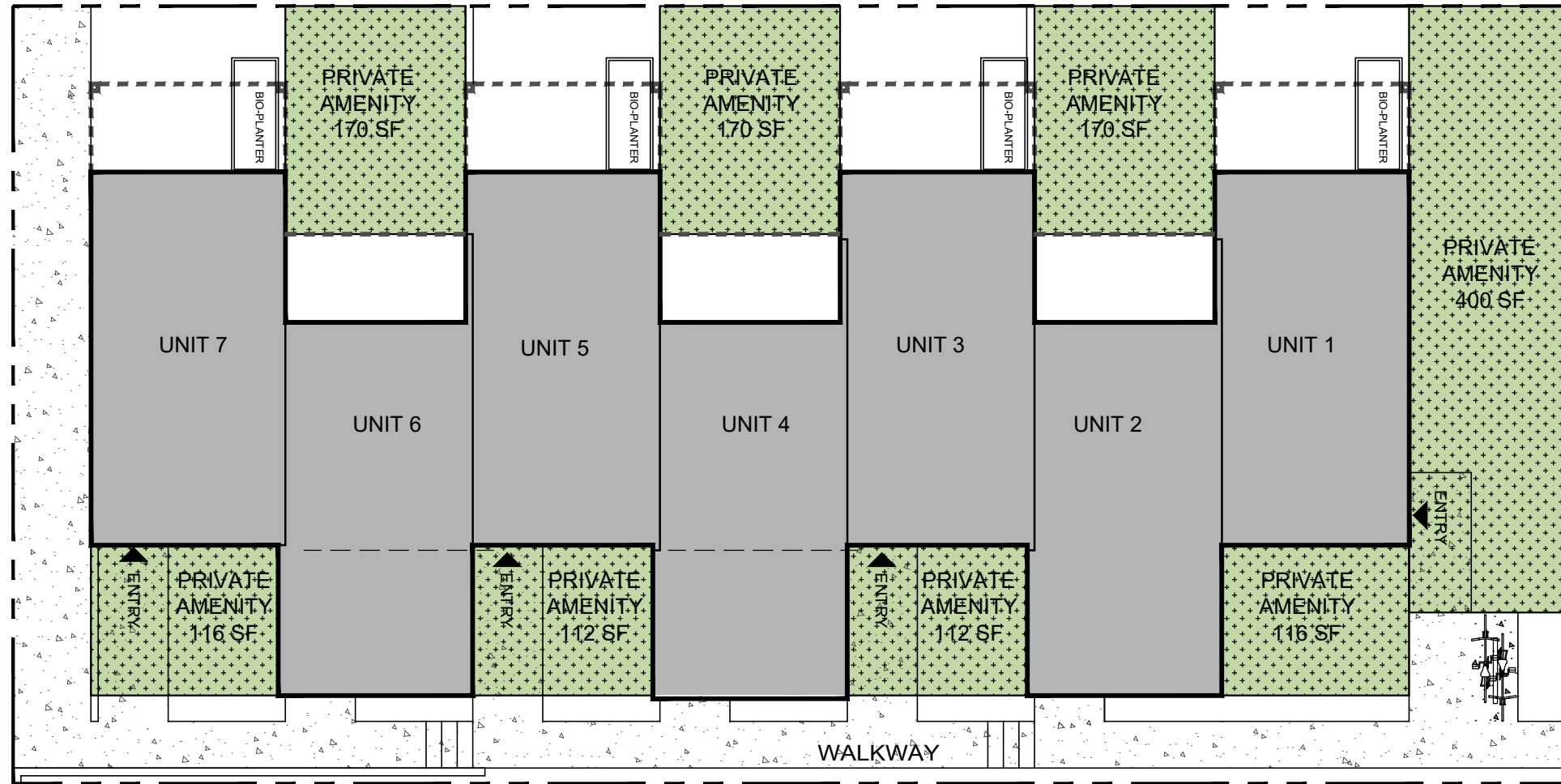






NW 56TH STREET

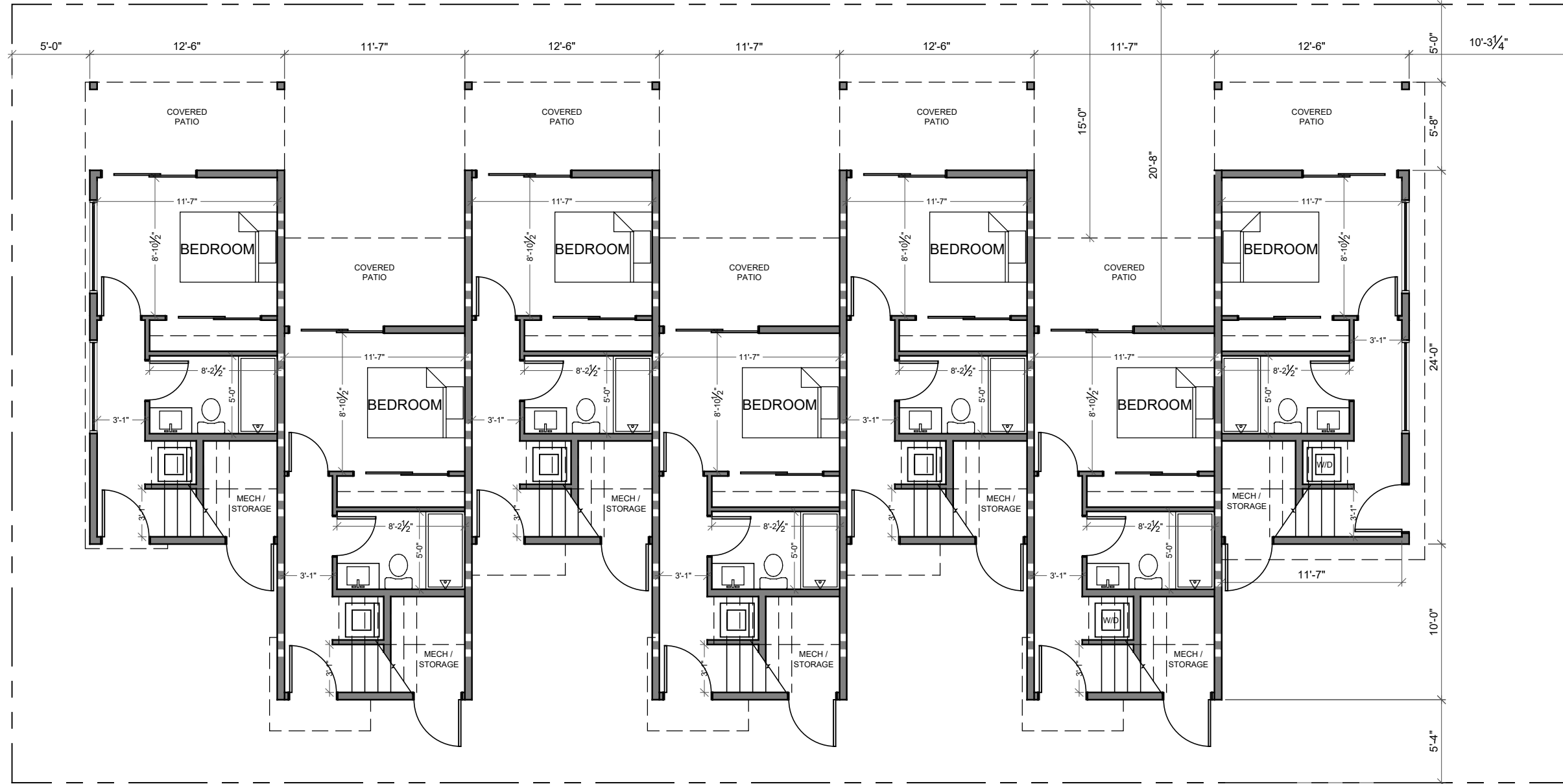




AMENITY DIAGRAM

1250.25 sf ( 625.125 sf at ground level) required  
 1366 sf at ground level provided





FIRST FLOOR





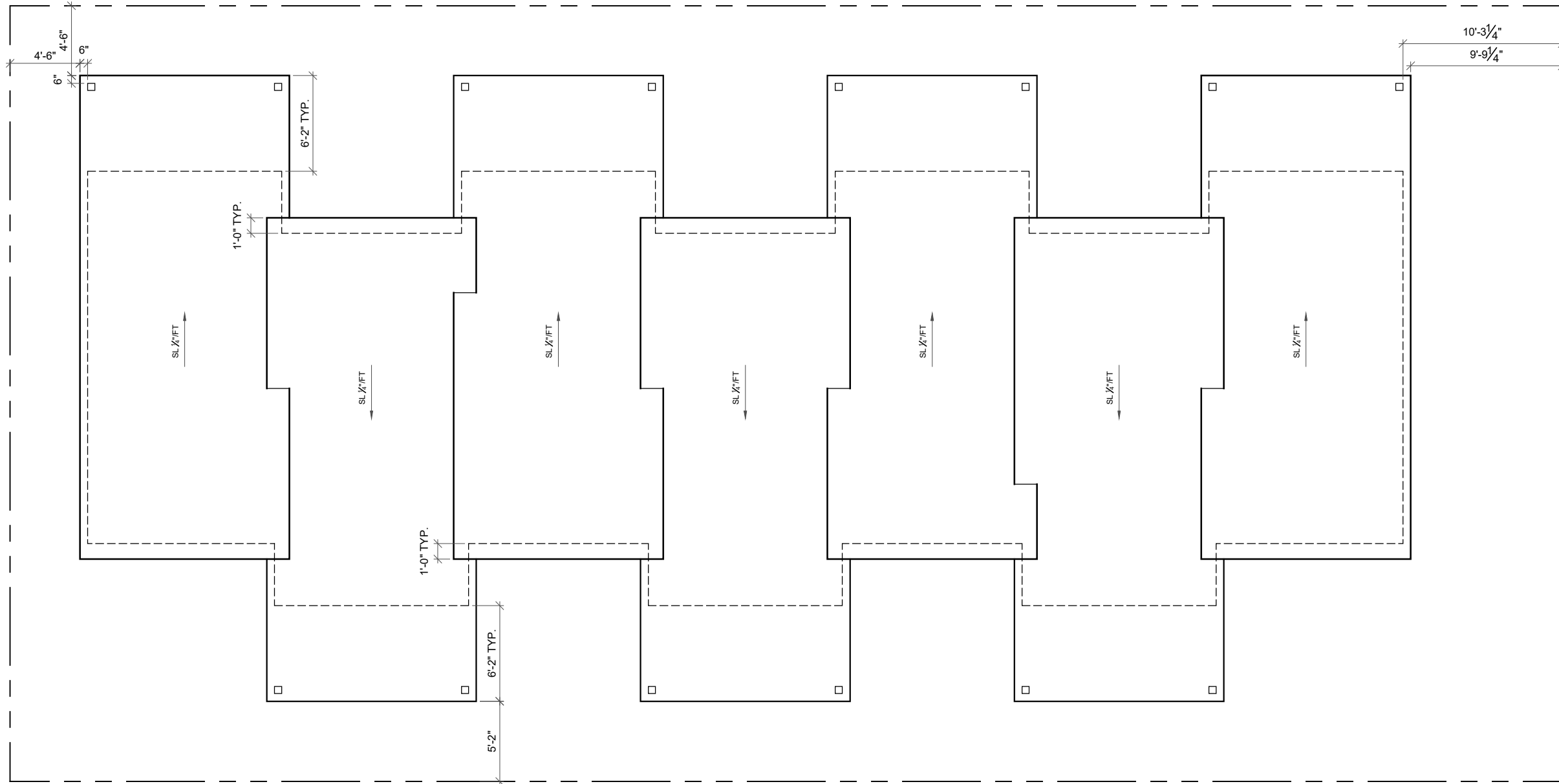
SECOND FLOOR





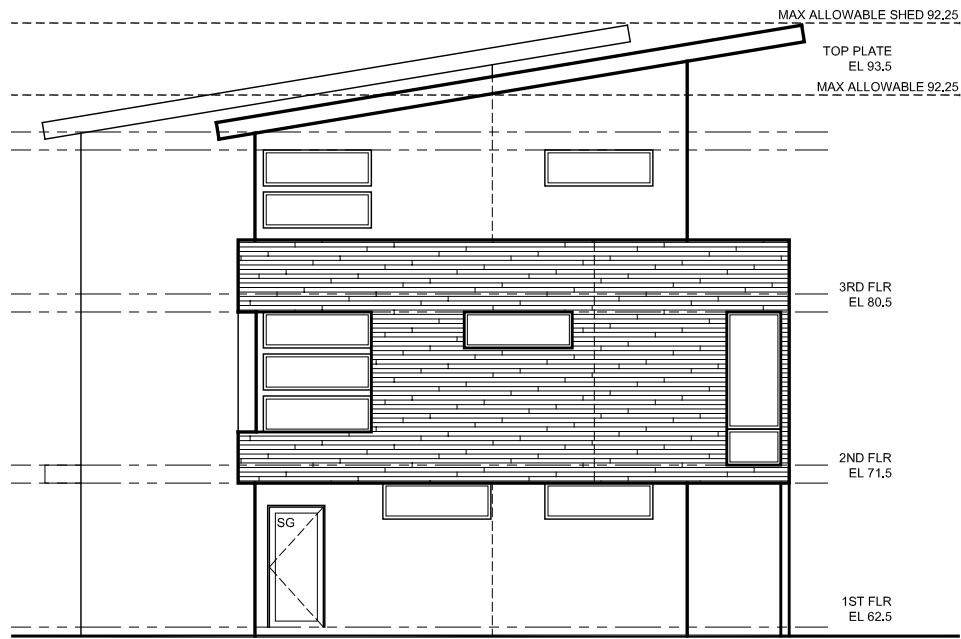
THIRD FLOOR



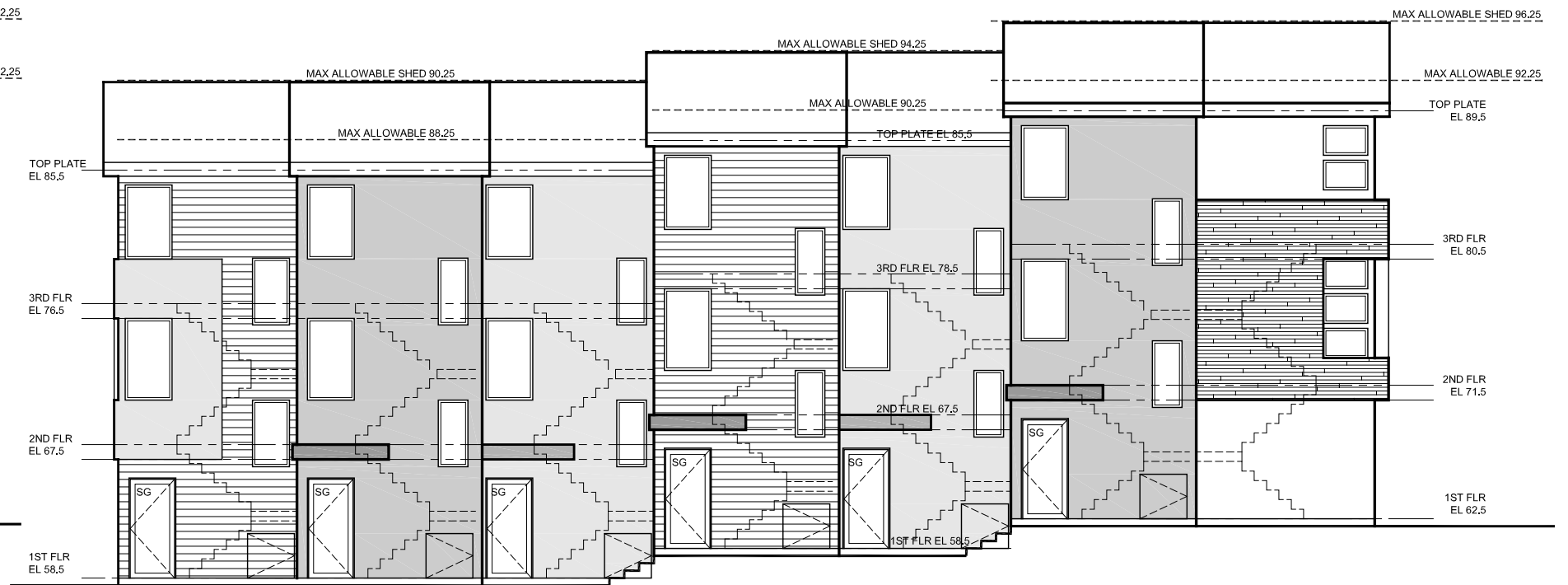


ROOF





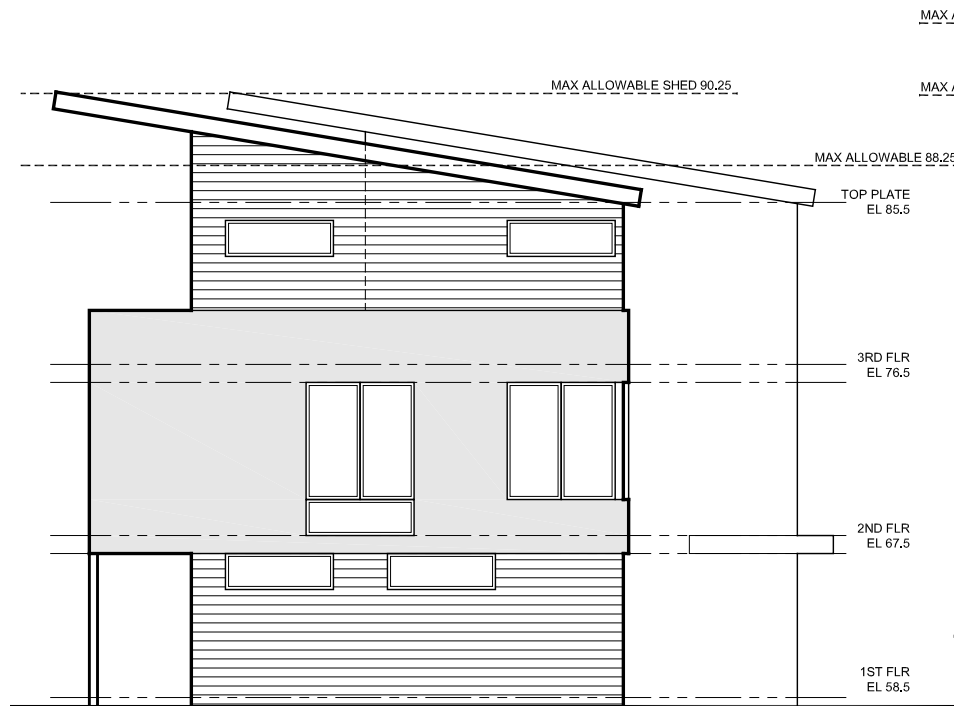
NORTH ELEVATION (NW 56TH ST)



EAST ELEVATION (UNIT ENTRY)



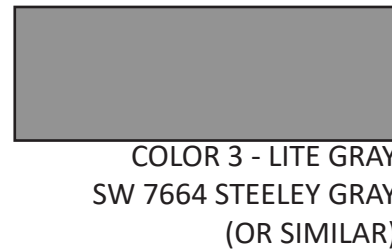
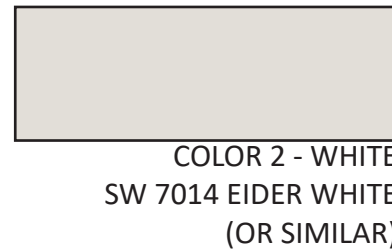
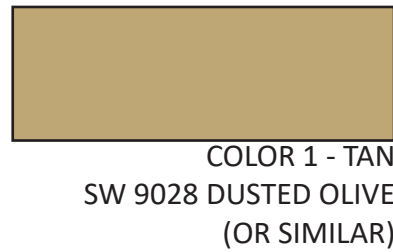




SOUTH ELEVATION



WEST ELEVATION





EAST ELEVATION



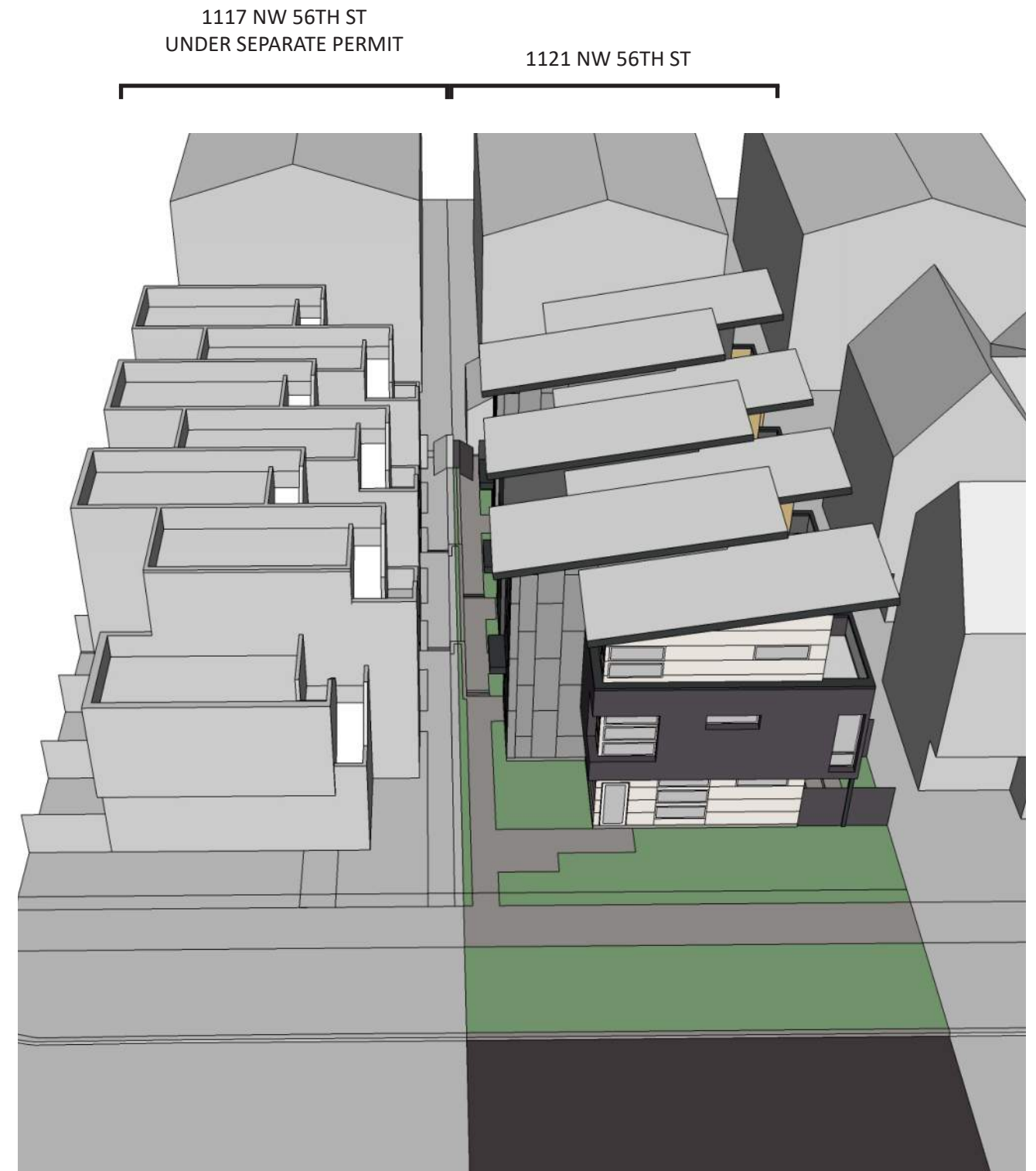
WEST ELEVATION

### ADJACENT PROJECT

The adjacent parcel at 1117 NW 56th Street is being developed simultaneously by another owner. The two projects, while separate and not functionally dependent will be similar and are being designed in relation with each other. The walkways have been located along the shared property line to allow the landscaped common spaces to blend together. The staggered building form is arranged to provide maximum open space at the street facade with a sequential series of open spaces as you move into the site. The proposed shed roof creates a transition between the traditional building form of the existing townhouse units on the west and the modern development with flat roof decks proposed at 1117 NW 56th.



EAST AERIAL



NORTH AERIAL

1117 NW 56TH ST  
UNDER SEPARATE PERMIT

1117 NW 56TH ST



NORTH ELEVATION

1121 NW 56TH ST

1117 NW 56TH ST  
UNDER SEPARATE PERMIT



SOUTH ELEVATION