



1142 NW 57th St Seattle, WA 98107

EARLY DESIGN GUIDANCE
1142 NW 57th St, Seattle, WA 98107
Cleave Architecture + Design
SDCI# 3034904-EG | Sep. 11, 2019

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COVERSHEET

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PROJECT TEAM:

DEVELOPER

MODERN HOMES LLC
2710 S 355TH PL
FEDERAL WAY, WA 98003

ARCHITECT

CLEAVE ARCHITECTURE + DESIGN
2226 EASTLAKE AVE E #300
SEATTLE WA 98102

LANDSCAPE ARCHITECT

ROOT OF DESIGN LLC
7104 265TH ST. NW #218
STANWOOD, WA 98292

CIVIL ENGINEER

THE CONCEPT GROUP | CIVIL ENGINEERING CONSULTANTS
4701 SW ADMIRAL WAY, PMB #353
SEATTLE, WA 98116

SURVEYOR

TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004

STRUCTURAL ENGINEER

CUSTOM DESIGN & ENGINEERING, INC

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PROJECT INFORMATION

ADDRESS:	1142 NW 57th St, Seattle, WA 98107
ZONE:	LR2 (M1)
SDCI #s:	3034904-EG
PARCEL:	276790-0745
OWNER:	Modern Homes LLC
CONTACT:	Moon Zhang (Cleave Architecture + Design)

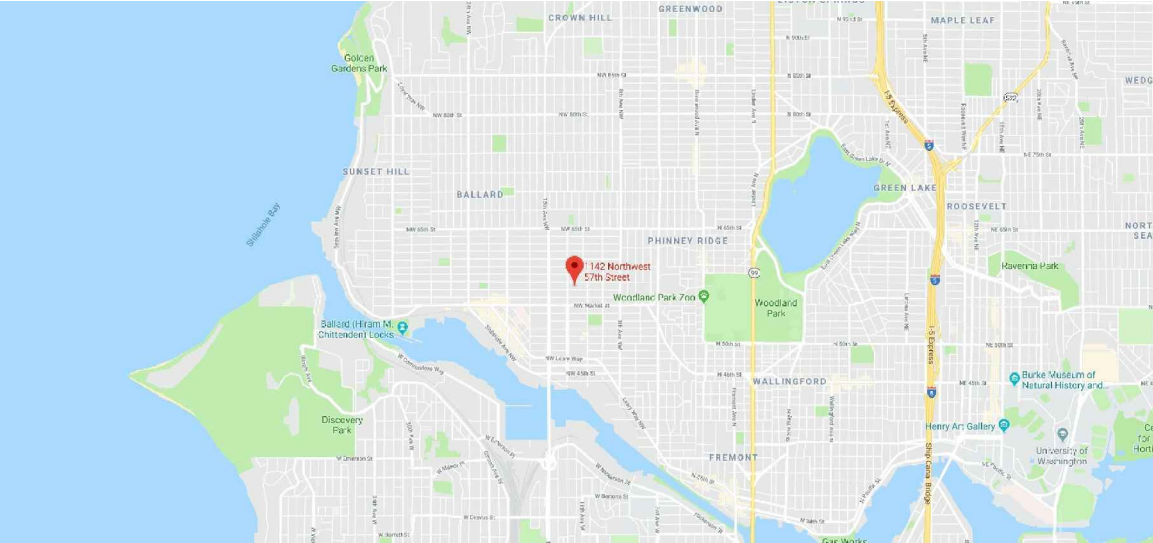
PROJECT PROGRAM

LOT SIZE:	5,002 SF
FAR:	6,888.1 - higher FAR
GROSS FLOOR AREA:	7,171.357 sf
AMENITY AREAS:	878 sf (ground) and 913.8 (roof deck)
PARKING:	2 parking
BUILDING TYPE:	Townhouses
UNIT COUNT:	5
UNIT SIZES W/ EXTERIOR WALL:	TH 1&2: 1,572 sf/unit and TH 3,4,&5: 1,479 sf/unit
# OF STORIES:	3

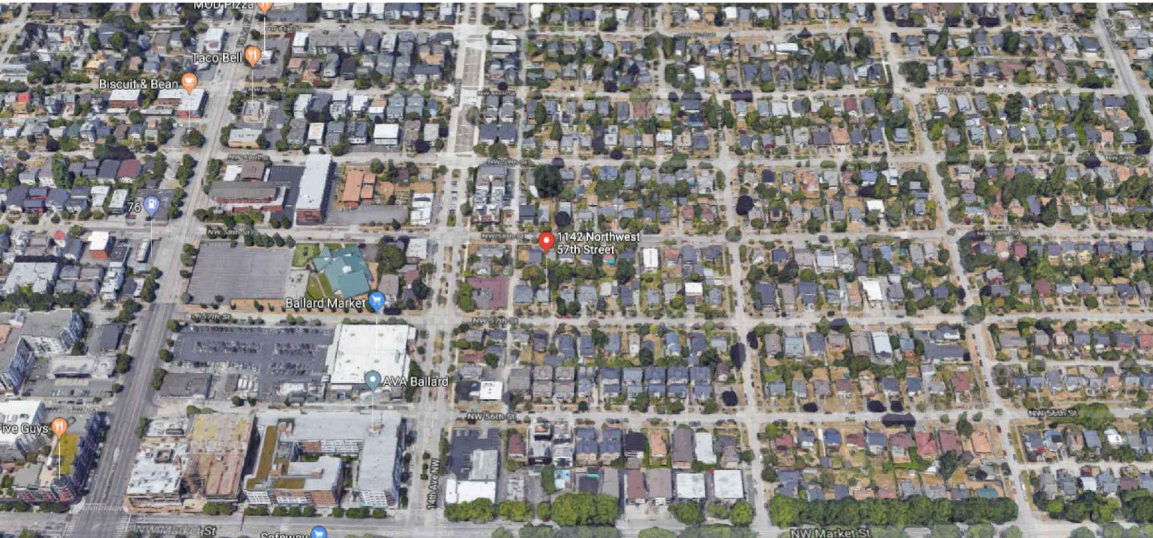
PROJECT OBJECTIVES

The project proposes the construction of (2) new multi-family residential building containing (5) total units. The existing single family will be demolished as a result of this proposal. This project site, due to its location in a desirable neighbored and proximity to several arterial streets with neighborhood commercial zoning and public transit, is prime for denser development. This project provide max. number of market rate home to meet growing demand for homeowners of Seattle area.

Due to this site's urban villages designation and frequent transit service area, no parking is required to be provided. Due to high demand of parking in the city. (3) surface parking are proposed for this project.



Seattle Vicinity Map



Neighborhood Vicinity Map

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PROJECT CONTEXT

This project sits on the south Ballard. Park, schools, market and zoo are plentiful in the area, and a vibrant nightlife scene exists just blocks west of the site along Market St and Greenwood corridor. Major bus and future RapidRide corridors in the area, such as the 44 along Market St and 28 along 8th Ave. Market St, just 3 blocks to the south, holds access to major bus lines and lightrail station (which runs from Holman Rd NW through 15th Ave NW and Eastlake to West Seattle, providing plentiful access to the rest of the city.

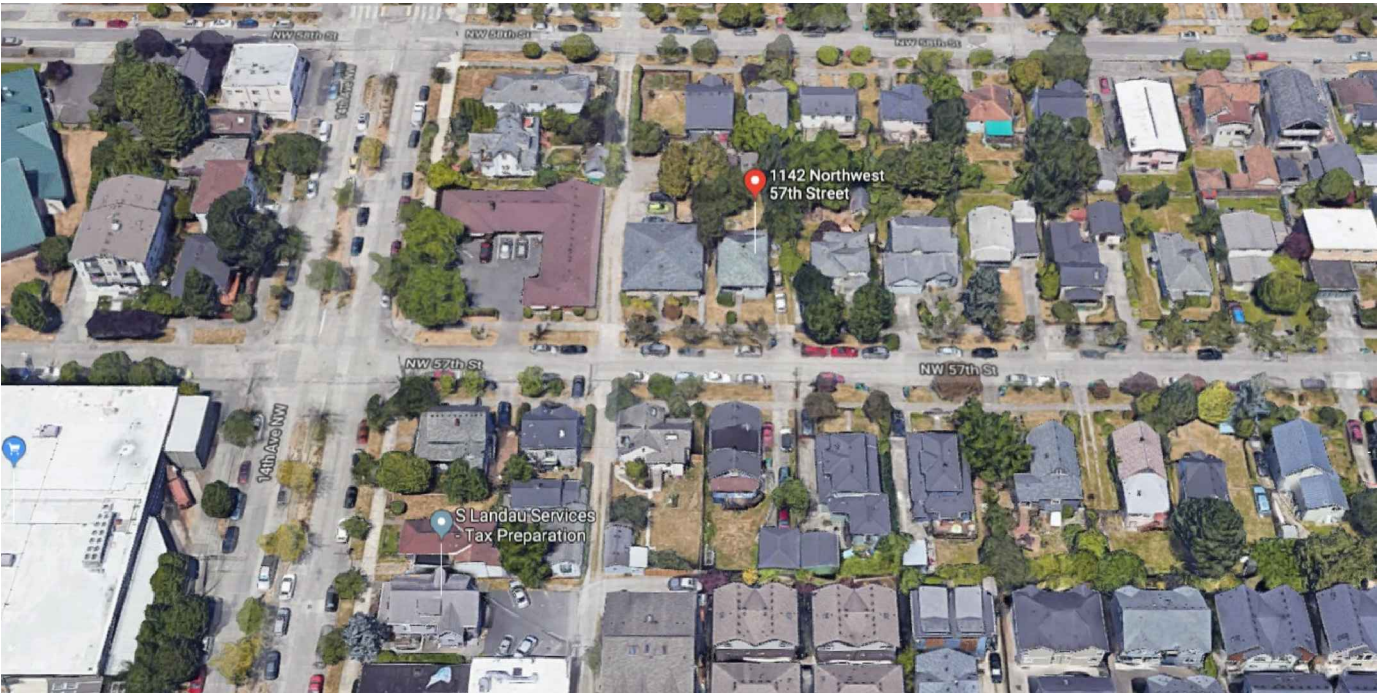
EXISTING SITE

This project site (APN: 276790-0745) is located at the west middle of NW 57th St, between 9th Ave NW and 8th Ave NW. The site's current use is a single family. There is (6) townhouse and (22) units apartment new proposed development projects to the south. To the west and east are single family homes.The site with a grade change of approximately 2' sloping from south to north.

ZONING INFORMATION

ZONE:	LR2 (M1)
OVERLAY:	Ballard (Urban Center Village)
STREETS:	1142 NW 57th St Seattle, WA 98107
SITE:	Located on middle of NW 57th St between 14th Ave NW and 11th Ave NW. In the LR2(M1) with surrounding LR2 and commerical zone.

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Aerial Vicinity Map



Seattle Zoning Map

NEIGHBORHOOD CONTEXT:

The images to the right are represent the variety of multifamily and single family housing types in the immediate vicinity surrounding the site. The massing is very simple with a large clean window strategy consisting of horizontal groupings, vertical groupings, or both. The architectural styles present in the neighborhood are diverse including traditional, craftsman, contemporary, modern etc. The mix modern and traditional roof design of the proposed buildings being able to speak to the language to fit within the existing context.

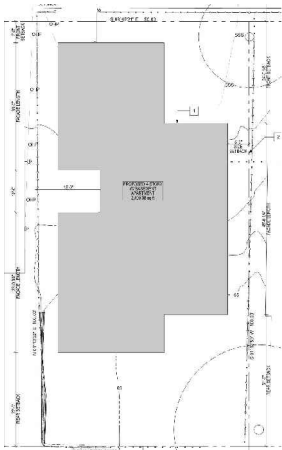


Neighborhood Vicinity Map

A	1123 NW 57TH ST [(22) units apartment]] neighboring project site at SE.
B	1133 NW 57TH ST [(6) townhouse]] neighboring project site at south.
C	5700 14TH AVE NW [(6) units apartment]] neighboring project site at corner of 14th & 57th
D	1144 NW 57TH ST [(3) units triplex] neighboring project site to the west
E	1136 NW 57TH ST [(1) single family]] neighboring project site to the east.
F	1143 NW 57TH ST [(1) single family]] neighboring project site cross the street
G	5614 14TH AVE NW [(2)Townhouse]] neighboring project site at corner of 14th & 57th

INSPIRATION:

The images to the right are precedent photos that helped inform the facade designs for this project. Creating clear horizontal bands of windows and opening up at front, creating a change in material between the bay window played a role in how the street- facing facades were formed.



- A
1123 NW 57TH ST [(22) units apartment]] neighboring project site at SE.
- B
1133 NW 57TH ST [(6) townhouse]] neighboring project site at south.
- C
5700 14TH AVE NW [(6) units apartment]] neighboring project site at corner of 14th & 57th



- D
1144 NW 57TH ST [(3) units triplex] neighboring project site to the west
- E
1136 NW 57TH ST [(1) single family]] neighboring project site to the east.



- F
1143 NW 57TH ST [(1) single family]] neighboring project site cross the street



- G
5614 14TH AVE NW [(2)Townhouse]] neighboring project site at corner of 14th & 57th

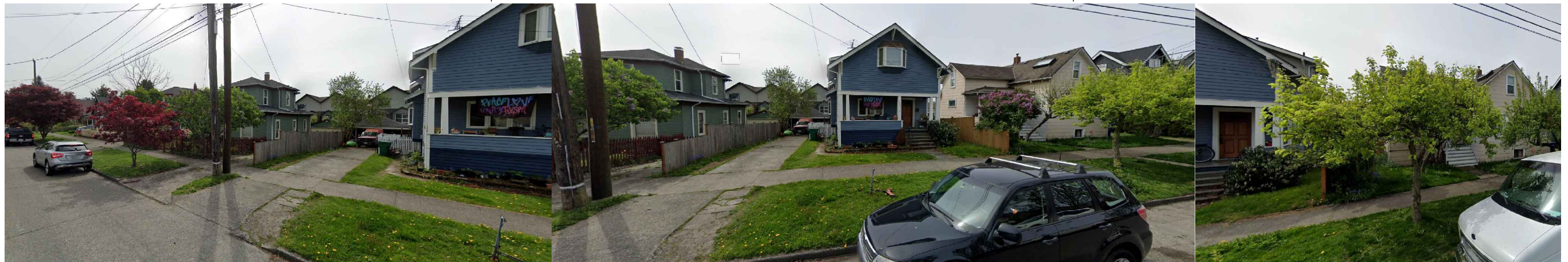
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SUBJECT SITE



STREET VIEW PANORAMA - NW 57TH STREET FACING SUBJECT SITE

ACROSS FROM SUBJECT SITE



STREET VIEW PANORAMA - NW 57TH STREET FACING ACROSS FROM SUBJECT SITE

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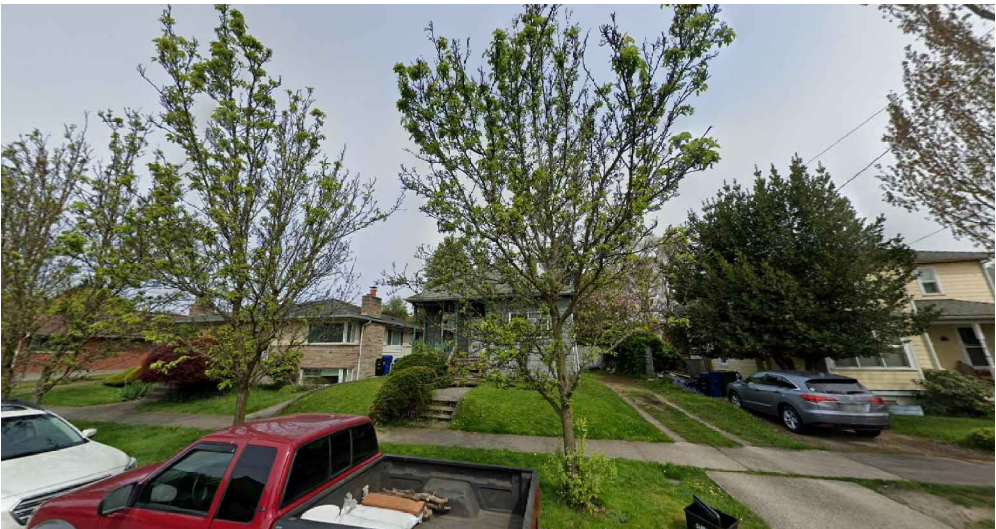
SUBJECT SITE



EXISTING SINGLE FAMILY HOUSE ENTRANCE



KING COUNTY RECORD PHOTO

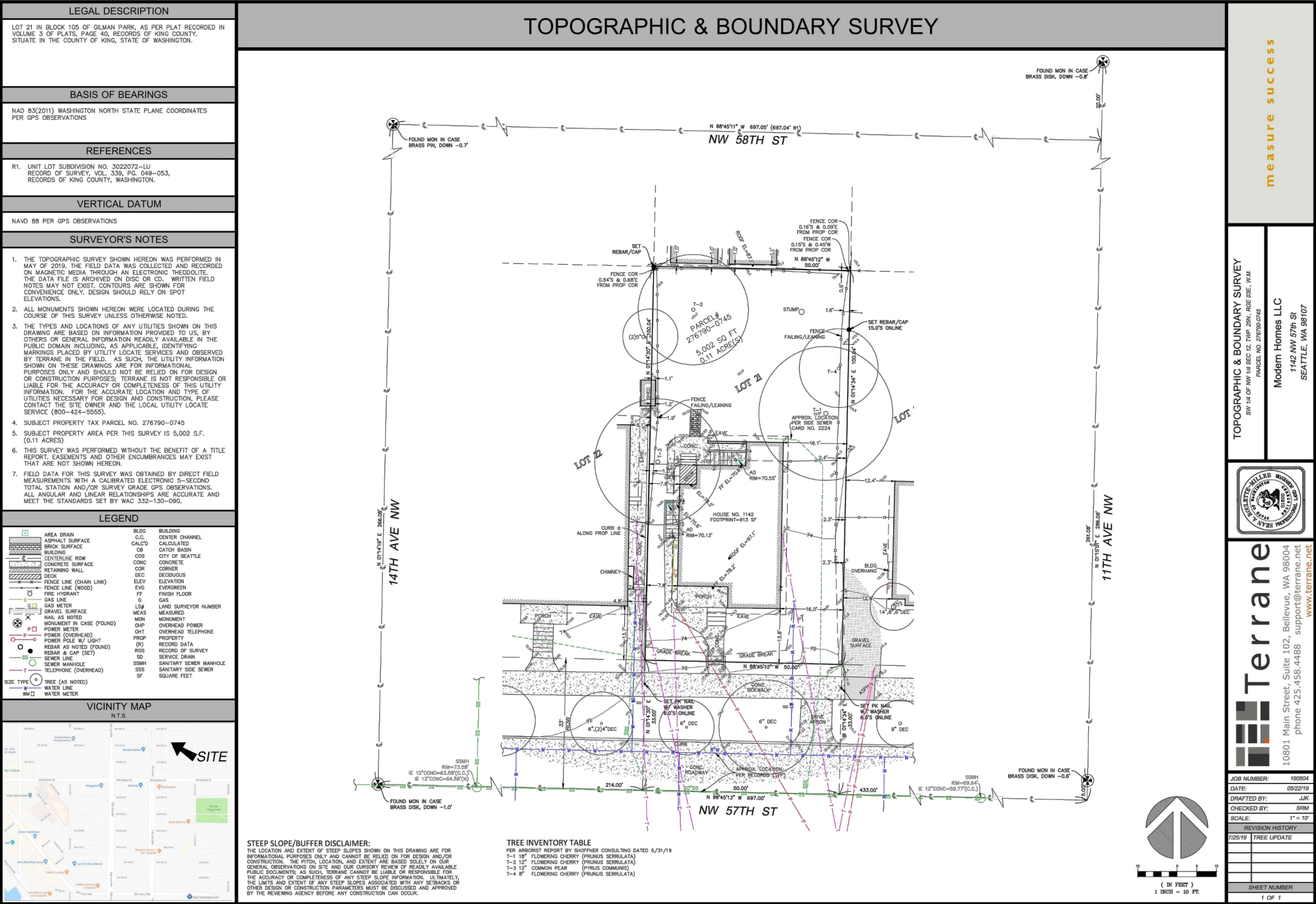


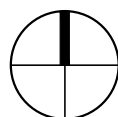
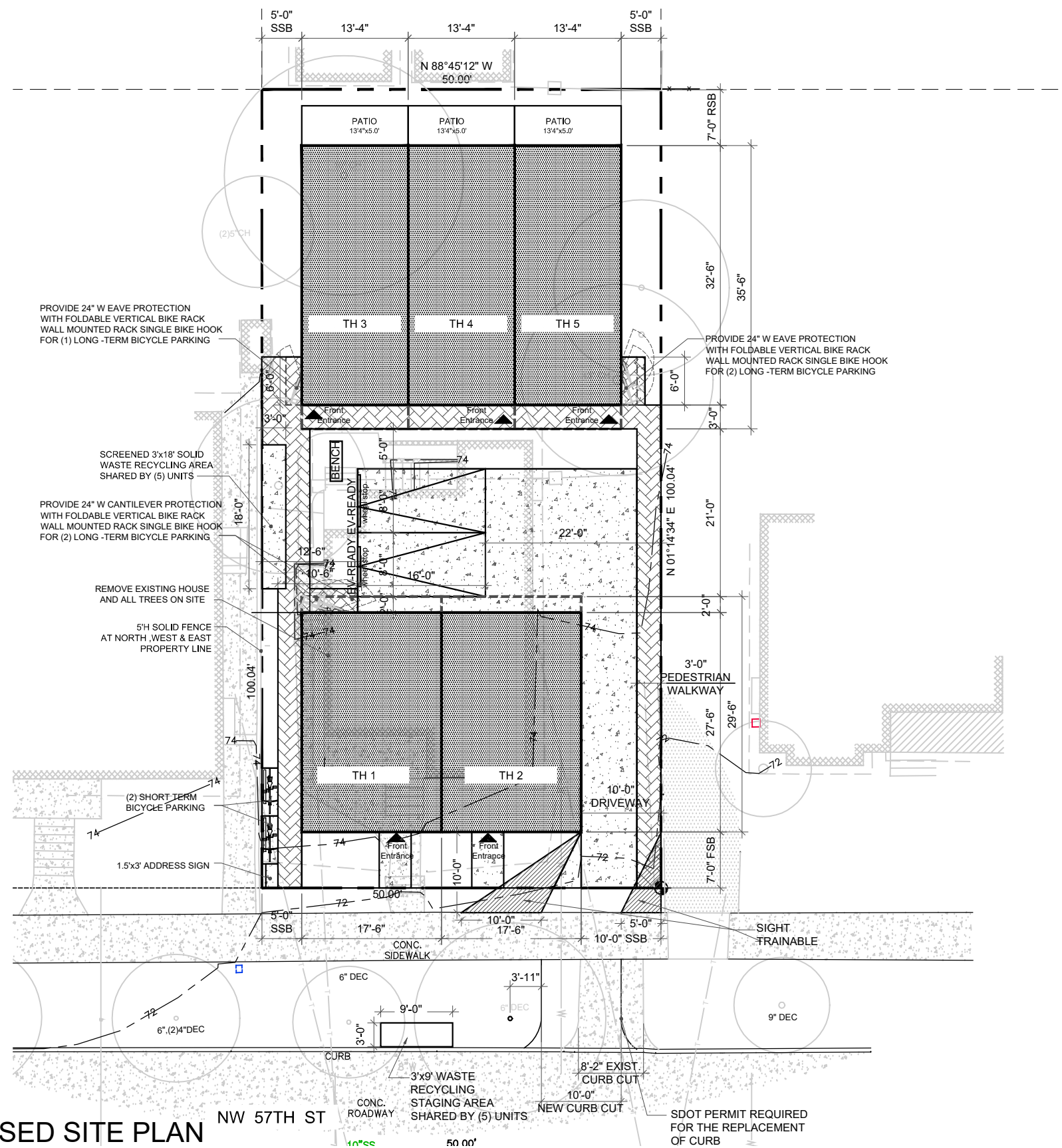
STREET TREE AT SIDEWALK



SITE VIEW PANORAMA

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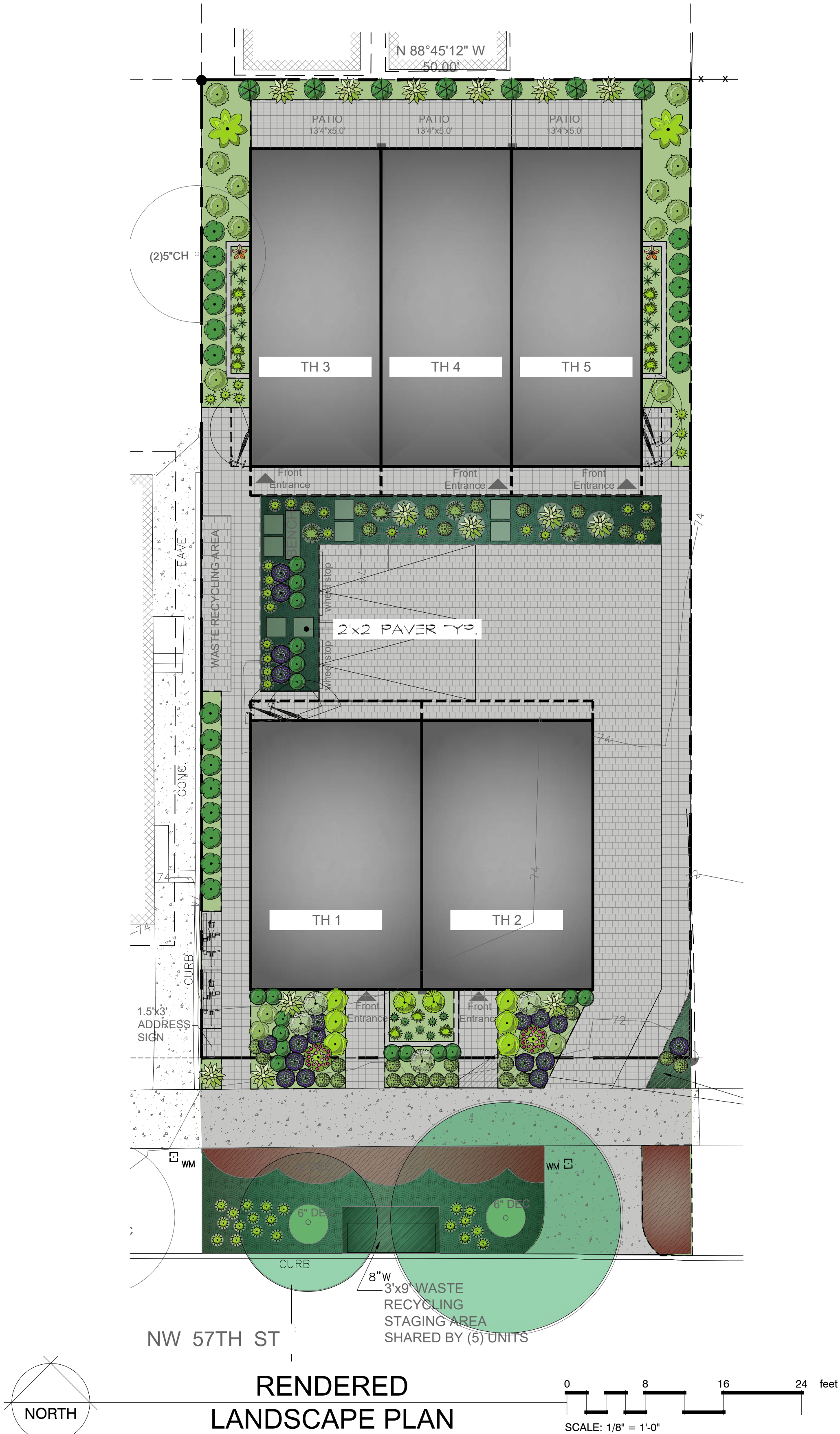
PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"
SIZE: 5,002 SF


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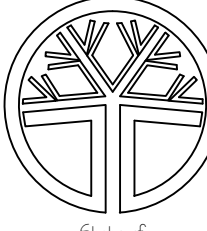
PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	Aralia cordata 'Sun King' / Sun King Aralia	2 gal	Yes	No	2	
	Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather	1 gal	Yes	No	28	
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	Yes	No	46	
	Cornus sericea 'Arctic Fire' / Red Twig Dogwood	3 gal	Yes	Yes	4	
	Euonymus fortunei 'Emerald 'n' Gold' TM / Golden Wintercreeper	1 gal	Yes	No	6	
	Gaultheria shallon / Salal	1 gal	Yes	Yes	20	
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min	Yes	No	18	
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	1 gal	Yes	No	18	
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	2 gal	Yes	No	12	
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	2 gal	Yes	No	3	
	Osmanthus heterophyllus 'Goshiki' / Goshiki Holly	2 gal	Yes	No	14	
	Pennisetum orientale / Oriental Fountain Grass	1 gal	Yes	No	4	
	Spiraea japonica 'Firelight' / Firelight Spirea	2 gal	Yes	No	2	
	Taxus x media 'H.M. Eddie' / H.M. Eddie Yew	3'-5' Ht	Yes	No	7	
BIORETENTION	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal	Yes	No	11	
	Carex abrupta / Slough Sedge	1 gal	Yes	Yes	7	
	Cornus alba 'Souchaultii' / Goldenleaf Dogwood	5 gal	Yes	No	2	
	Juncus effusus / Soft Rush	1 gal	Yes	No	12	
	Libertia peregrinans / New Zealand Iris	1 gal	Yes	No	2	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Ajuga reptans / Bugleweed	4"pot	Yes	No	24" o.c.	634 sf
	Leptinella squalida 'Platt's Black' / New Zealand Brass Buttons	4"pot	Yes	No	12" o.c.	48 sf
	Sedum spurium 'Red Carpet' / Stonecrop	4"pot	Yes	No	18" o.c.	162 sf



Root of Design
206 491 9545
7104 265th St NW #218
Stanwood, WA 98292





Devin Peterson
Landscape Architect
certificate no. 1222

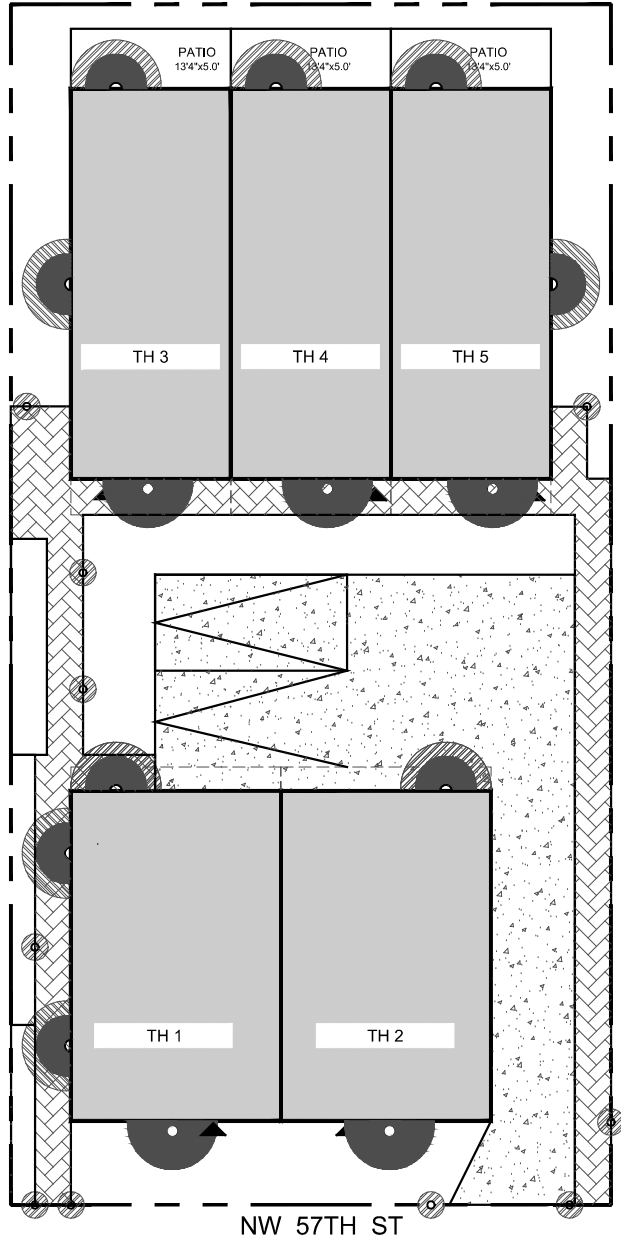
PROJECT TITLE

RENDERED
LANDSCAPE PLAN
1142 NW 57TH ST. SEATTLE, WA

DRAWN SB	DATE 08.02.19
REVISED SB	DATE 08.02.19
NH	10.31.19

1/8" = 1'-0"

L0



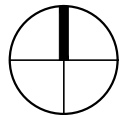
○ Motion Sensing Pathway Lights



Outdoor wall light, automatic on at dark, brighter w/ motion sensor w/ baffle to light down only.



○ Progress Lighting 5" Gray Incandescent Cylinder Outdoor Wall Lantern



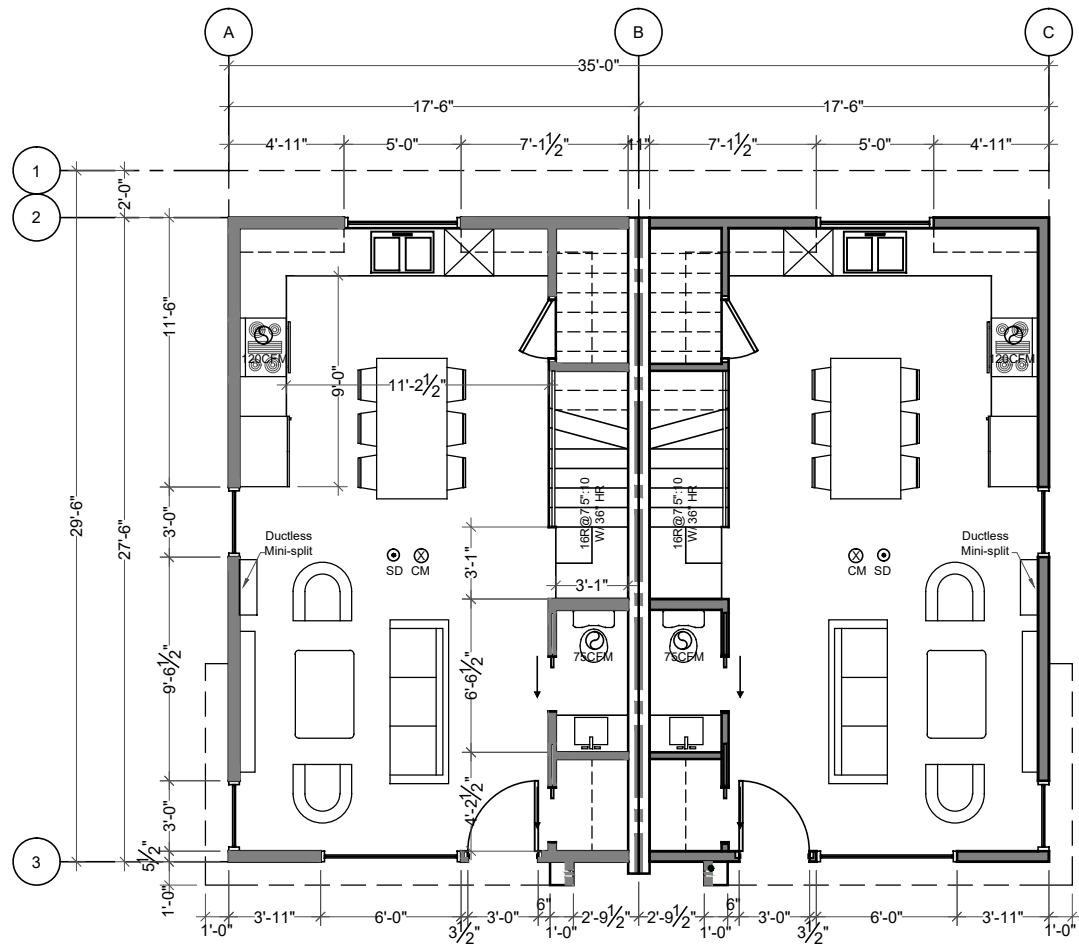
PROPOSED LIGHTING PLAN

SCALE: 1/16" = 1'-0"

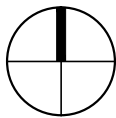
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TOWNHOUSE UNIT 1& 2

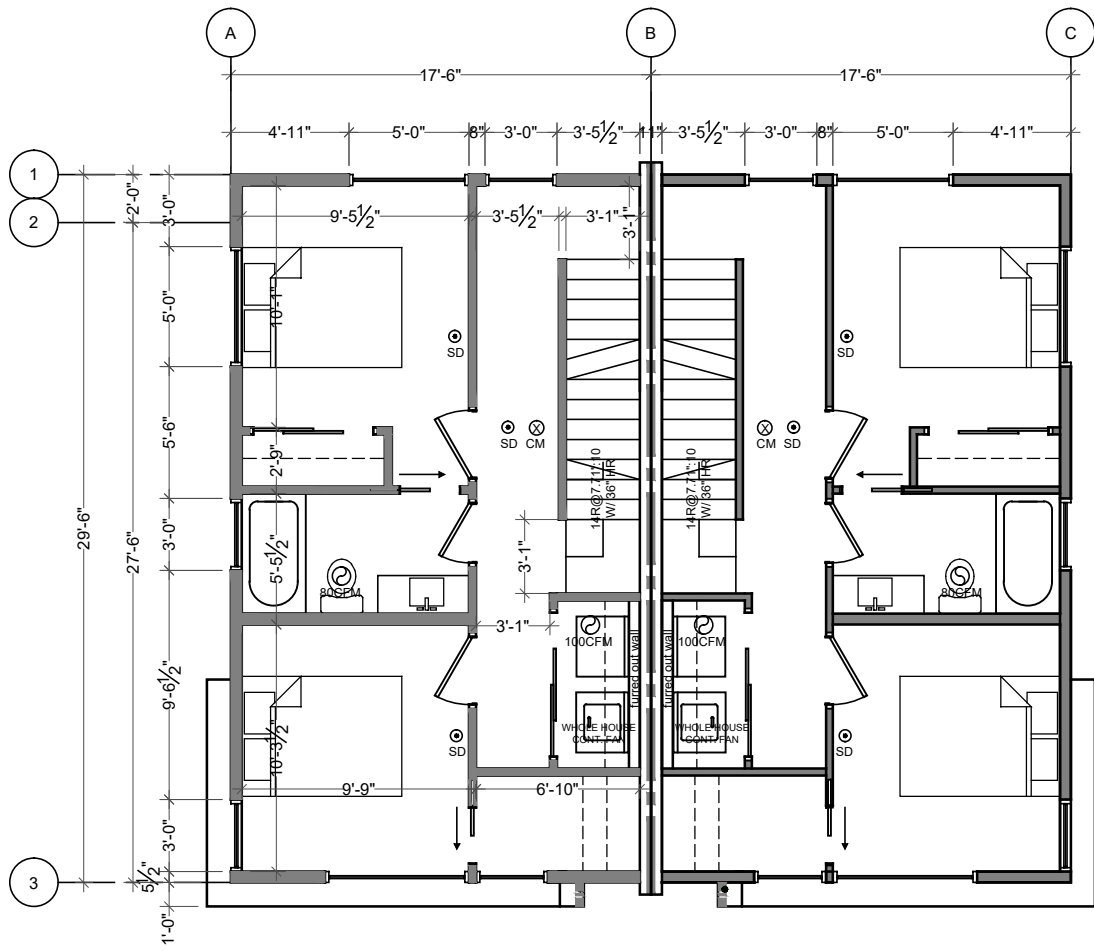
Bedrooms: 3 / unit
Bathrooms: 2.5 / unit
Heated: 1,572 sf / unit



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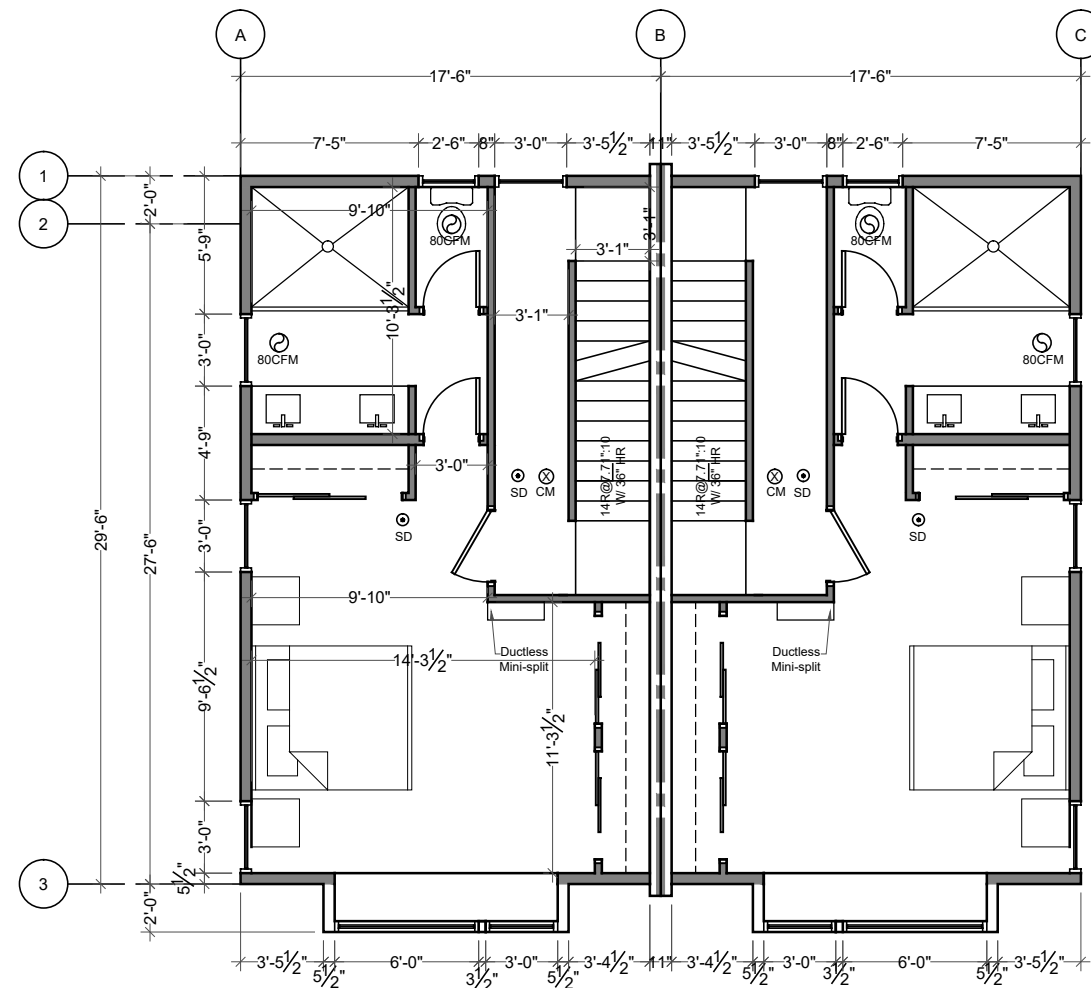
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
(440.8SF/UNIT)



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
(474SF / UNIT)

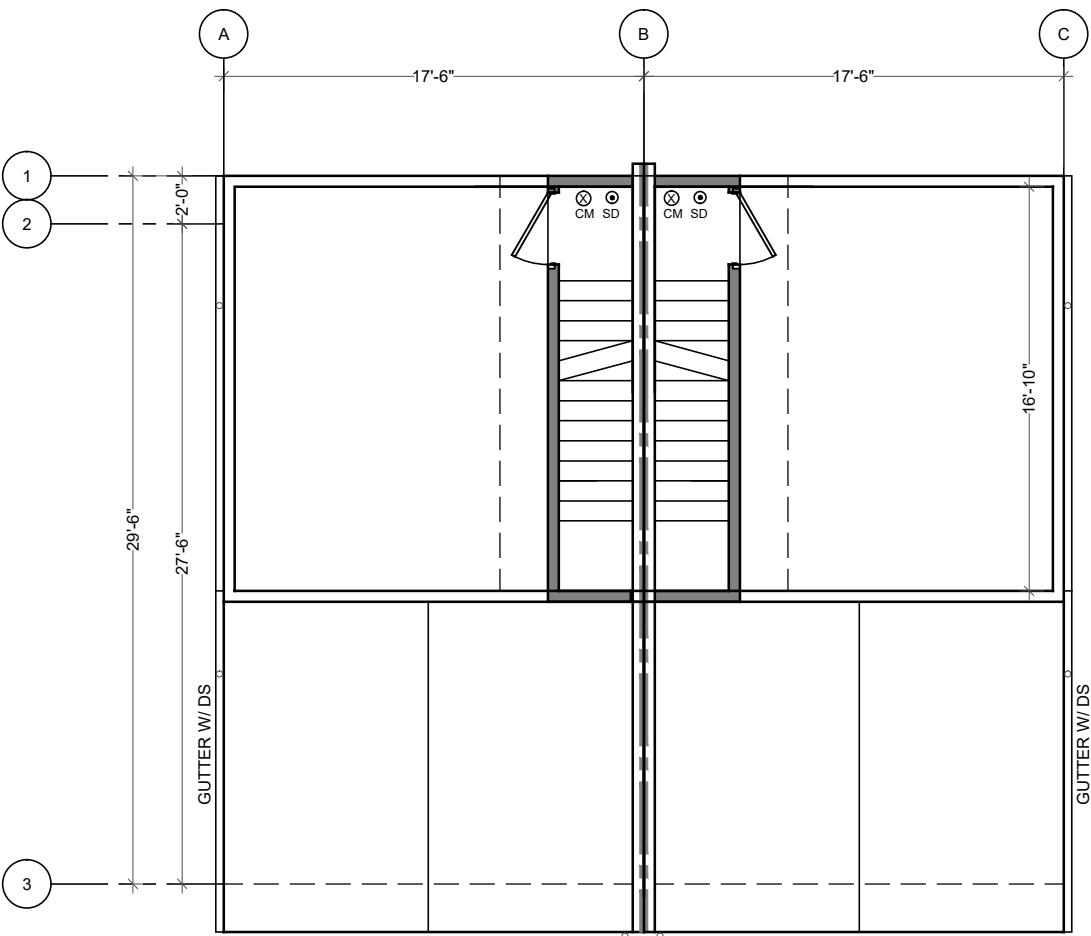
TOWNHOUSE UNIT 1& 2

Bedrooms: 3 / unit
Bathrooms: 2.5 / unit
Heated: 1,572 sf / unit



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(474 SF / UNIT)



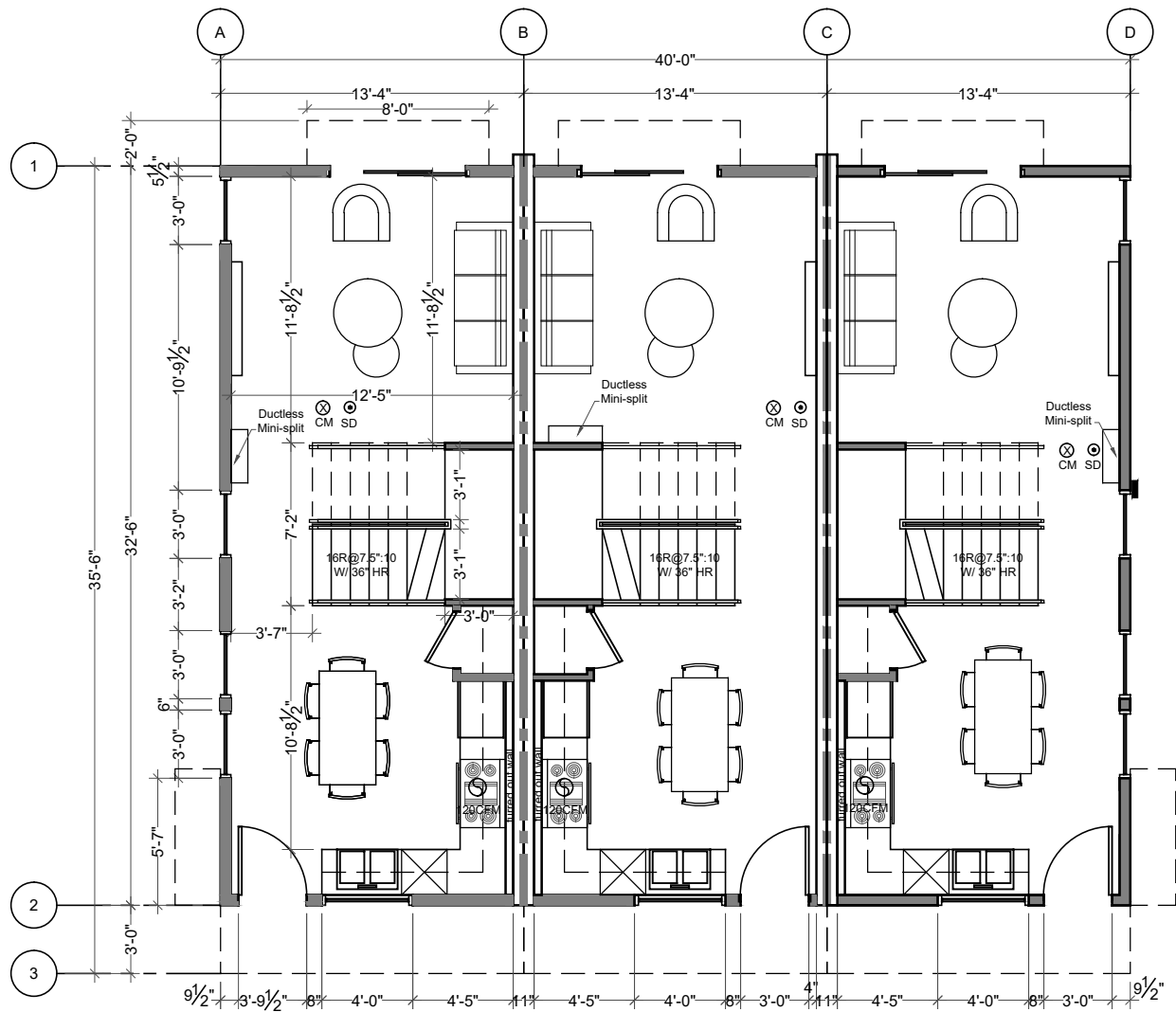
ROOF DECK PLAN

SCALE: 1/8" = 1'-0"
(42.9 SF / UNIT)

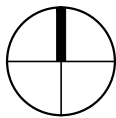
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TOWNHOUSE UNIT 3,4 & 5:

Bedrooms: 3 / unit
Bathrooms: 2 / unit
Heated: 1,479 sf / unit

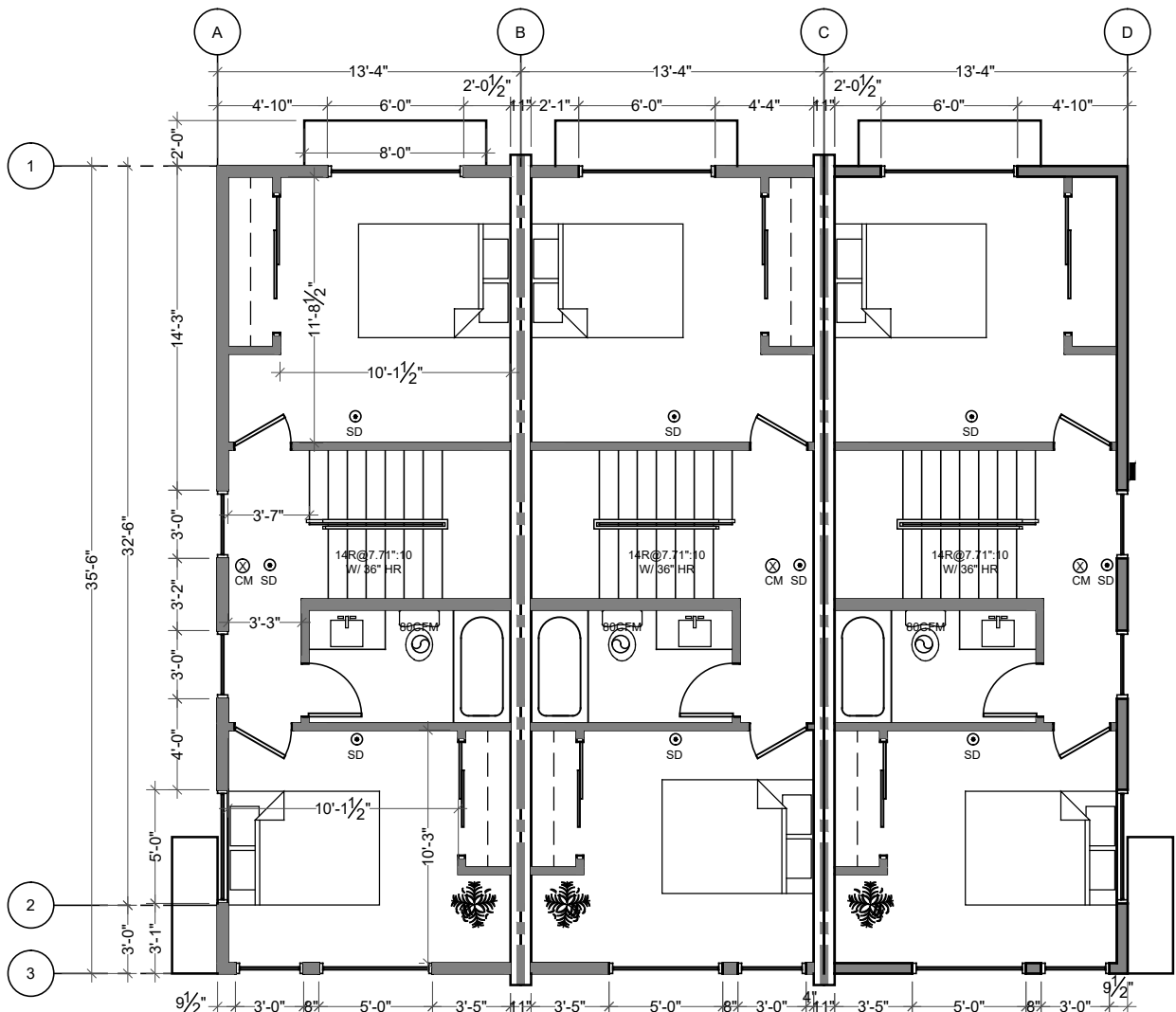


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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
(392 SF / UNIT)

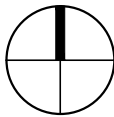
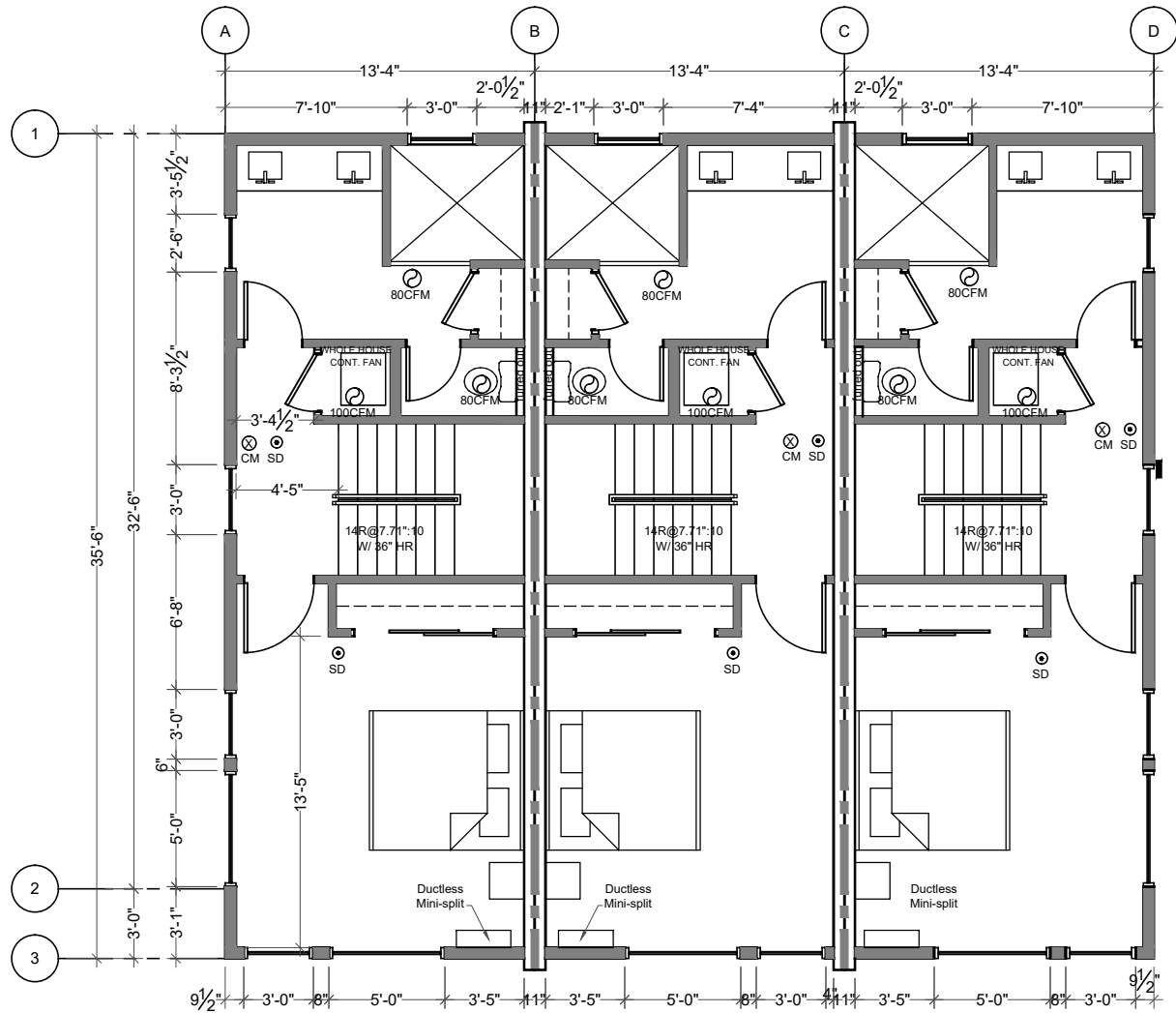


SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
(429 SF / UNIT)

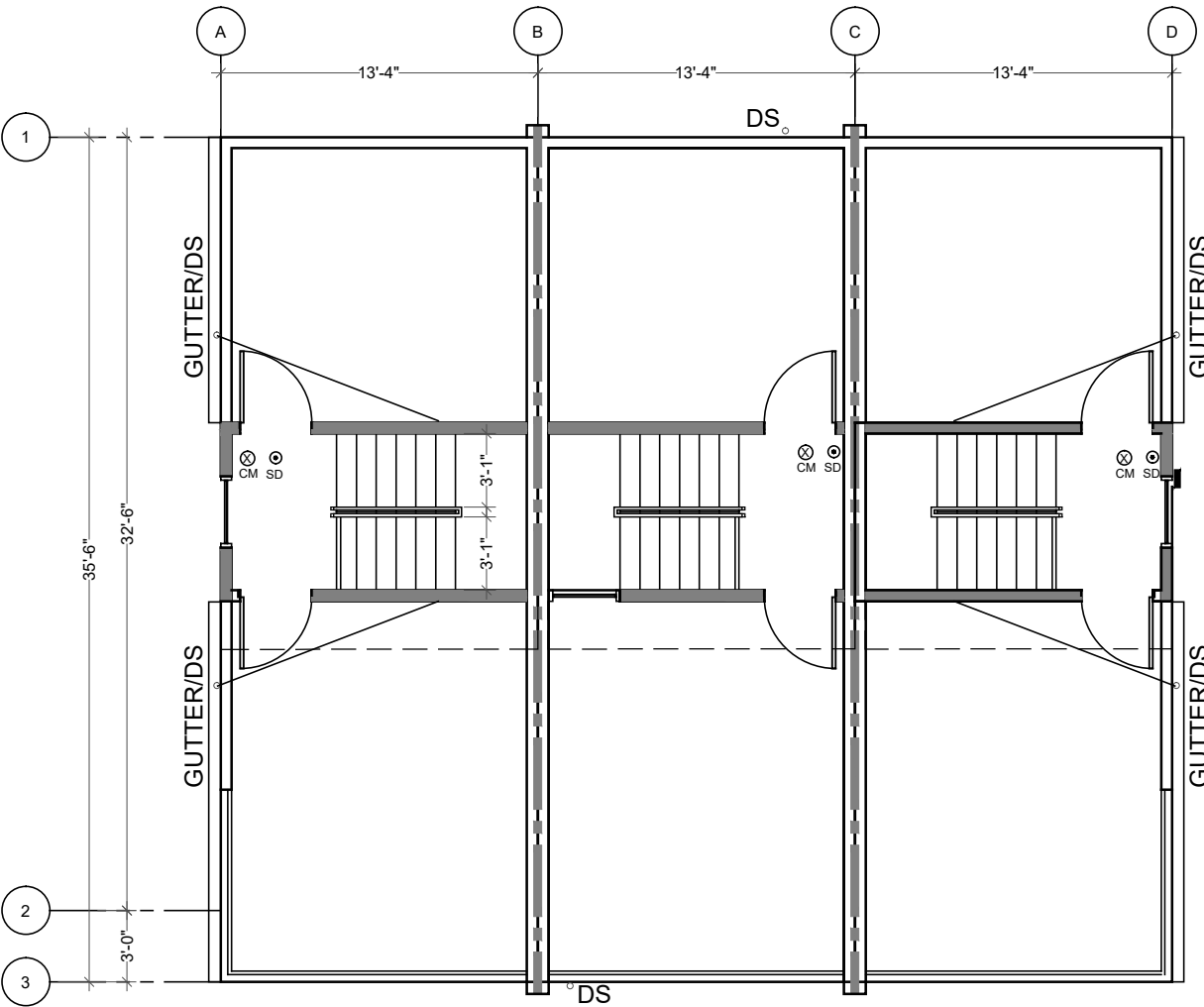
TOWNHOUSE UNIT 3,4 & 5:

Bedrooms: 3 / unit
Bathrooms: 2 / unit
Heated: 1,479 sf / unit



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(429 SF / UNIT)



ROOF DECK PLAN

SCALE: 1/8" = 1'-0"
(81.7 SF / UNIT)

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Cedar siding



Lap siding



Open Steel railing



Hardie Panel siding



Bench



Permeable pavement surfaces



Wood Fence

CEDAR SIDING

WHITE LAP SIDING

WHITE HARDIE PANEL SIDING - 4x8 SHEETS

BLACK VINYL WINDOWS, TYP

DARK GRAY HARDIE PANEL SIDING - 4x8 SHEETS

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TH UNIT 1&2 NORTH ELEVATION

WHITE LAP SIDING -
4x8 SHEETS

PARAPET AT ROOF DECK

BLACK VINYL
WINDOWS, TYP

GRAY HARDIE PANEL
SIDING - 4x8 SHEETS



TH UNIT 1&2 WEST ELEVATION

STAIR TOWER,
WHITE LAP SIDING

PARAPET / GUARDRAIL AT
ROOF DECK

BAY WINDOW



DARK GRAY HARDIE PANEL
SIDING - 4x8 SHEETS

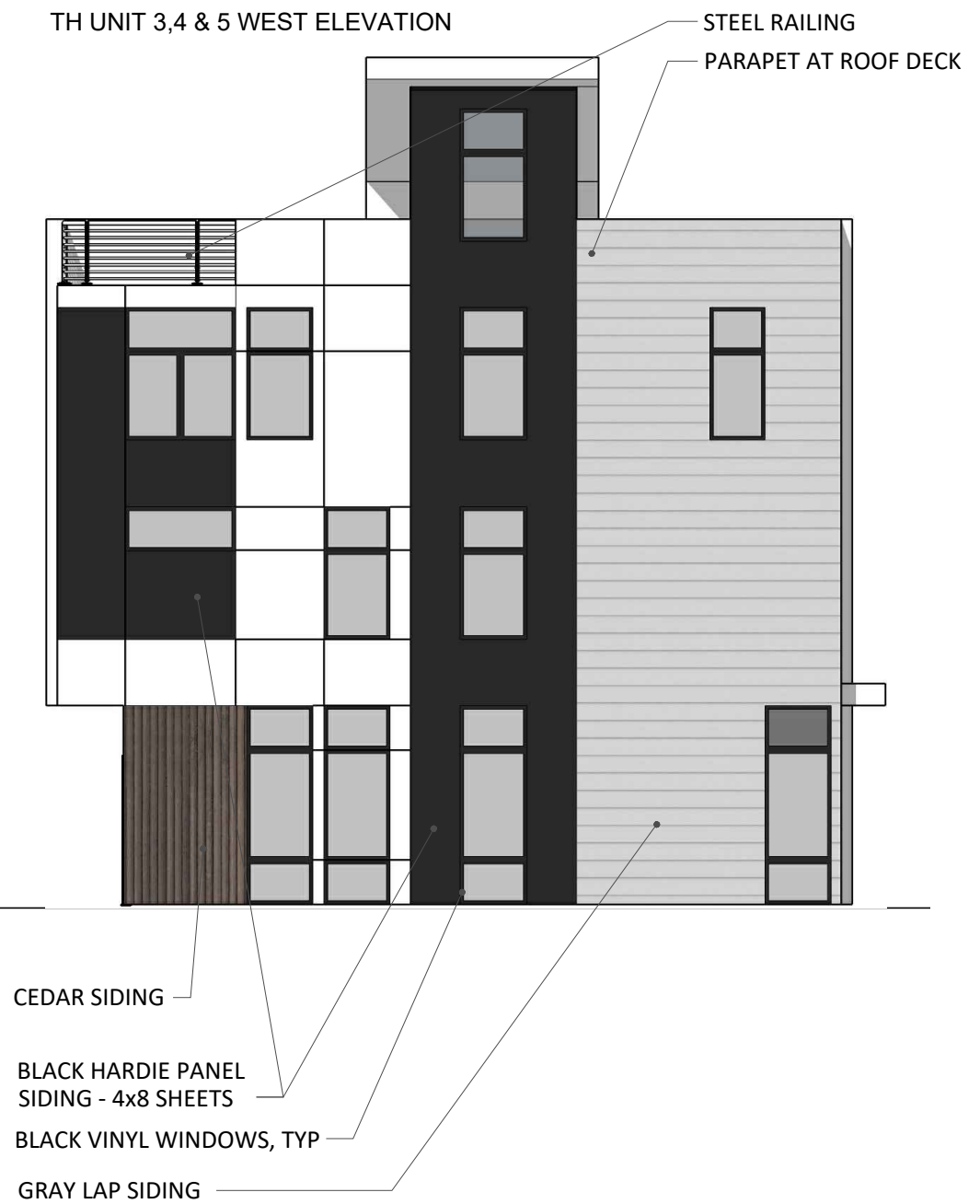
WHITE LAP SIDING

BLACK VINYL WINDOWS, TYP

CEDAR SIDING

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SOUTH VIEW OF TOWNHOUSES



VIEW OF TOP ROOF DECK



WEST VIEW OF FRONT

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VIEW OF NORTH FROM NEIGHBOR'S PERSPECTIVE

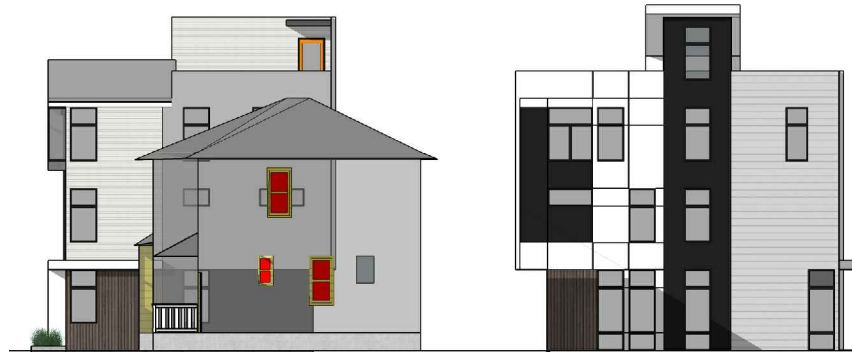


VIEW OF BACK TOWNHOUSE

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EXISTING #1136 SINGLE FAMILY FACING PROPOSED EAST FACADE



EAST SINGLE FAMILY WINDOW LOOKING AT PROPOSED TOWNHOUSE



EXISTING #1146 SINGLE FAMILY FACING PROPOSED WEST FACADE



WEST SINGLE FAMILY WINDOW LOOKING AT PROPOSED TOWNHOUSE

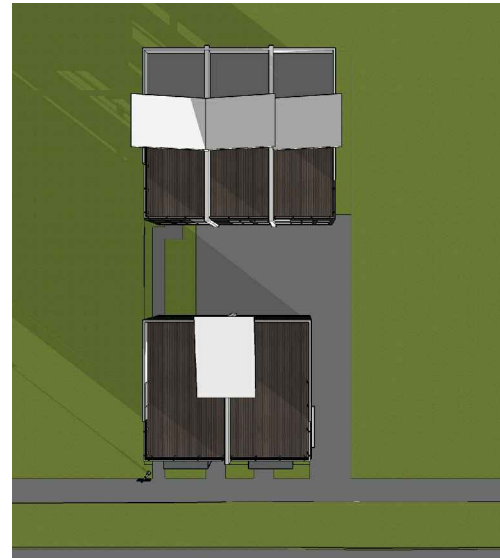
Window Overlap Privacy Study

The windows of the proposed townhouses and single family home have been thoughtfully designed to minimize the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants. Windows and doors of neighboring buildings are highlighted with red color.

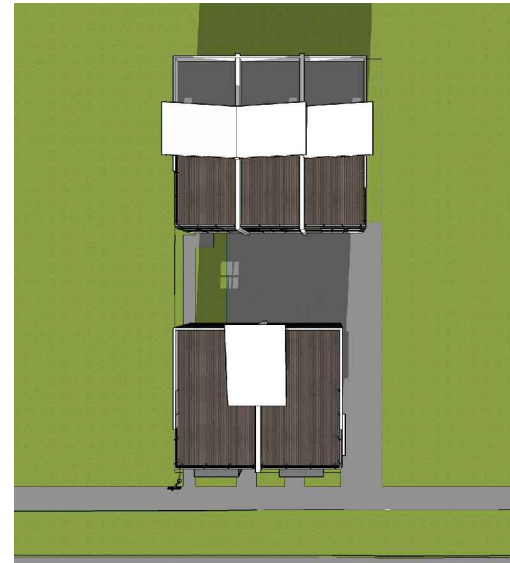
EAST: To the east is 1-story single family. The only three window on this facade is small look onto their own driveway and landscaped side yard.

WEST: To the west is 1-story single family. The only few windows on this facade are high small widows look onto the west side of the court yard.

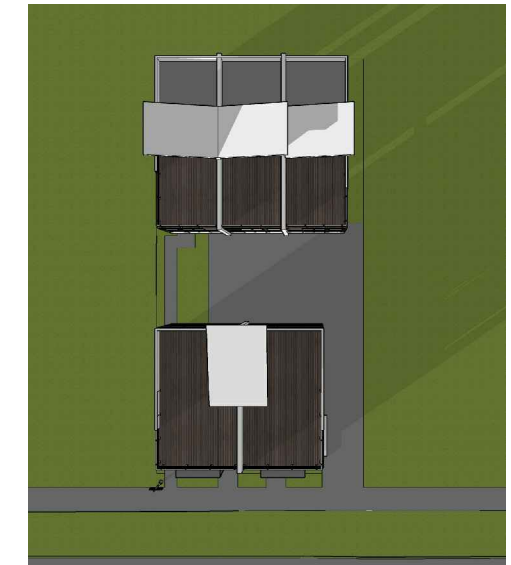
WINTER SOLSTICE: DECEMBER 20



8AM



NOON



4PM

SUMMER SOLSTICE: JUNE 21



8AM



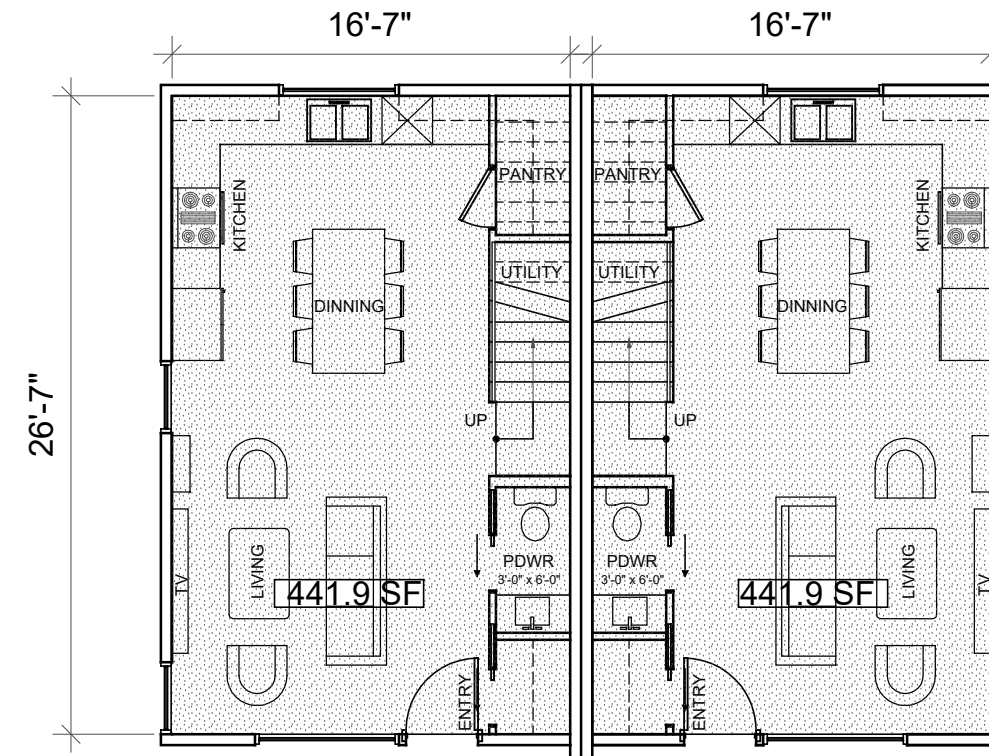
NOON



4PM

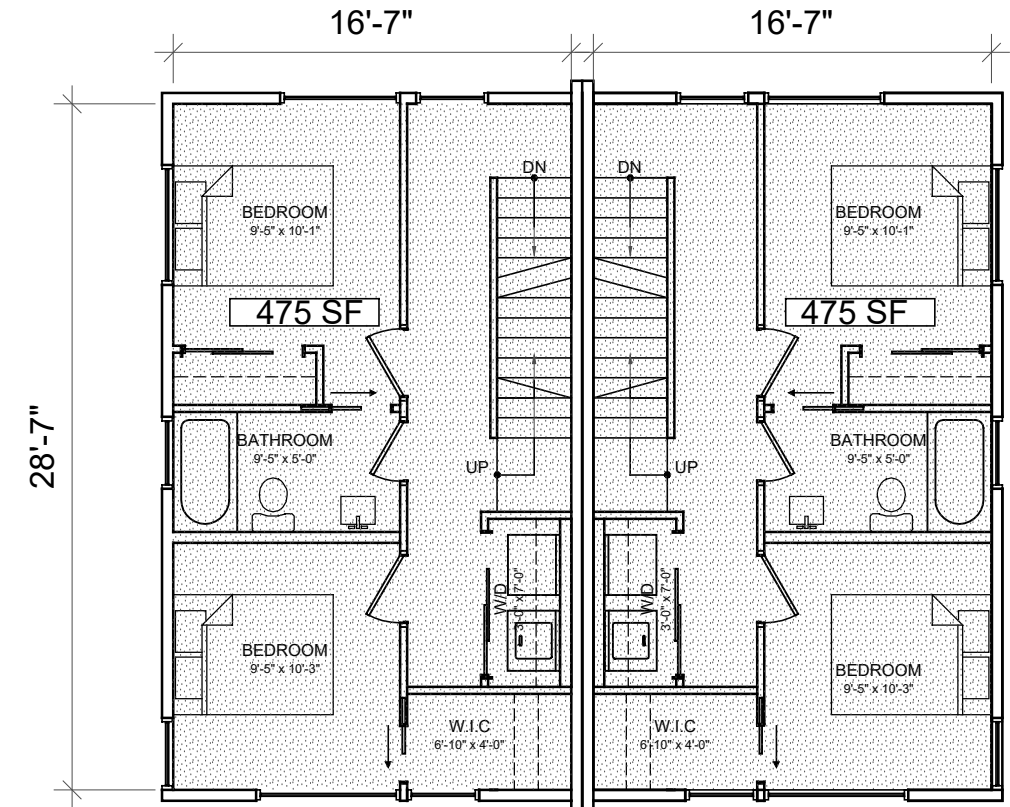
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FAR: TOWNHOUSE UNIT 1 & 2



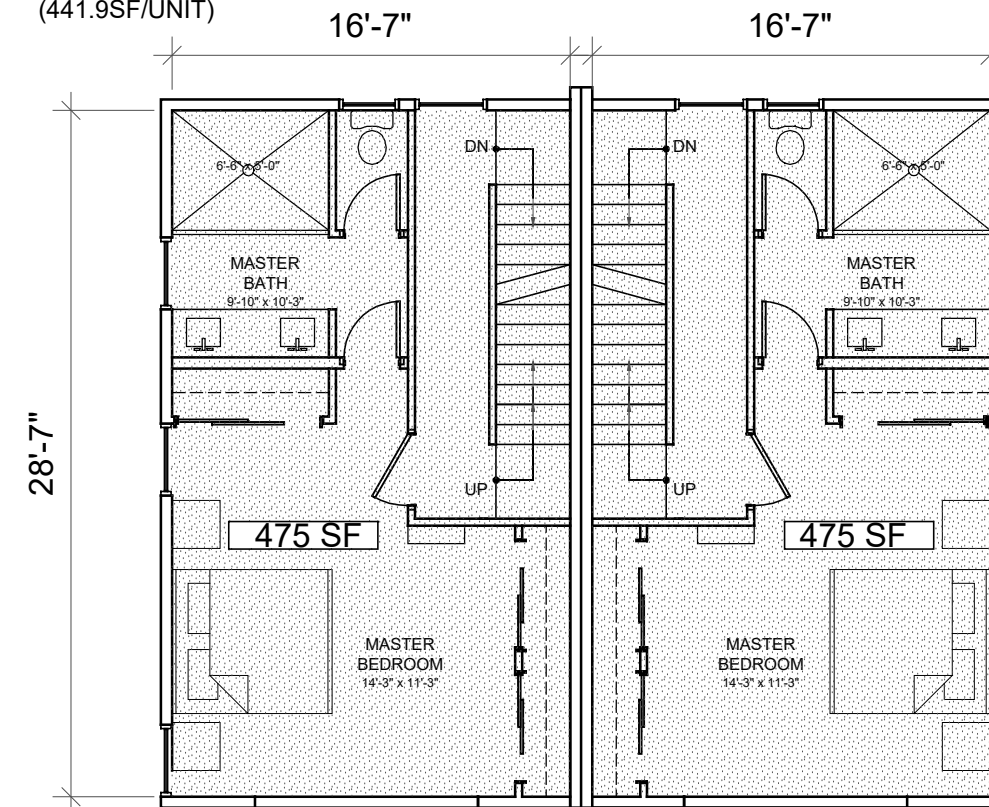
FAR: FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
(441.9SF/UNIT)



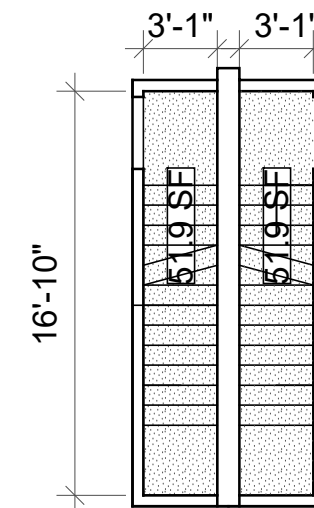
FAR: SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
(475SF/UNIT)



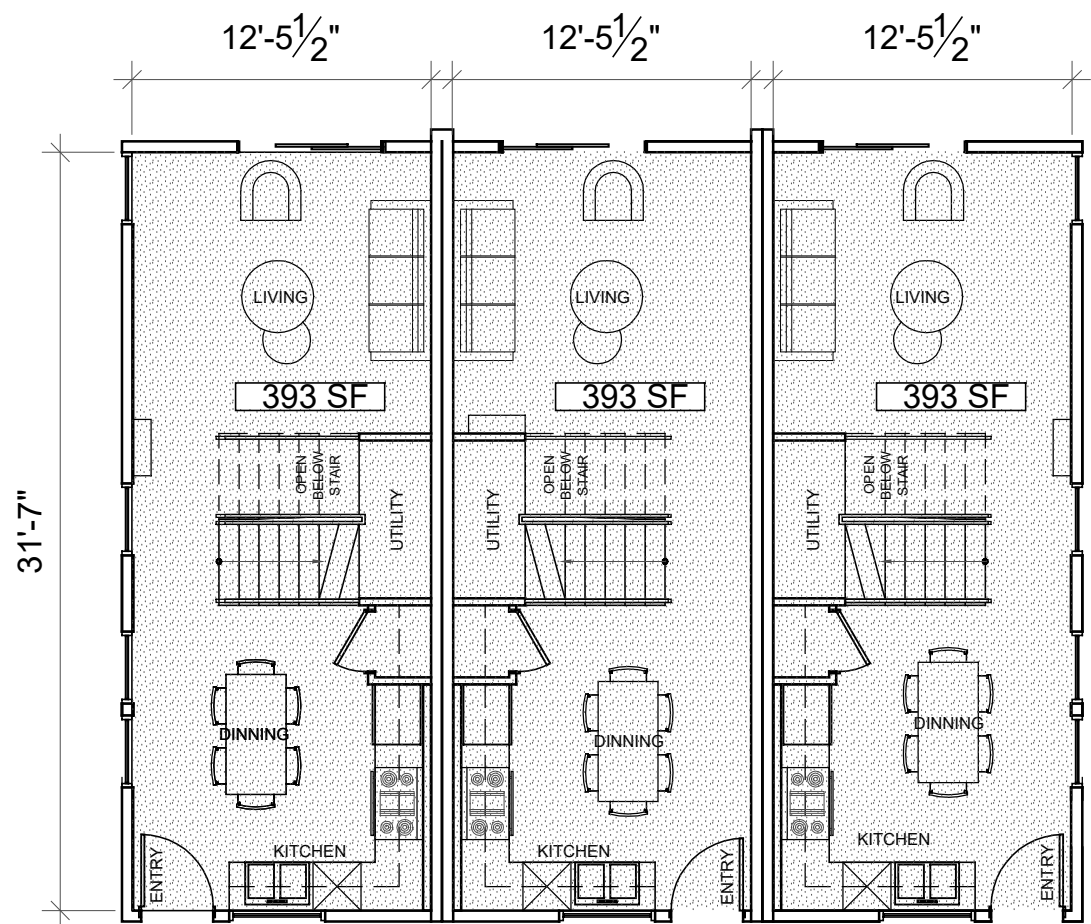
FAR: THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(475SF/UNIT)



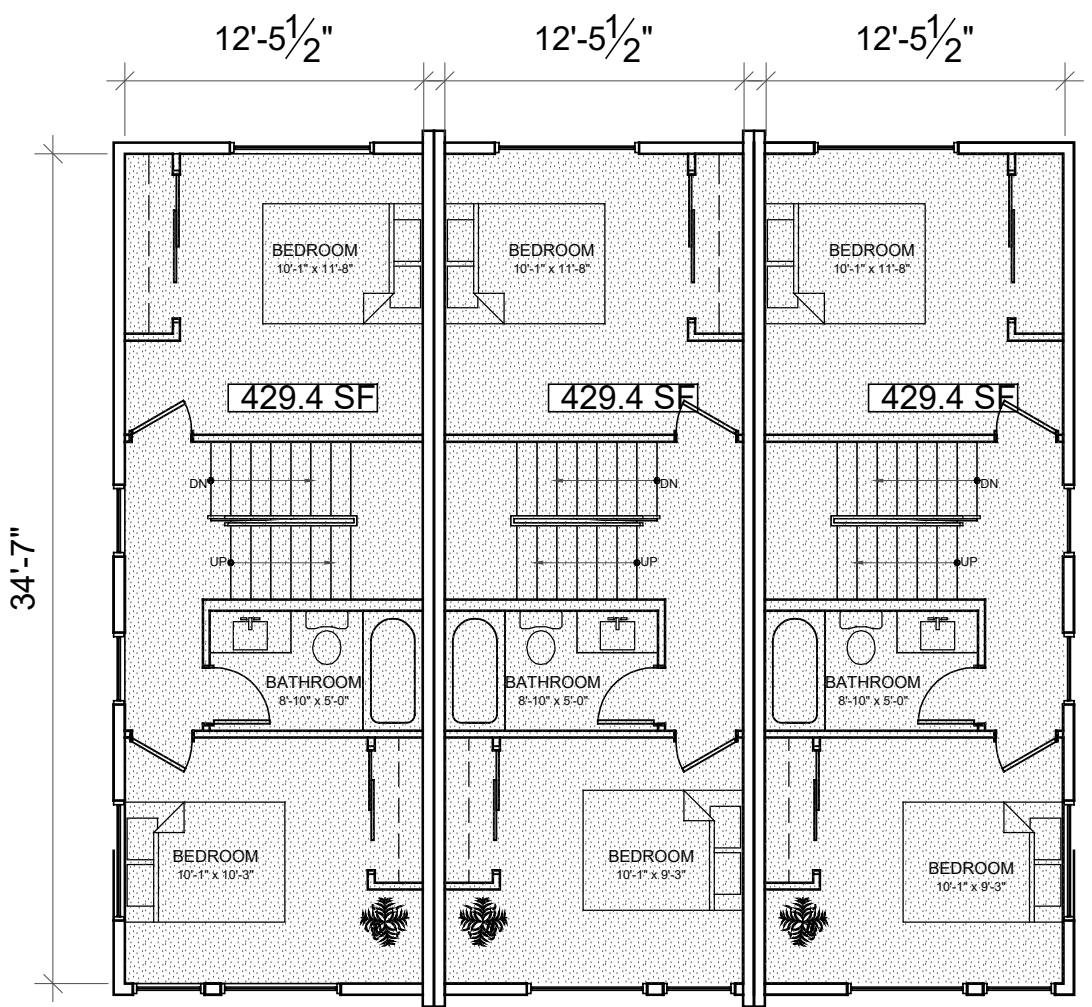
FAR: ROOF TOWER PLAN

SCALE: 1/8" = 1'-0"
(103.8SF/UNIT)



FAR: FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
(393 SF / UNIT)

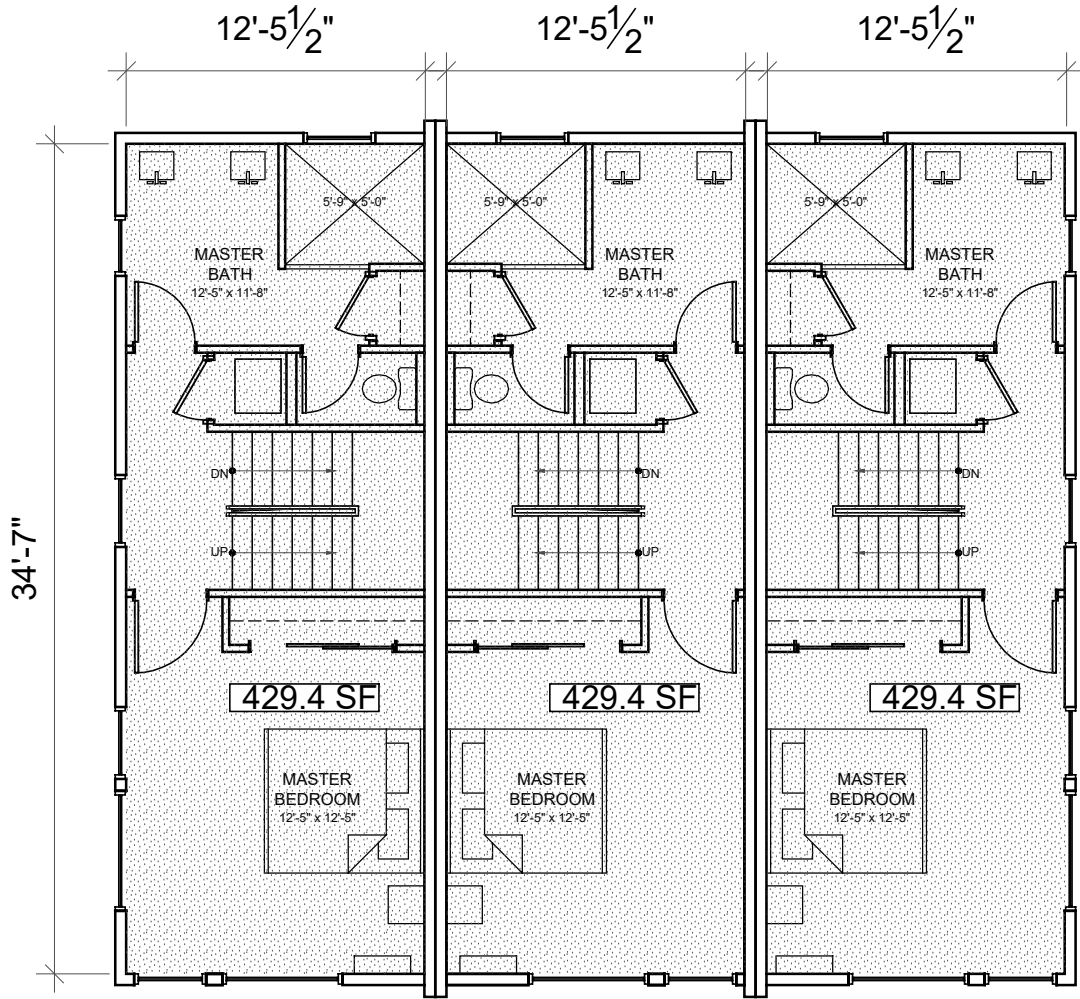


FAR: SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
(429.4 SF / UNIT)

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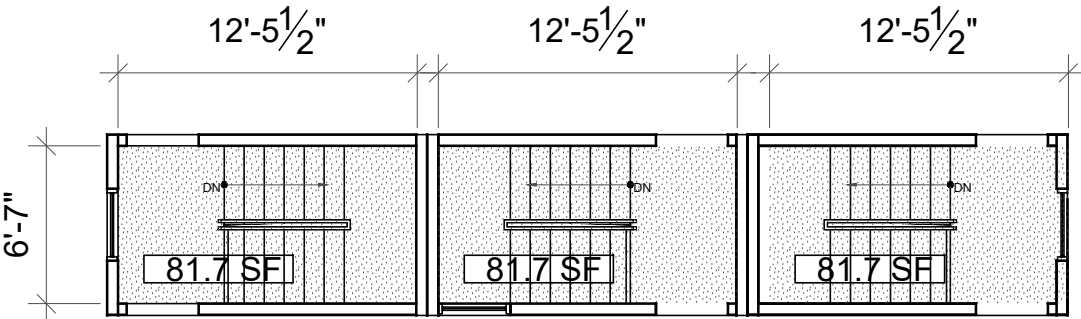
FAR: TOWNHOUSE UNIT 3, 4 & 5



FAR: THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(429.4 SF / UNIT)

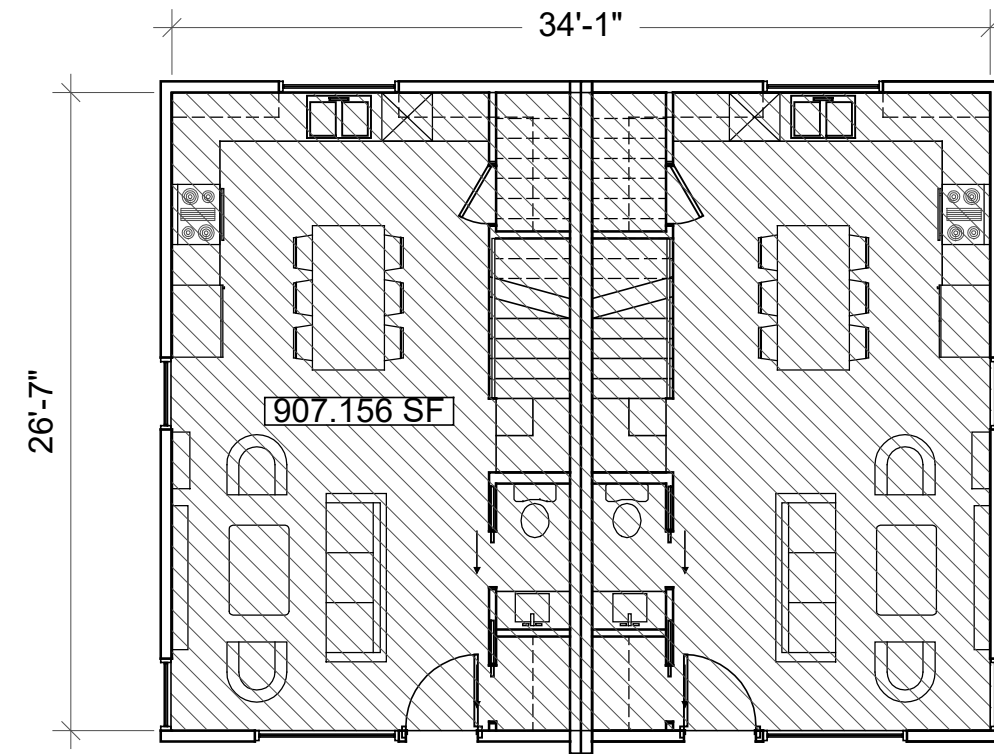
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FAR: ROOF TOWER PLAN

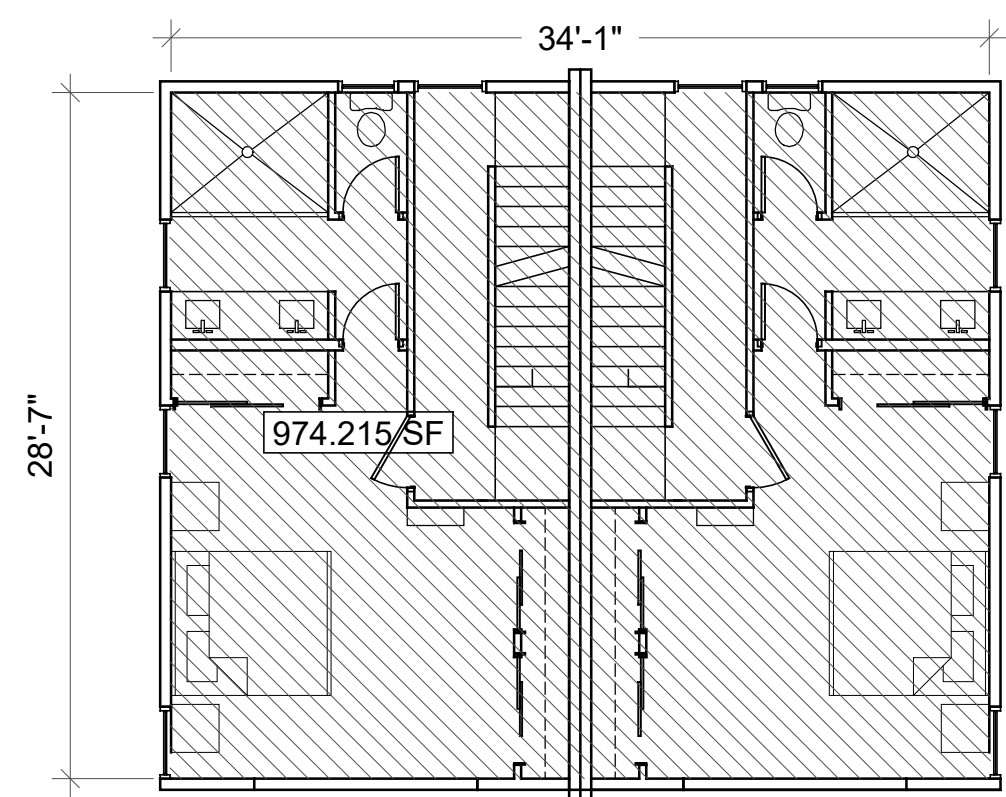
SCALE: 1/8" = 1'-0"
(81.7 SF / UNIT)

GFA: TOWNHOUSE UNIT 1 & 2



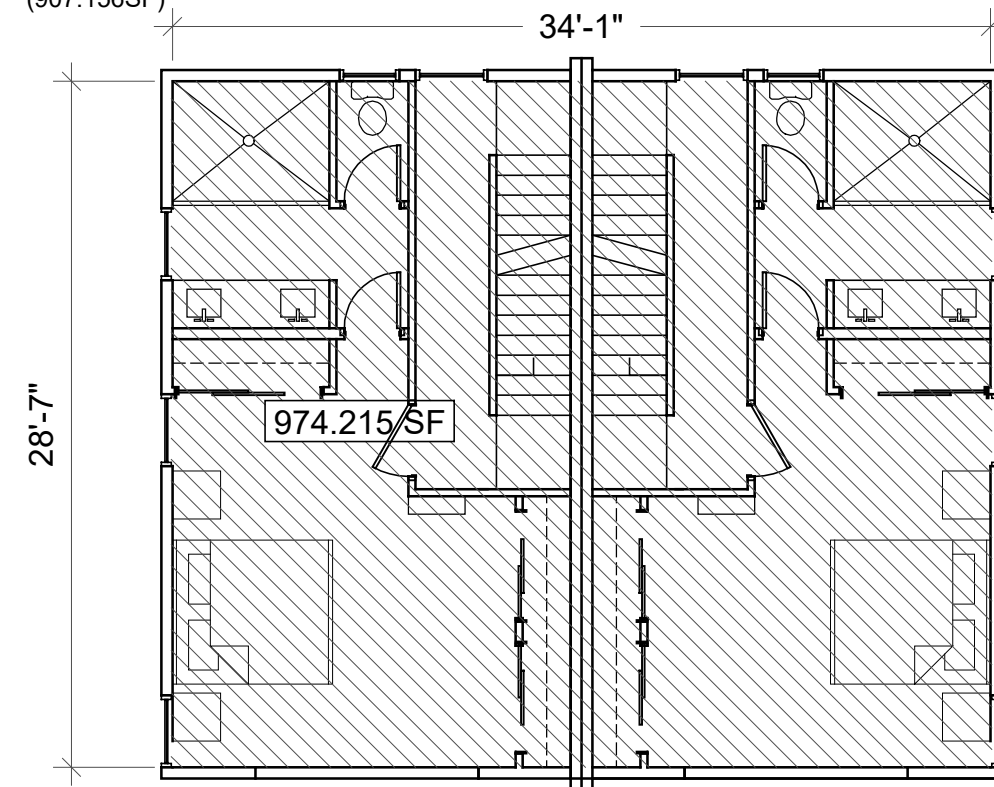
GFA: FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"
(907.156SF)



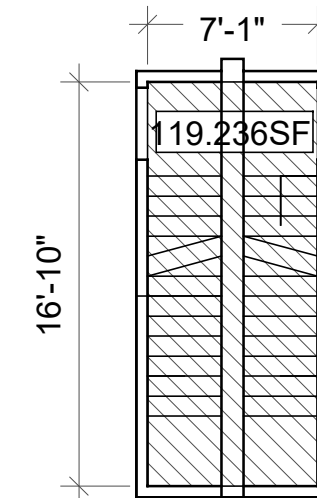
GFA: SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"
(974.215SF)



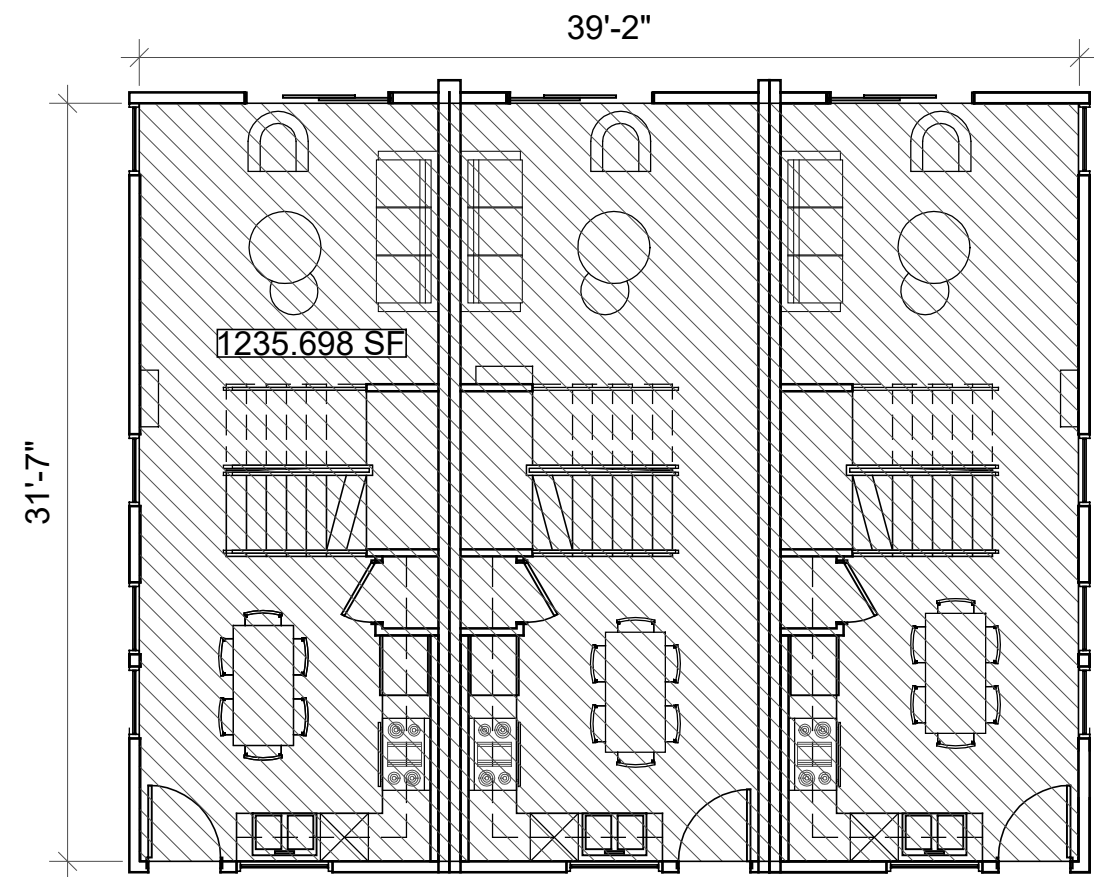
GFA: THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
(974.215SF)



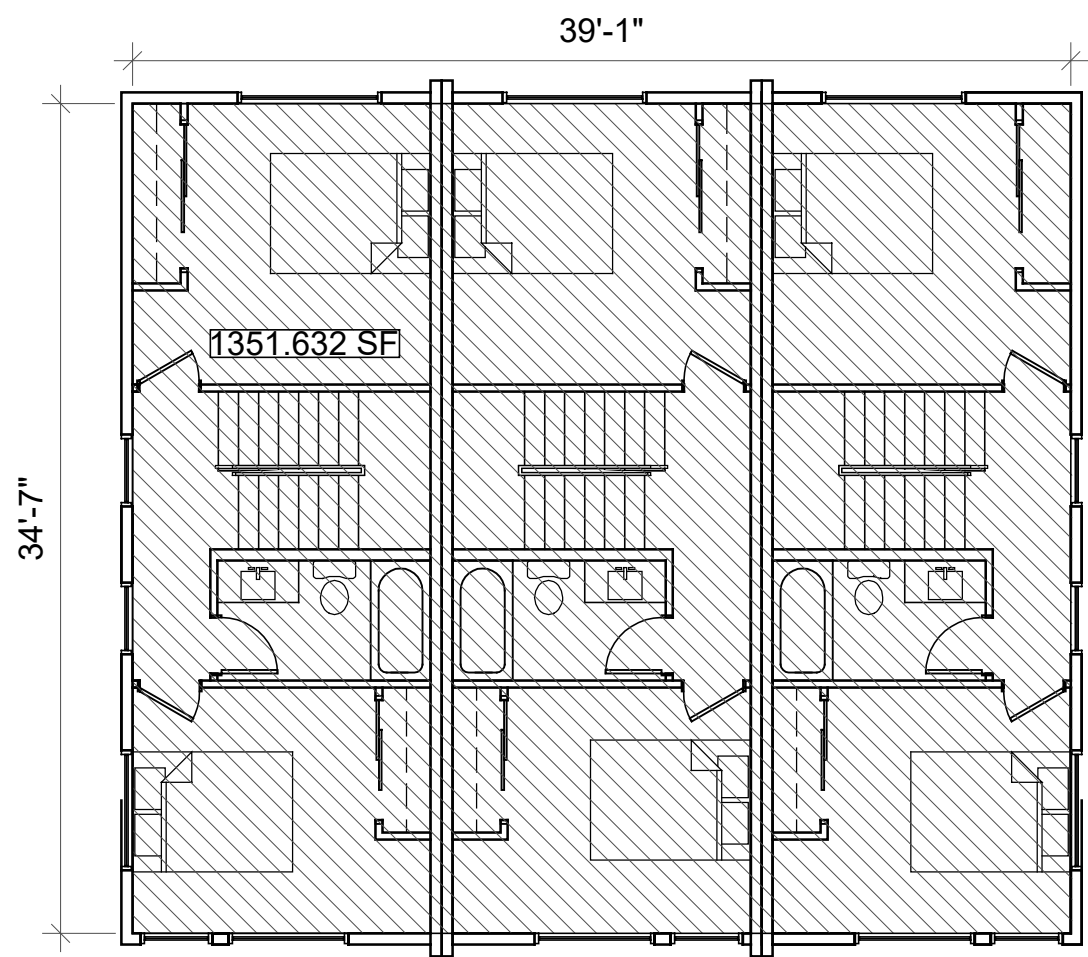
GFA: ROOF TOWER PLAN

SCALE: 1/8" = 1'-0"
(119.236SF)



GFA: FIRST FLOOR PLAN

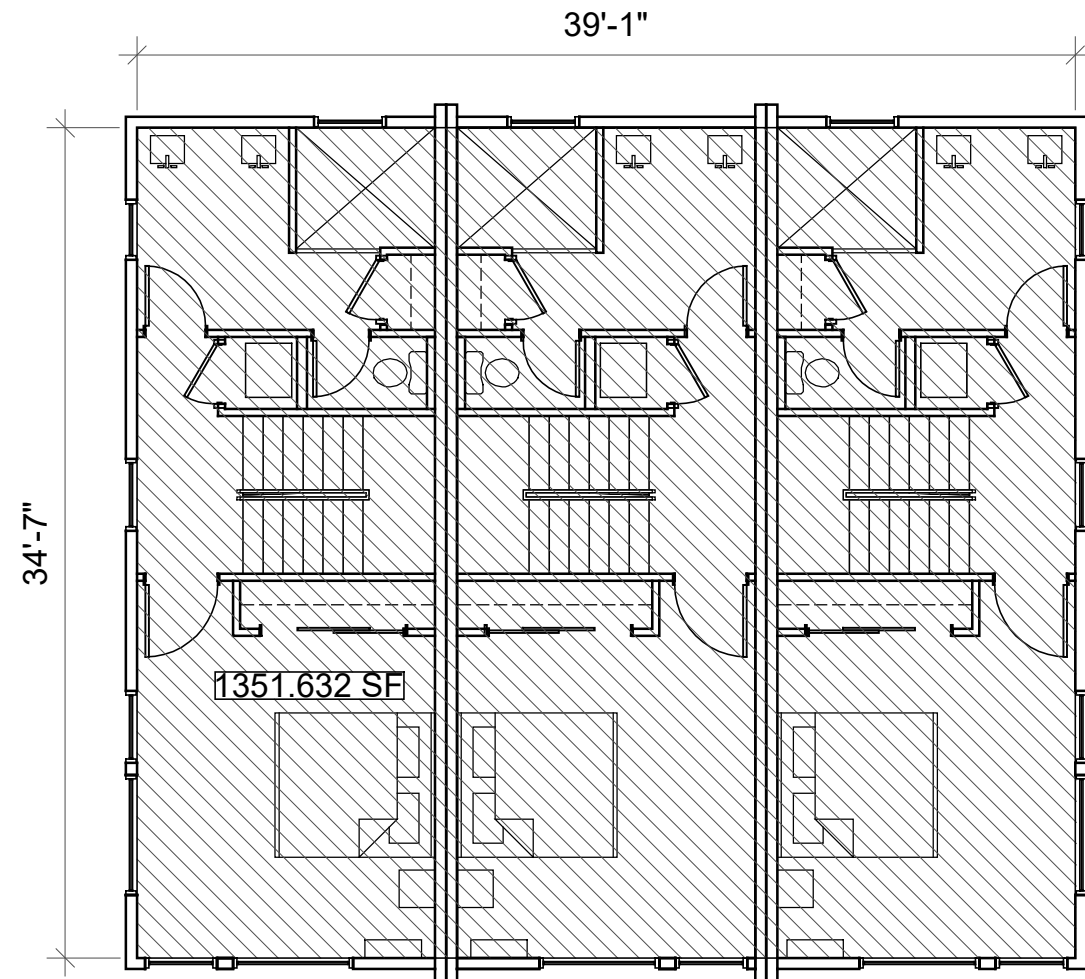
SCALE: 1/8" = 1'-0"
(1,235.698SF)



GFA: SECOND FLOOR PLAN

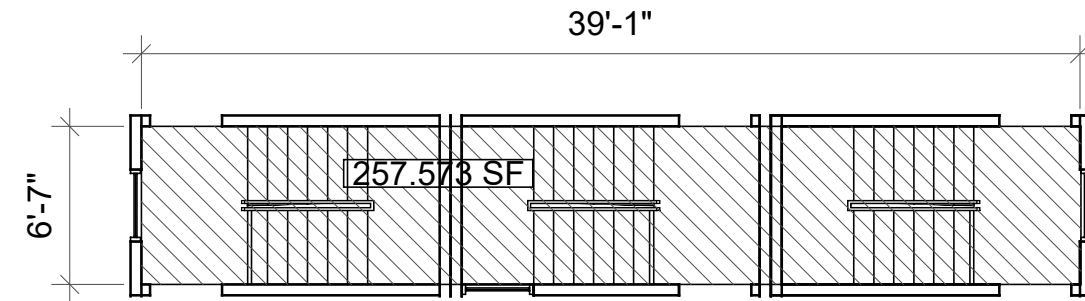
SCALE: 1/8" = 1'-0"
(1,351.632SF)

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GFA: TOWNHOUSE UNIT 3, 4 & 5**GFA: THIRD FLOOR PLAN**

SCALE: 1/8" = 1'-0"
(1,351.632SF)

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**GFA: ROOF TOWER PLAN**

SCALE: 1/8" = 1'-0"
(257.573SF)

GFA & FAR DIAGRAMS:

The diagrams and an accompanying table should show the following information for each dimensioned shape:						
a) USE - residential, live-work, commercial, other non-residential						
b) TYPE OF FLOOR AREA - chargeable or exempt from the FAR calculation						
c) MHA - whether the area is included in the MHA calculation (delineate MHA-C and MHA-R areas separately)						
			FAR		MHA-R	
	Use	GROSS FLOOR AREA	CHARGEABLE FLOOR AREA	CODE REFERENCE	INCLUDED IN MHA-R CALCULATION	CODE REFERENCE
	TH 1&2	1ST FLOOR: 907.156 SF	1ST FLOOR: 883.8SF		1ST FLOOR: 907.156 SF	
		2ND FLOOR: 974.215 SF	2ND FLOOR: 950SF		2ND FLOOR: 974.215 SF	
		3RD FLOOR: 974.215 SF	3RD FLOOR: 950SF		3RD FLOOR: 974.215 SF	
		ROOF TOWER: 119.236SF	ROOF TOWER: 103.8SF		ROOF TOWER: 119.236SF	
	TH 3&4&5	1ST FLOOR: 1,235.698SF	1ST FLOOR: 1,179SF		1ST FLOOR: 1,235.698SF	
		2ND FLOOR: 1,351.632SF	2ND FLOOR: 1,288.2SF		2ND FLOOR: 1,351.632SF	
		3RD FLOOR: 1,351.632SF	3RD FLOOR: 1,288.2SF		3RD FLOOR: 1,351.632SF	
		ROOF TOWER: 257.573SF	ROOF TOWER: 245.1SF		ROOF TOWER: 257.573SF	
	TOTAL		6,888.1SF		7,171.357 SF	

MHA PAYMENT:

MHA-R PAYMENT OPTION SUMMARY TABLE

1	ZONE	LR2 (M1)
2	MHA DESIGNATION PER MAP A OUTSIDE OF DOWNTOWN, SM-SLU, AND SM-U 85 ZONES	MEDIUM
3	ASSOCIATED PUDA WITH MHA-R REQUIREMENTS?	NO
4	TOTAL NUMBER OF RESIDENTIAL AND LIVE-WORK UNITS IN THE STRUCTURE/DEVELOPMENT	5 TOWNHOUSE
5	GROSS FLOOR AREA - RESIDENTIAL UNITS	7171.357
6	GROSS FLOOR AREA - LIVE WORK UNITS	0
7	GROSS FLOOR AREA IN RESIDENTIAL OR LIVE WORK USE EXCLUDED FROM MHA-R PAYMENT	0
8	FLOOR ARE FOR MHA-R CALCULATION	7171.357
9	PAYMENT CALCULATION AMOUNT PER CODE (ADJUSTED FOR CHANGE IN CPI) OR PUDA	\$21.83
10	MHA-R PAYMENT PROVIDED	\$156,550.72

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Ballard/Seattle Design Guidelines - Preliminary Guidance Responses				
CS1-B. Sunlight and Natural Ventilation:		DC2-B. Architectural and Façade Composition		
All units will have operable windows to allow natural ventilation in addition to prescribed whole house fans. The windows will include ventilation ports which allow fresh air to enter the units without fully opening the windows on cool days. No air conditioning will be provided for the project units.		The proposed design bridges the scale between the single family residences and multifamily apartments in the neighborhood. This project establishes a strong street presence through the large window groupings, high-quality, textured materials at the pedestrian level, planters, bay window and awnings.		
CS2- D. Height, Bulk, and Scale		DC2-C. Secondary Architectural Features		
Most structures on this block built from 1900 -1967. After Apr. 19, 2019, both block faces along NW 57th st were re-zoned from SF to LR2(M1). This was a deliberate effort, as part of MHA rezones, to dramatically increase density and dramatically alter the size and form of buildings in the area. We provide similar building modulation, massing, bay window and incorporates architectural elements such as entry features to preserve the neighborhood's architectural qualities and pedestrian scale. The proposed development is demonstrating less than the allowable buildable area based on code alone. The building height is reduced where possible the lower the overall height and scale of the buildings.		The gable roof, bay window and large awnings cover front doors are detailed in a simple and clean manner to present a modern compliment to the traditional siding and roof shape		
PL2. B. Safety and Security		DC4-A. Exterior Elements and Finishes		
The proposed project will provide on-site lighting to illuminate pathways and entries for security and egress, and to increase potential eyes on the street for security. Wider landscape areas will generate more foot traffic and will reinforce the security of the site and perimeter. The upper level residential units include large windows and balconies facing the street, which further increases eyes on the street.		The project uses traditional and varied low-maintenance siding materials with several different styles, textures and colors consistent with existing homes in the area. Horizontal lap siding is proposed for the primary facade while front bay windows on upper floors feature panel material creating a framed appearance. 2ft eave cover front doors with warm cedar siding around at lower floor.		
PL3. A. Entries		DC4-D. Trees, Landscape and Hardscape Materials		
The front entry of each units is defined with architectural elements, color, and small planters which also breaks up the expanse of entry door entrances. There are no blank walls along visible facades.		The proposed trees specified are selected in consideration of their location so they do not get too large at maturity. Trees, shrubs and ground cover specified have varied color, leaf pattern and texture to provide interest. Additionally, the native and drought tolerant plantings will have different bloom and seasonal foliage characteristics to enhance visual variety during a year. Provide hardscape material of 8" size pavers provides a residential texture to the project.		
DC1-B. Vehicular Access and Circulation		SITE RECONNAISSANCE		NOTES
The vehicular entrance is along the east edge of the property from the alley. (2) units has surface parking that is easily accessible from the vehicular pathway with clear visibility of any pedestrians.		1. ROW Improvements	See PAR	
		Curb, gutter, sidewalk	See PAR	
		Roadway improvements, alley	See PAR	
DC1-C. Parking and Service Uses		Curb, gutter, sidewalk	See PAR	
No parking required for this lot, we provided (2) surface parking.		2. Trees (large& significant trees, grove)	See arborist report - no exceptional tree on site	
		3. Existing structure on site	Remove existing structure on site	
		4. Conditions effecting access: safety hazards, topography.	See site plan.	
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