



1133 NW 57TH ST BALLARD , SEATTLE

SDR DESIGN PACKET
ARRAY

OCTOBER 16, 2019 | DCI# 3034985-EG



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PROJECT INFORMATION

ADDRESS: 1133 NW 57th Street Seattle, WA 98107
 DPD #: 3034985-EG \ 6741273-CN
 OWNER: Modern Homes, LLC
 APPLICANT: Array, LLC
 CONTACT: Yueann Wu

PROJECT PROGRAM

BUILDING TYPE: Townhouses (2 structures)
 UNIT COUNT: 6 (3 in each structure)
 UNIT SIZES: Approximately 1080 sf
 ABV.-GROUND STORIES: 3
 PARKING STALLS: 2 (Ballard urban village + FS)
 APPROX FAR: 6836.3 sf (FAR of 1.4 used)
 LOT SIZE: 5,000 sf

PROJECT OBJECTIVES

The proposed site's current use is a single family residence. It is approximately 8,205 square feet in LR2 zone. The property is located at the mid-block between NW 92nd St and Holman Rd NW on Mary Ave NW. The project is proposed to demolish the existing single family structure and to construct 2 structures, each with 3 townhouses (total 6 units), in the Ballard Hub Urban Village. The proposed structures will be 3 stories tall with 2 open space parking access from NW 57th Street.

Ballard Hub Urban Village areas are in a higher dense living with many neighborhood shopping, dining and services within walking distance. We are proposing a pedestrian friendly design to accommodate the sense of community with an architectural solution that pays respect to the traditional housing neighborhood typology of the old Ballard charm.



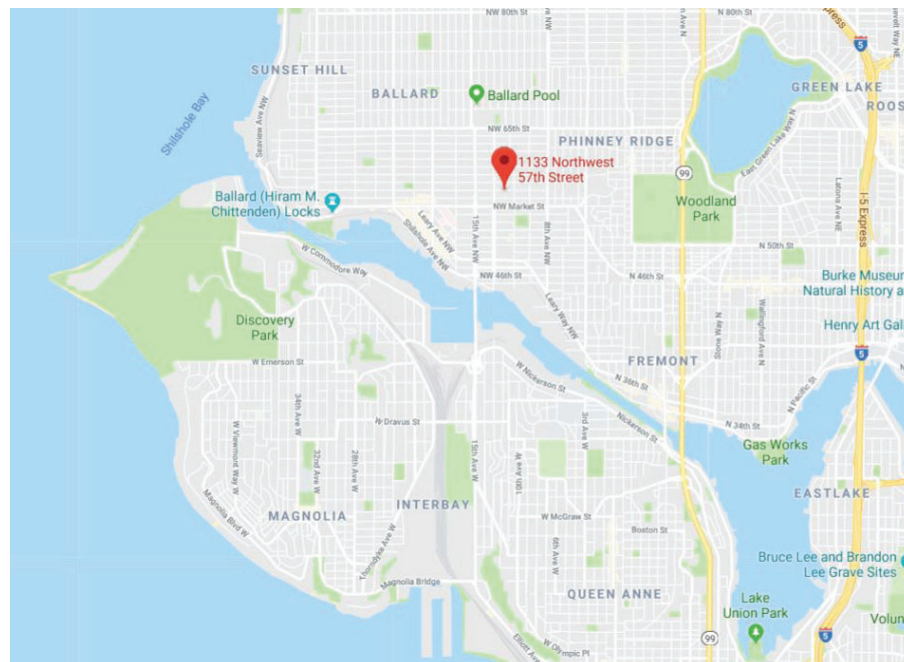
AVA BALLARD MIXED-USE APARTMENT BLDG



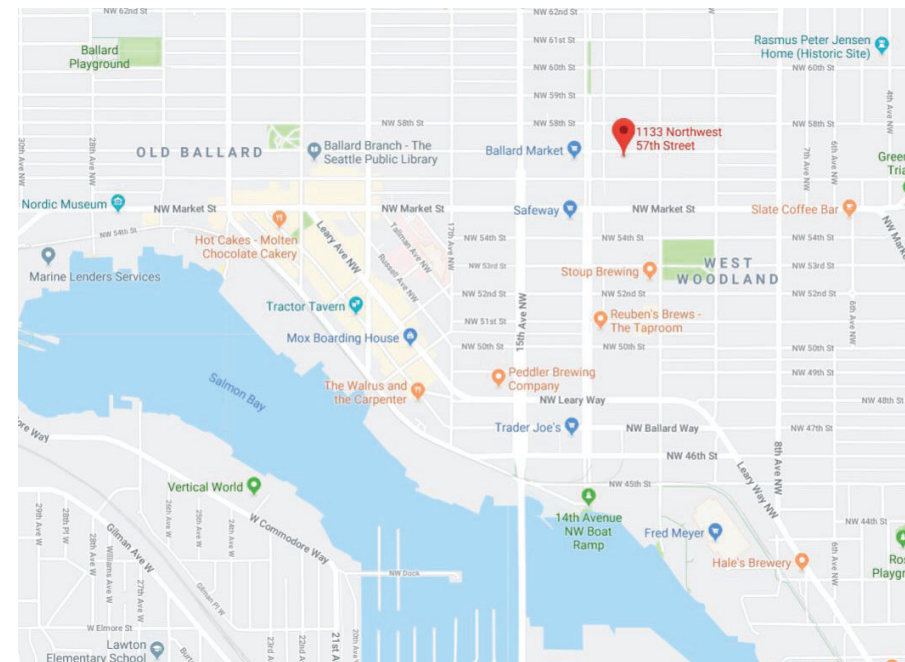
ST ALPHONSUS SCHOOL



ST ALPHONSUS FAMILY CENTER



Seattle Vicinity Map



Neighborhood Vicinity Map

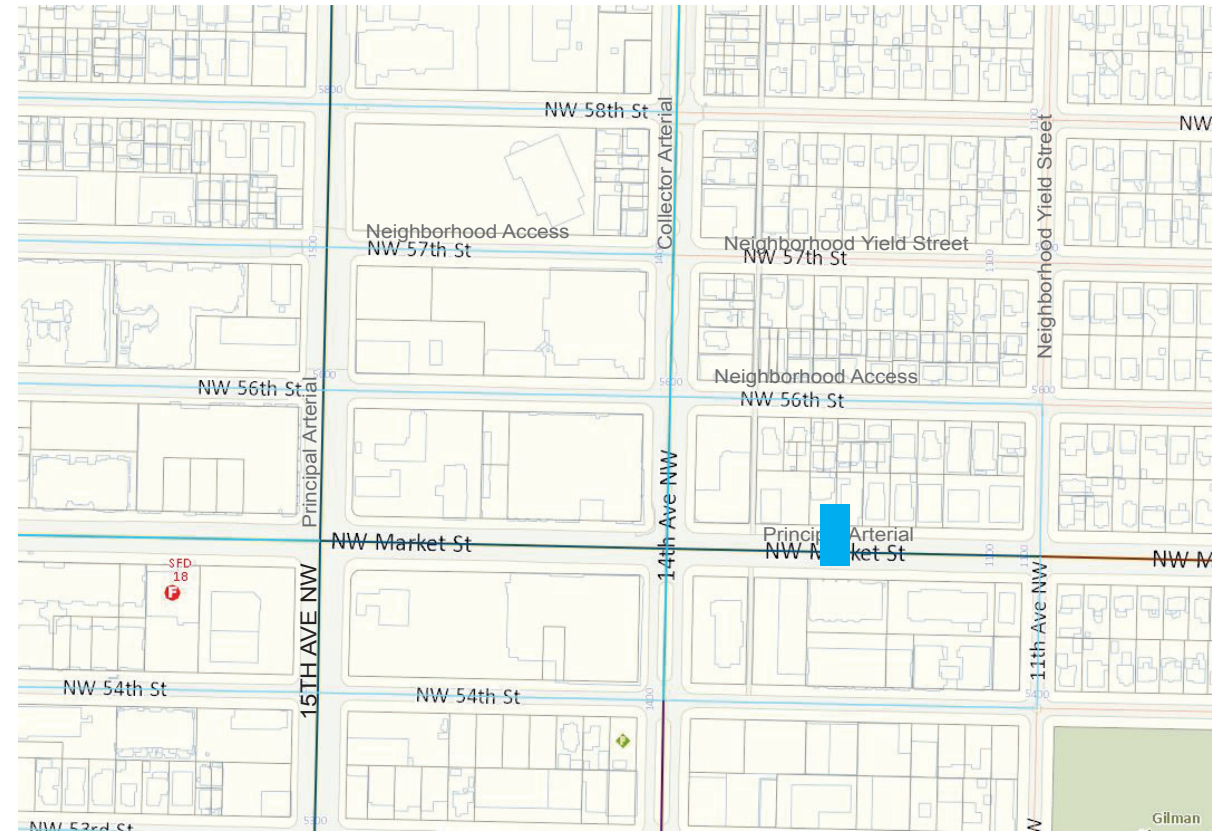




SDCI GIS MAP SHOWING DETAILED ZONING [Blue Square] SITE

ZONING INFORMATION

ZONE: LR2 (M1)
 OVERLAY: Ballard Hub Urban Village
 STREETS: 14th Ave NW: Collector Arterial
 NW 57th St: Neighborhood Yield Street



Principal Arterial
 Collector Arterial
 Neighborhood Yield Street
 Neighborhood Access

Lot 6, Block 14, Gilman Park, NW 57th Street. It is located in lowrise LR2 (M1) zone, and the neighbor lots to the North, South, East and West all also in lowrise LR2 zone. The lot is also located in the overlay of Ballard Hub Urban Village.

LOT SIZE: 5000 SF
 23.45.510: FLOOR AREA RATIO (1.4) WITHMHA SUFFIX
 B. TABLE A: ALLOWED - 5000 X 1.4 = 7000 SF
 PROPOSED - 6836.3 SF

23.54.512: DENSITY
 ALLOWED - NO LIMIT
 PROPOSED - 6 UNITS

23.45.514: HELIGHT ALLOWED - AVG GD + 40' + 10' PENT
 TH 1: 70.0' + 40' = 110.0' ALLOW
 70.0' + 27' = 97.0' PROPOSED
 TH 2: 68.0 + 30' = 98.0' ALLOW
 68.0' + 27' = 95.0' PROPOSED

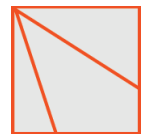
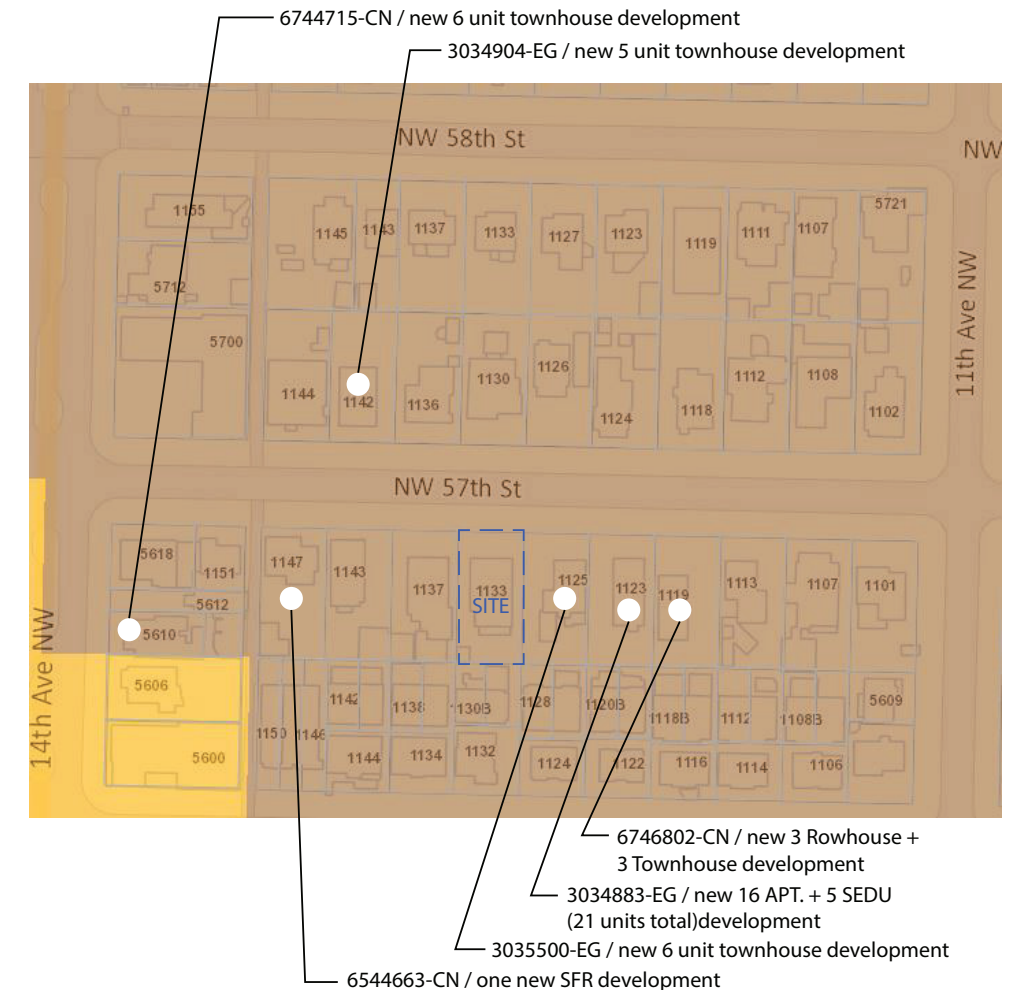
23.45.518		SETBACKS	
		REQ'D	PROPOSED
A	FRONT	7'	7'
	REAR	7'	7'
	SIDE N	5'	5'
F	SIDE S	5'	5'
	INTERIOR	10'	21'

23.45.522: AMENITY SPACE
 REQUIRED - 5000 X 0.25 = 1250.0 SF
 PROPOSED - 1484.8 SF

23.54.527: MAX. STRUCTURE WIDTH IN LR2 ZONE
 ALLOWED - 90'
 PROPOSED - 40'

23.45.527: MAX. STRUCTURE DEPTH IN LR2 ZONE
 ALLOWED - 100' X 65% = 65'
 PROPOSED - 36' + 29' = 65'

23.54.020: PARKING
 REQUIRED: 0 (FREQUENT TRANSIT + URBAN VILLAGE)
 PROVIDED: 2 OPEN SPACE PARKING

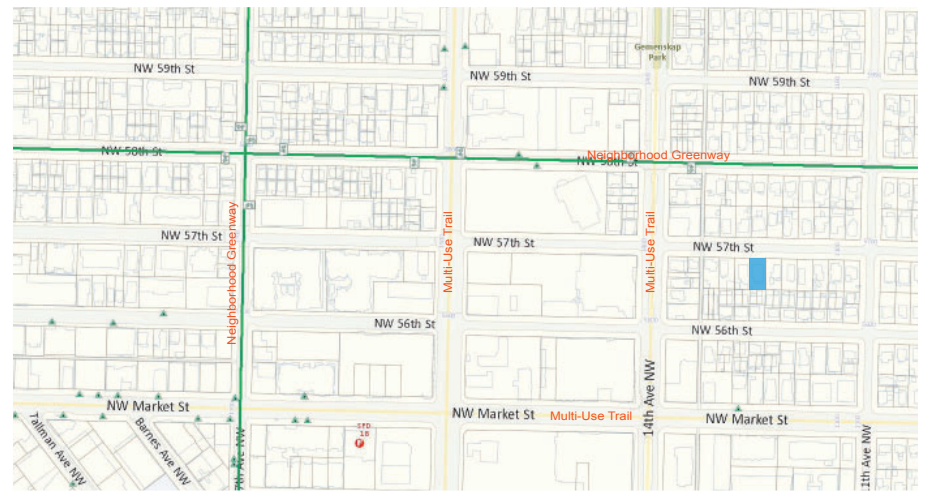


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SEATTLE CITY BUS MAP

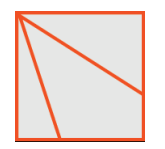
- Bus 40 A E F G H
- Bus 15 A B C D
- Bus D LINE E F



- Neighborhood Greenway
- Bike lane / climbing land
- Multi-use Trail

BIKE ROUTES MAP

The proposed project is located in an area with access to several public transit routes within 1/2 mile radius. Seattle is building a network of neighborhood greenways, a safer pedestrian walk or bike street, which helps the growth of local shopping and services. Ballard is also the main focus that will provide the future Seattle Greenways.





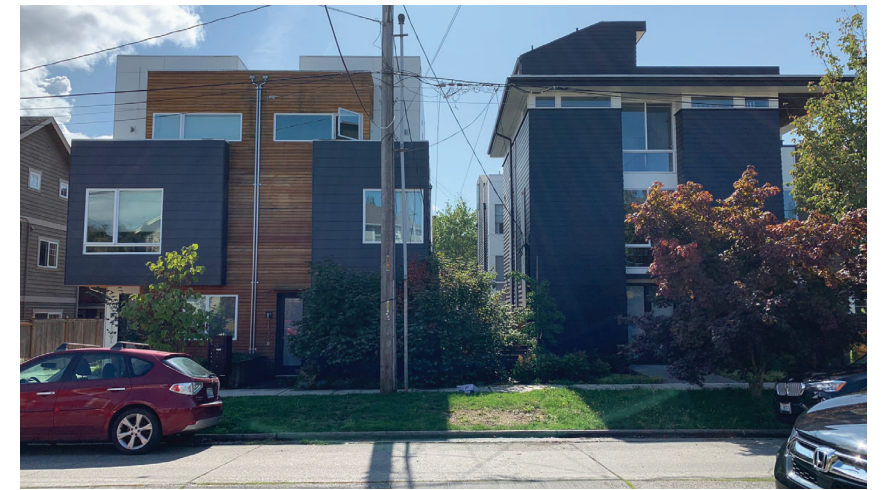
VICINITY MAP 



1 Ballard Marekt Plaza



2 AVA Ballard Mix-Use Apt. development



3 4 SFR development on NW 56th St



4 14 Townhouse development



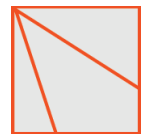
5 3 Rowhouse on NW 56th St



6 Townhouse development



7 Townhouse development





1127 NW 57th St



NW 57th St

OUR SITE A-A



1137 NW 57th St



NW 57th St

ACROSS OUT SITE B-B



8 North American Martyrs Parish Church

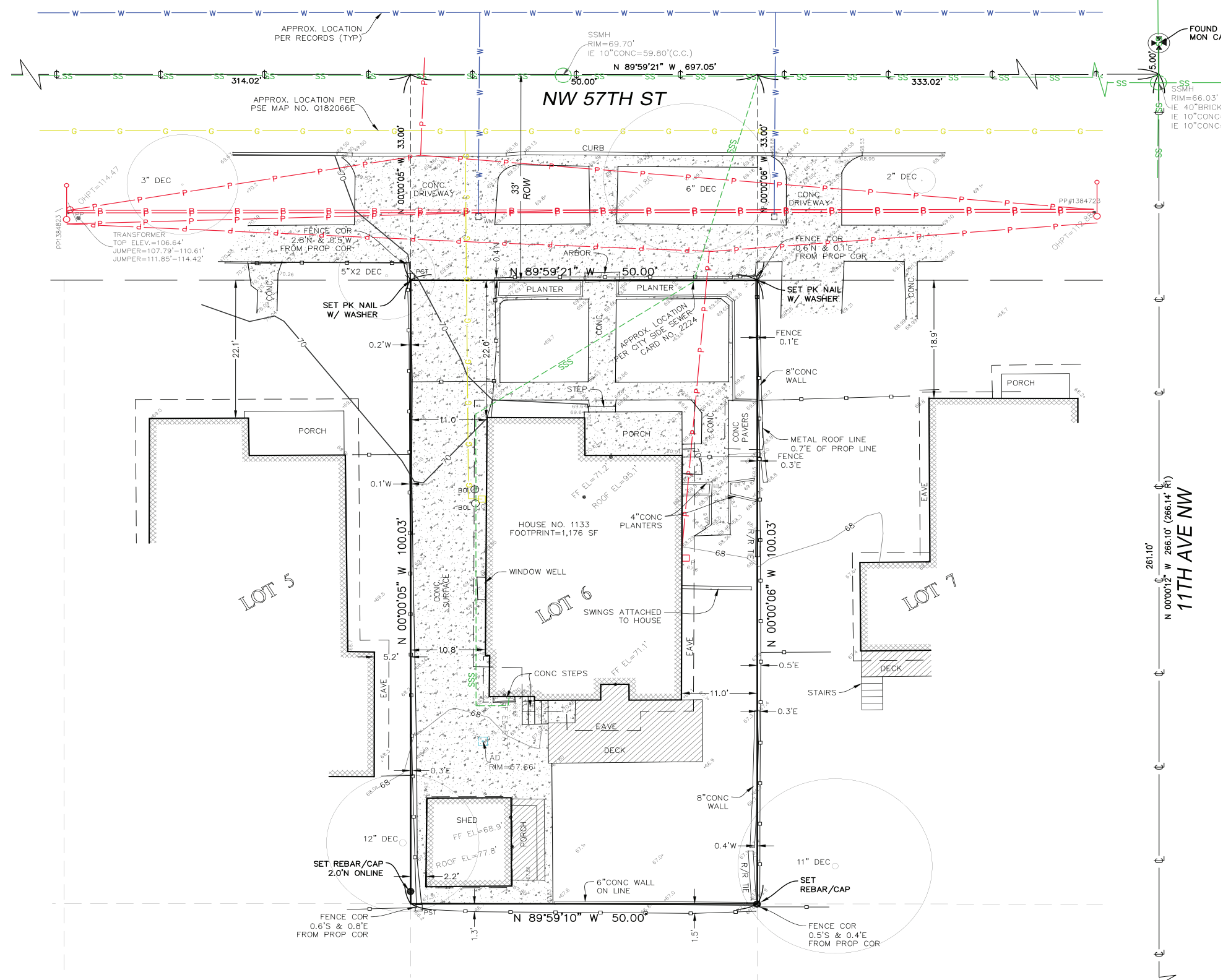


9 St Alphonus Family Center

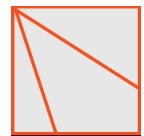


10 Safeway Plaza



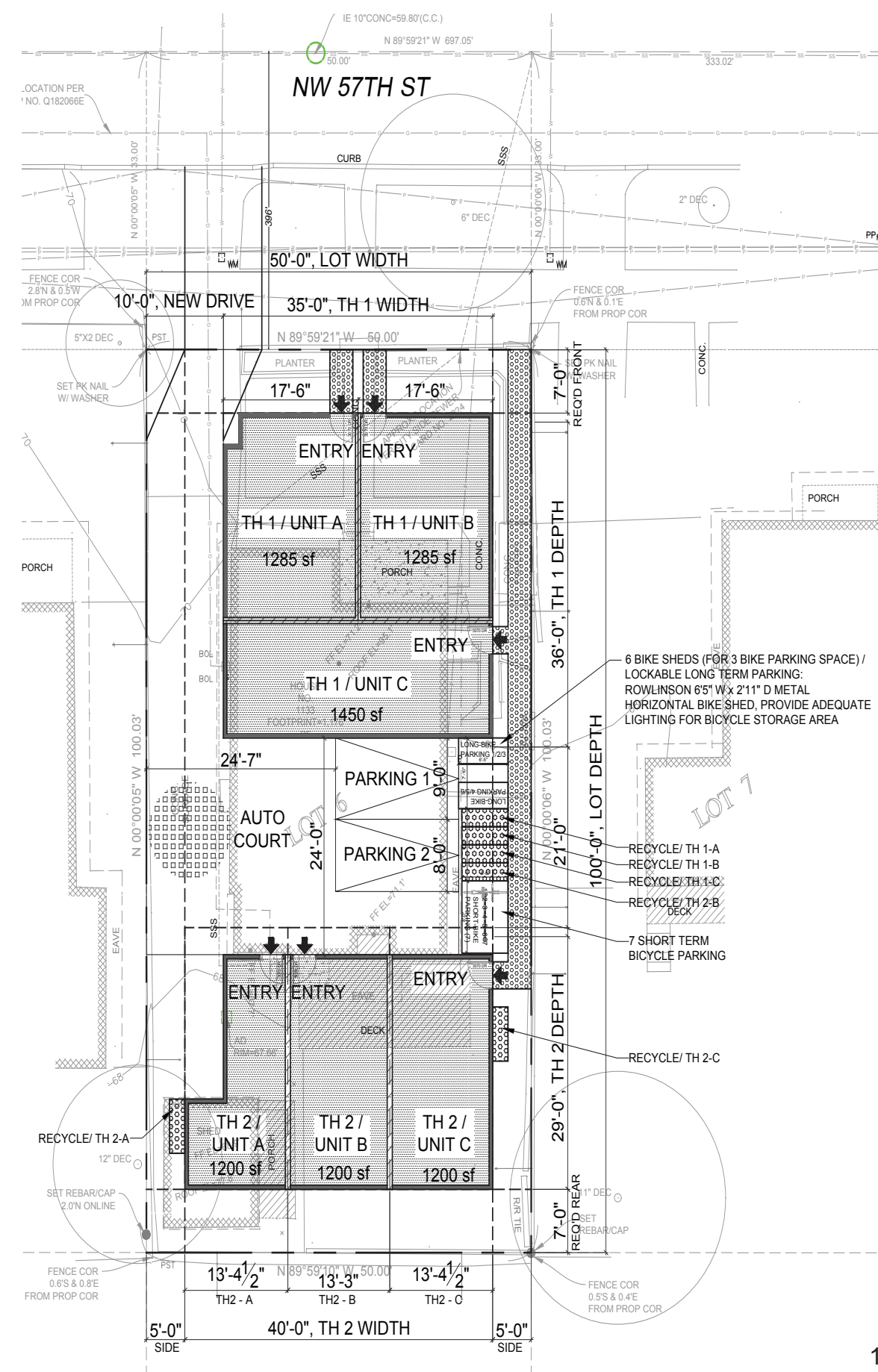


SURVEY

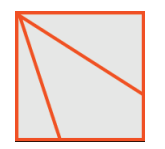


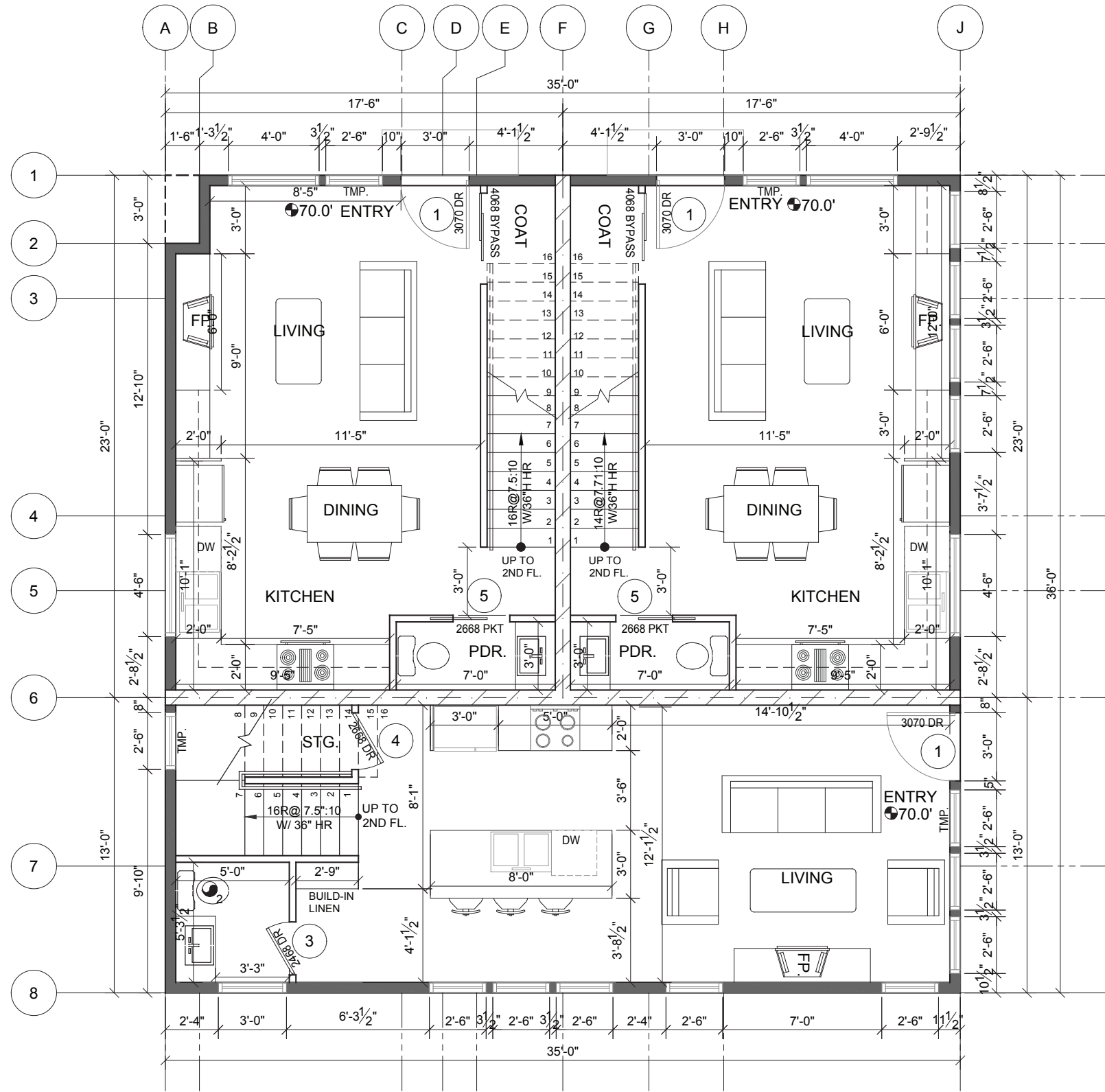
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PROPOSED SITE PLAN



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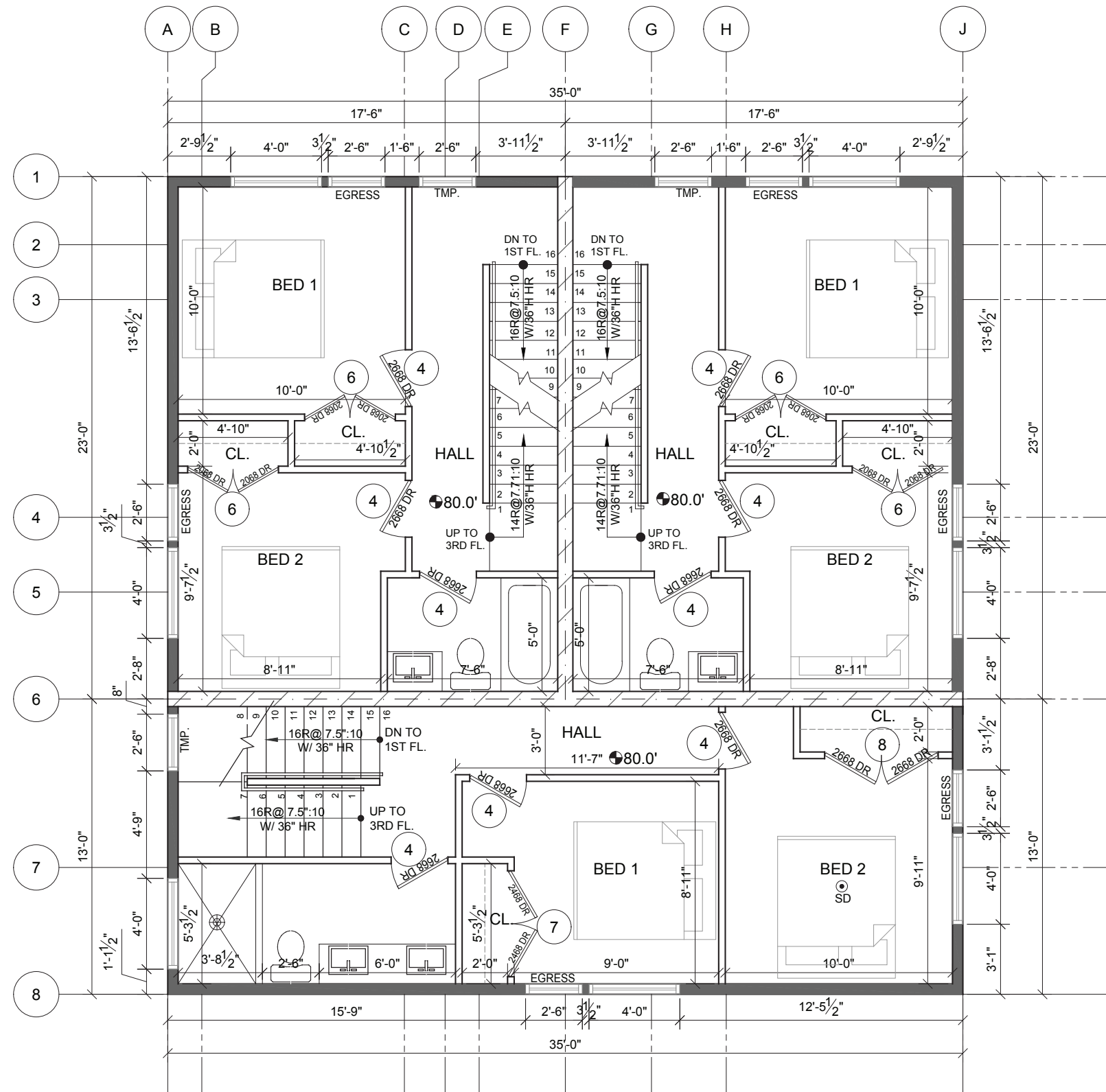




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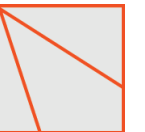


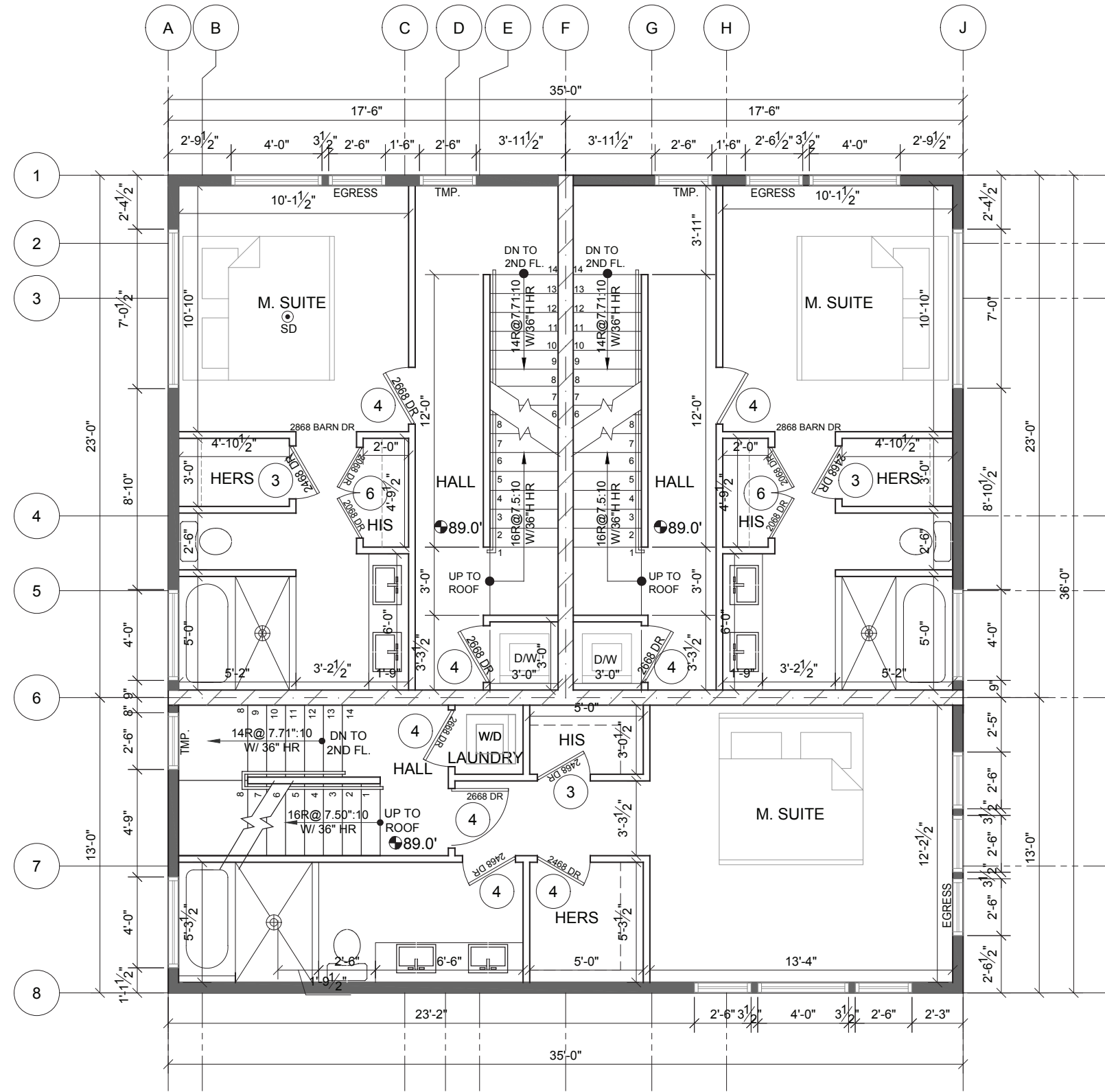
TOWNHOUSE 1 FIRST FLOOR PLAN



TOWNHOUSE 1 SECOND FLOOR PLAN

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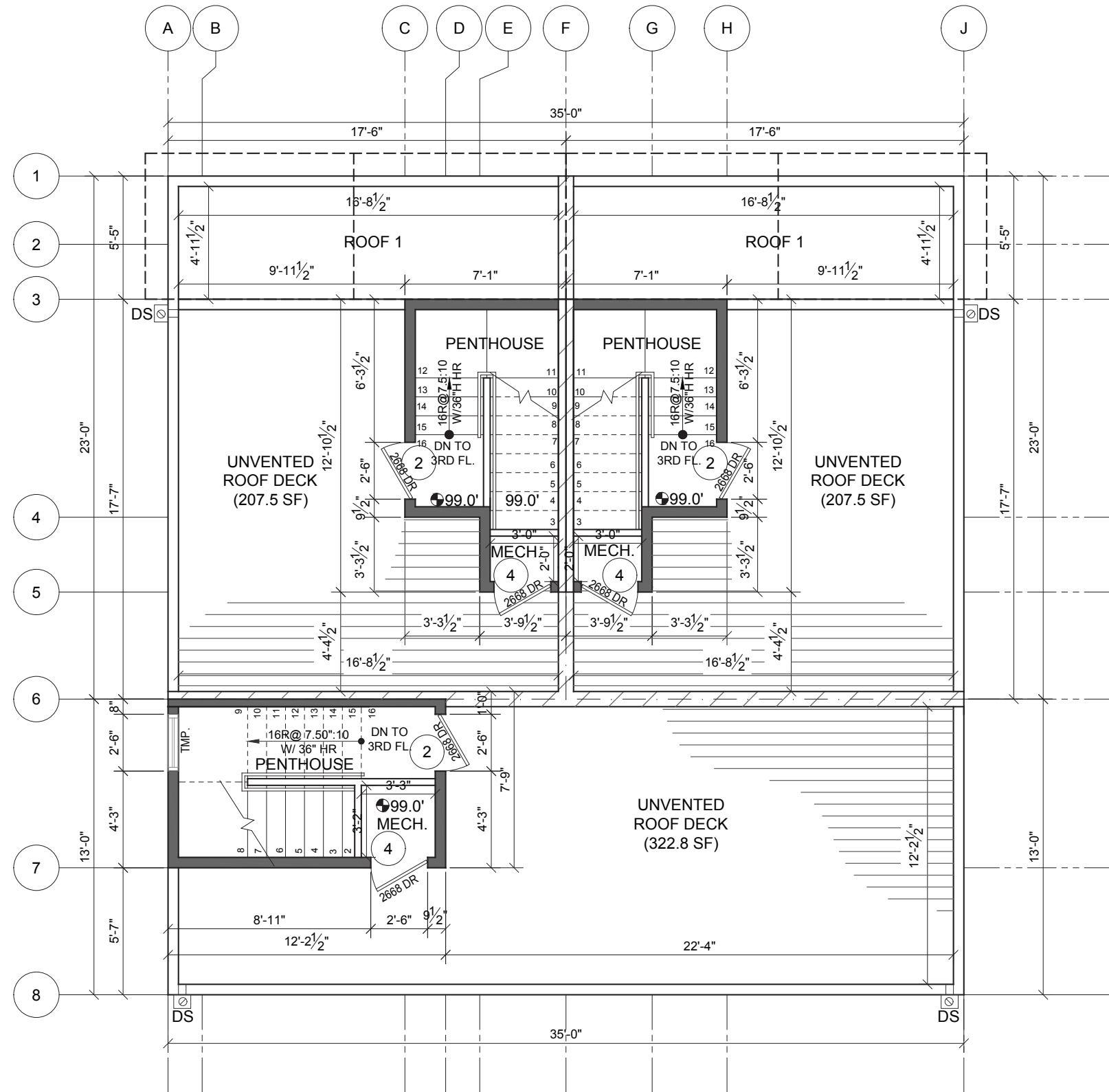




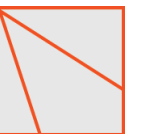
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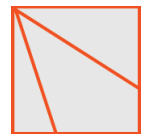
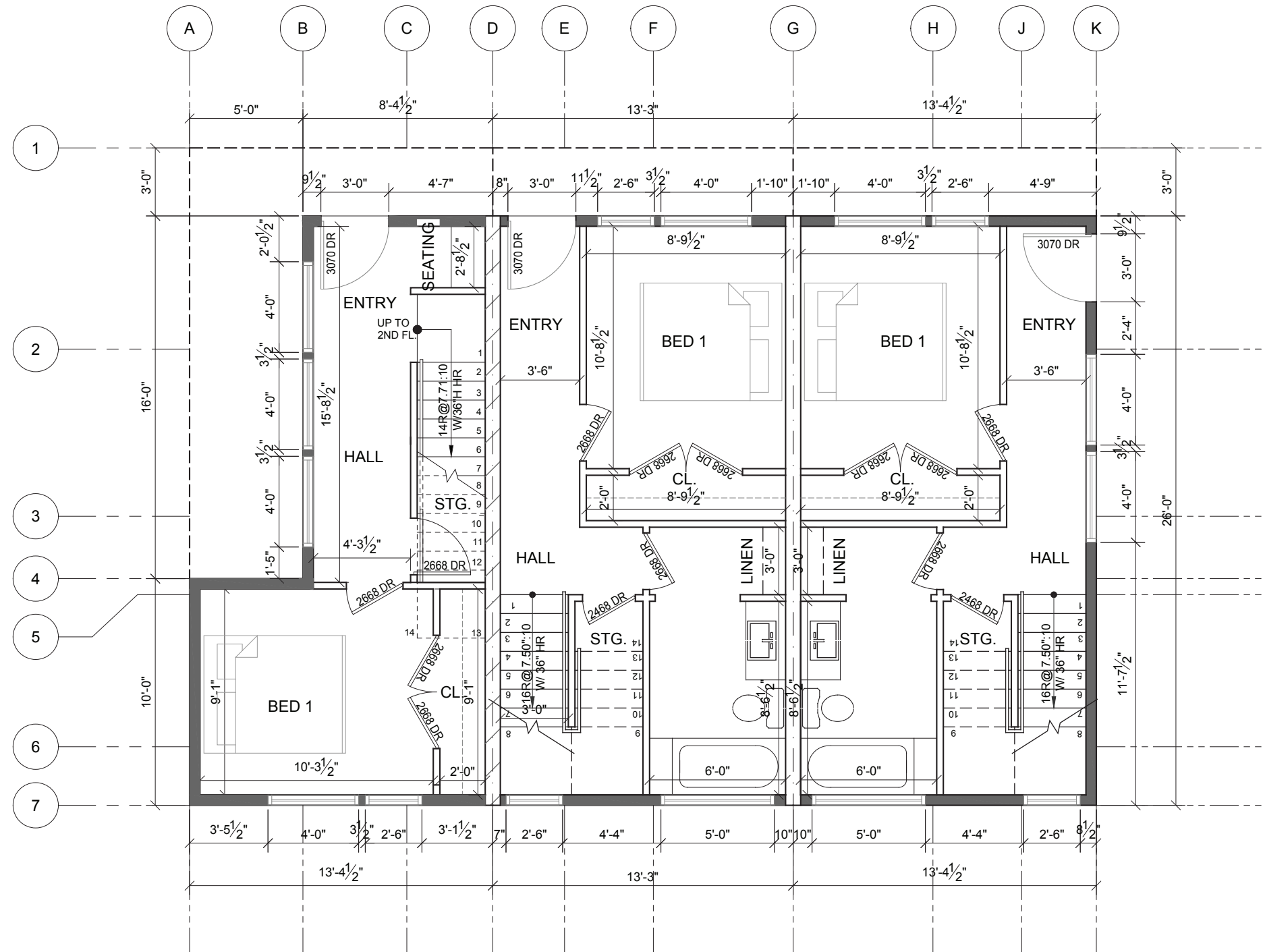


TOWNHOUSE 1 THIRD FLOOR PLAN



TOWNHOUSE 1 ROOF DECK PLAN

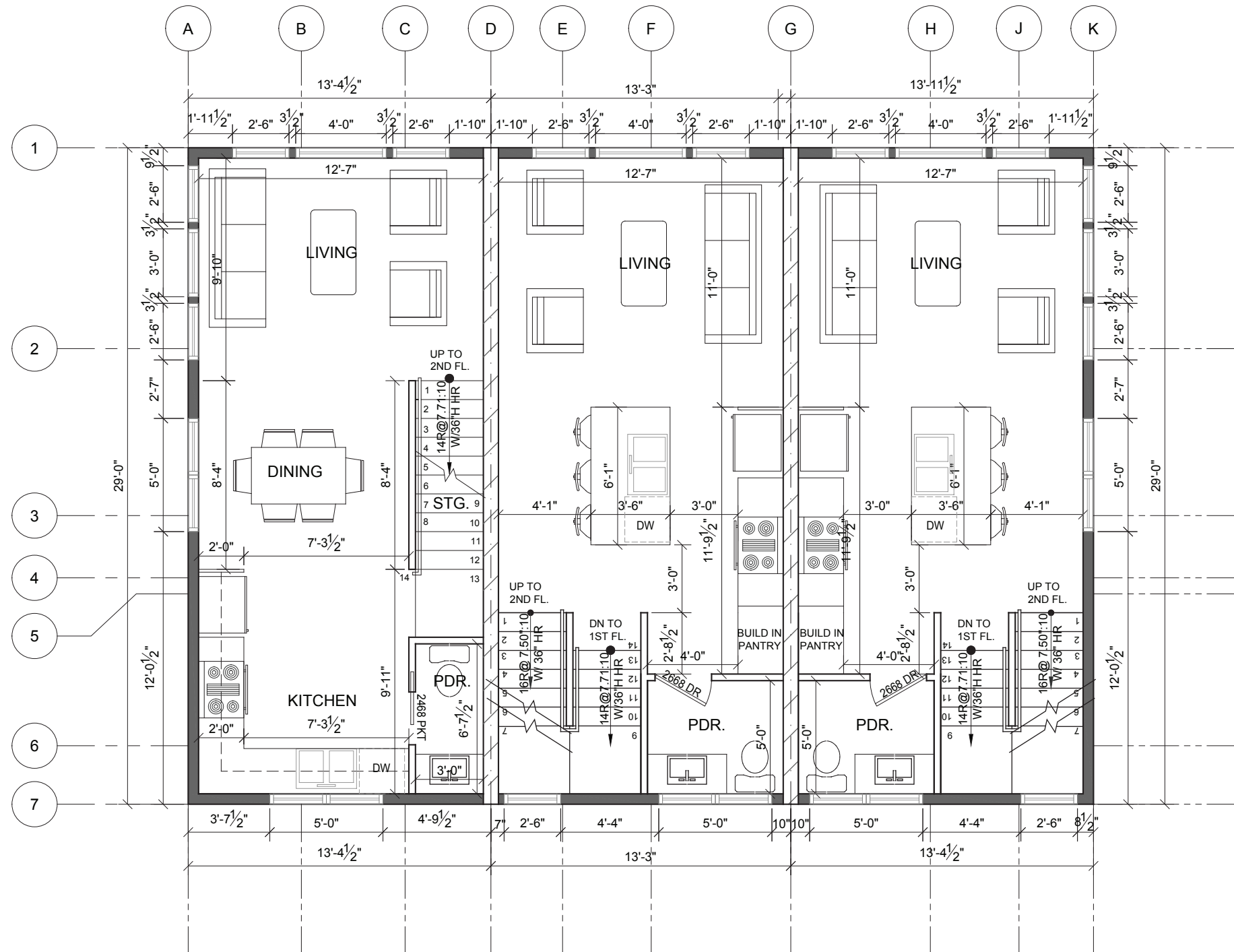




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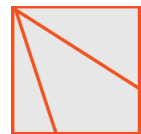
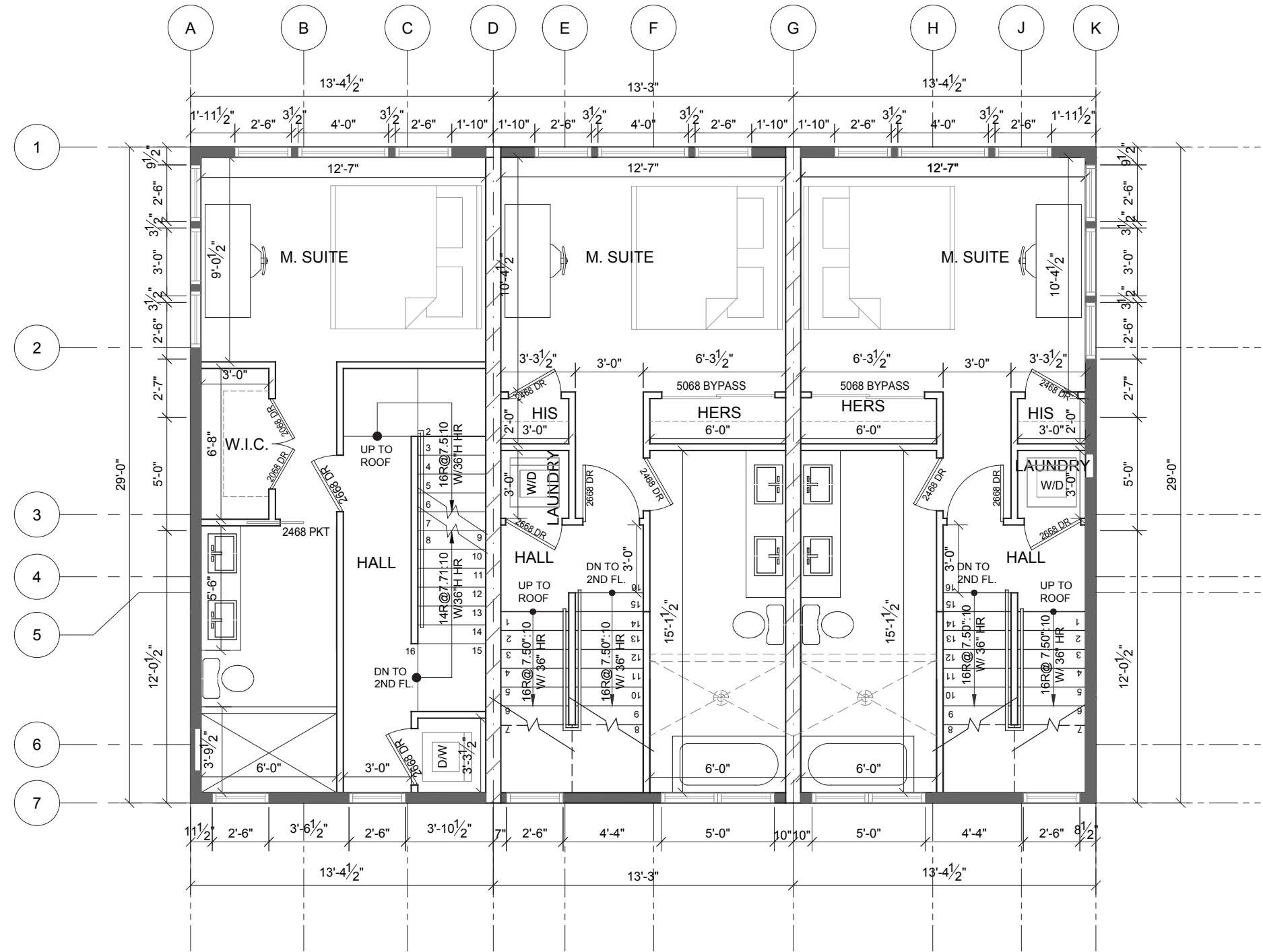
TOWNHOUSE 2 FIRST FLOOR PLAN

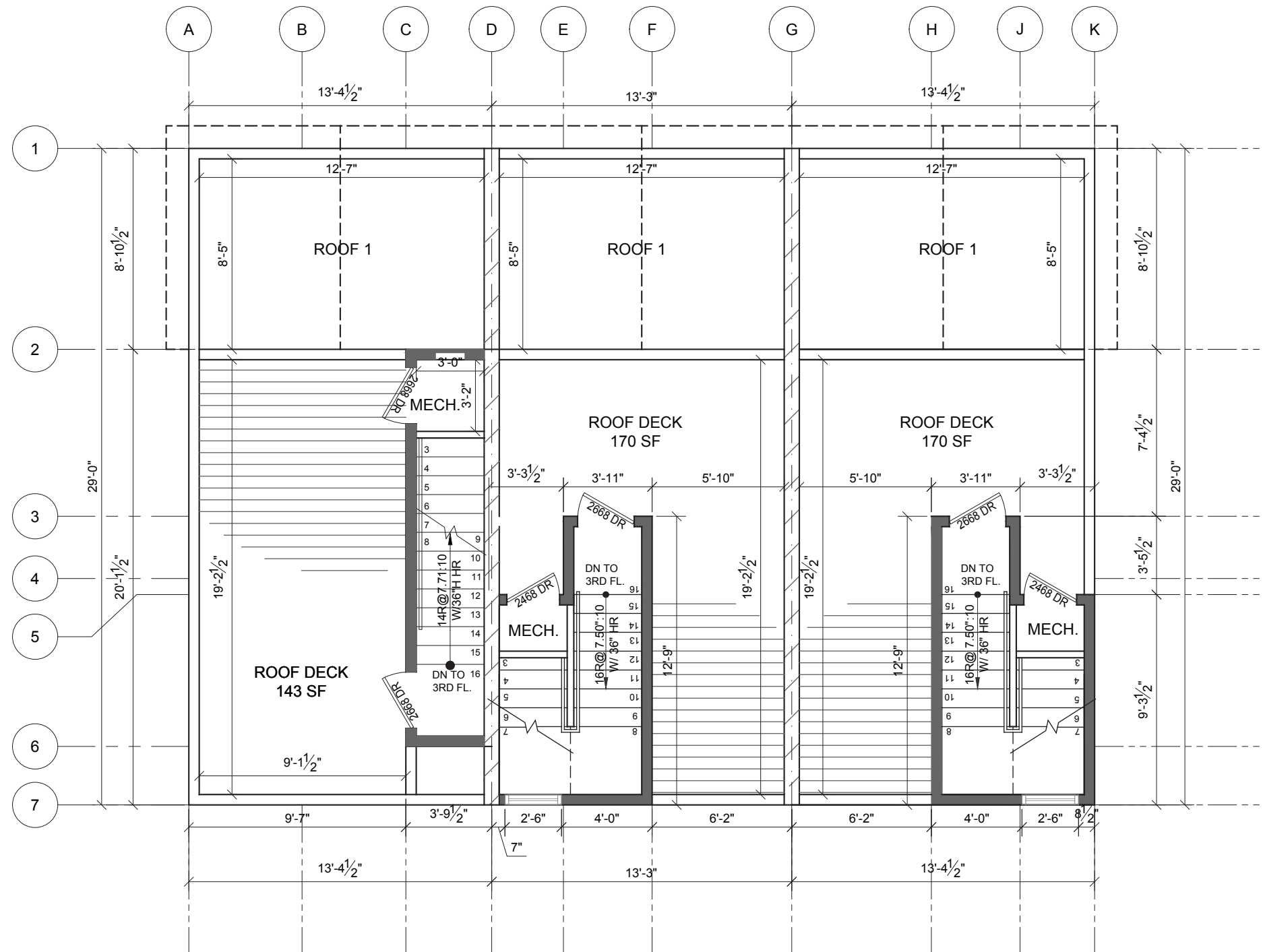


TOWNHOUSE 2 SECOND FLOOR PLAN

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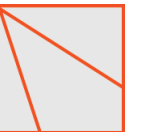


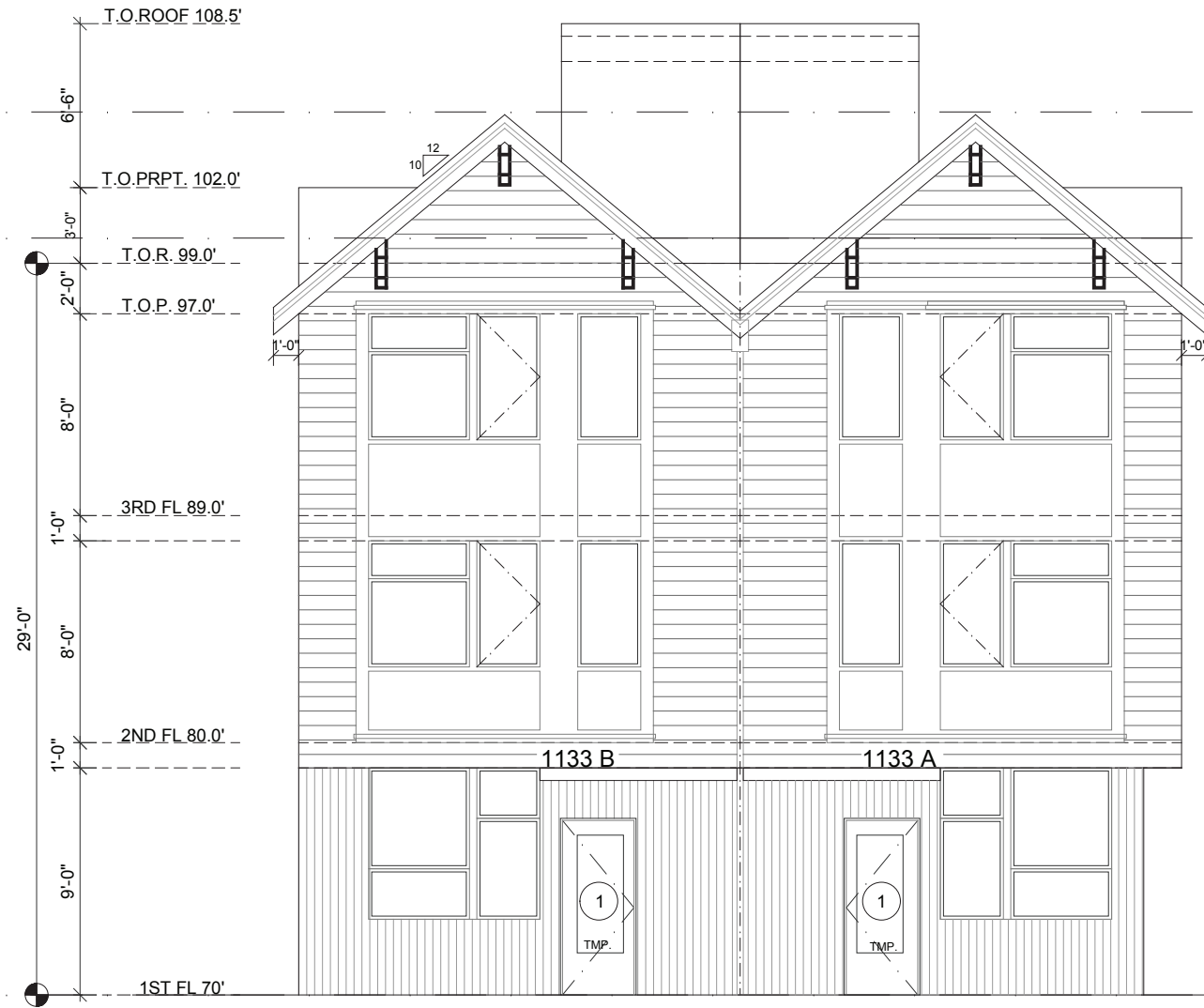


TOWNHOUSE 2 ROOF DECK PLAN

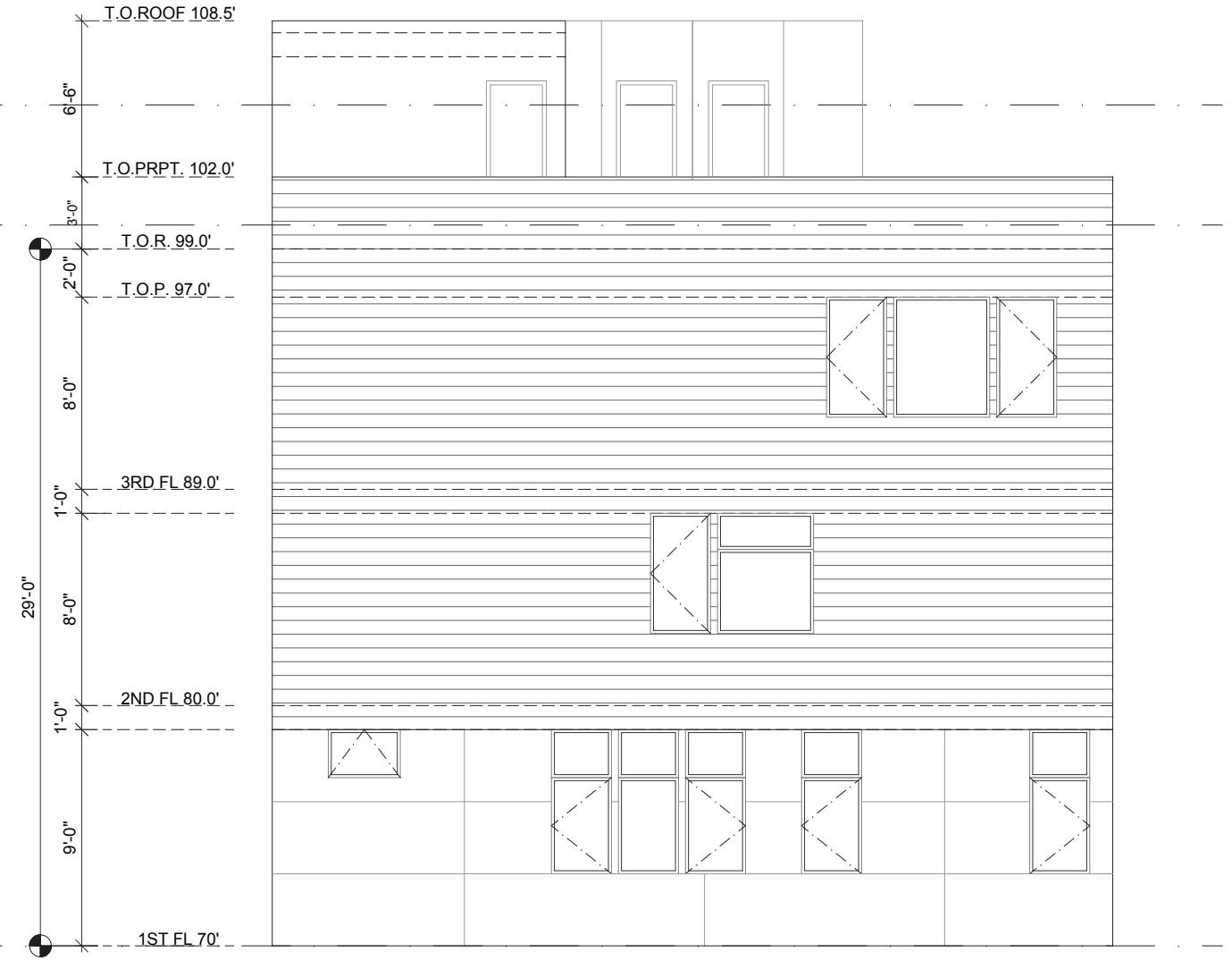
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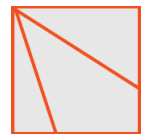




TOWNHOUSE 1 NORTH ELEVATION

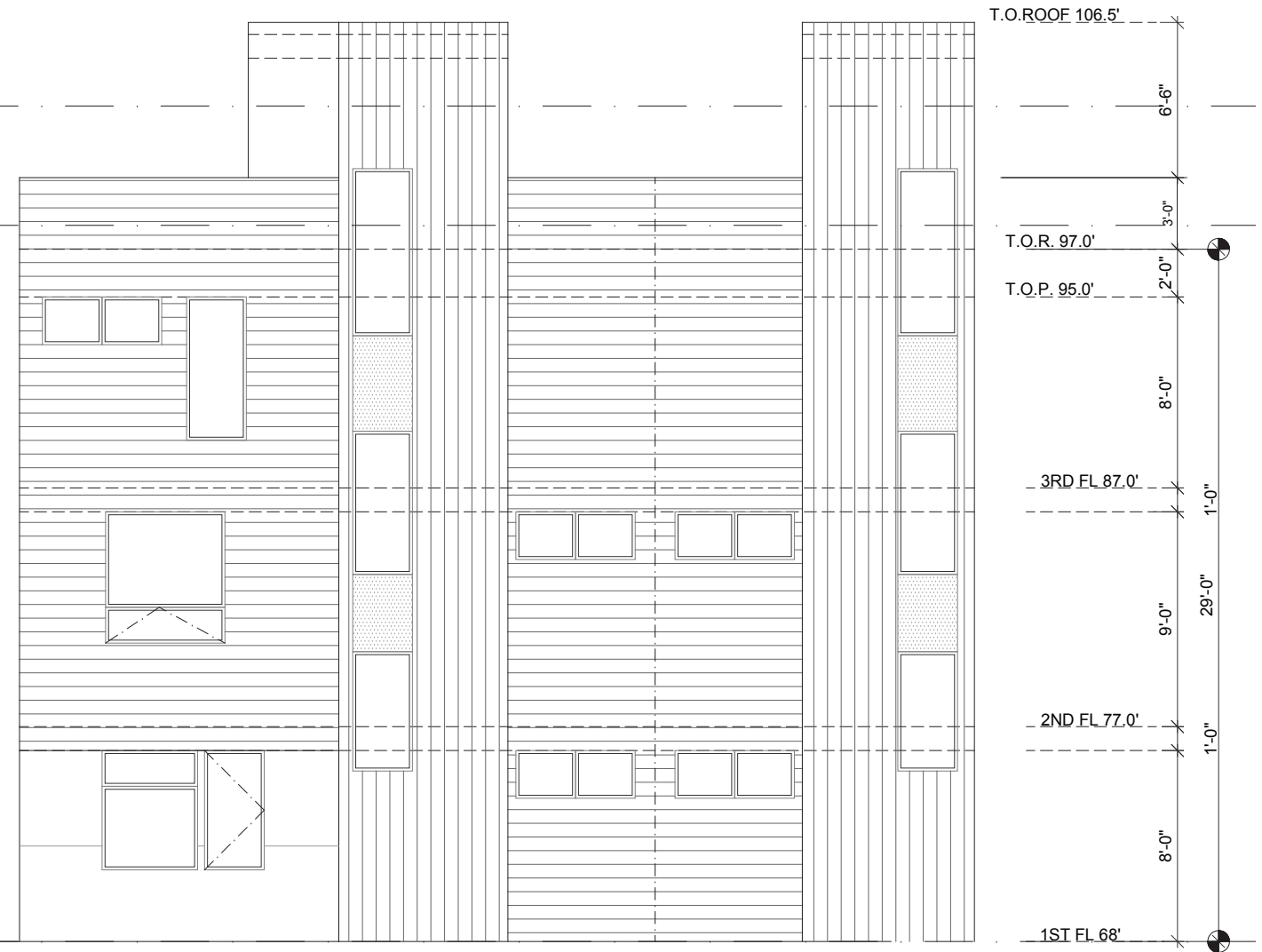


TOWNHOUSE 1 SOUTH ELEVATION

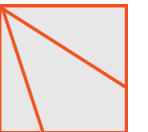


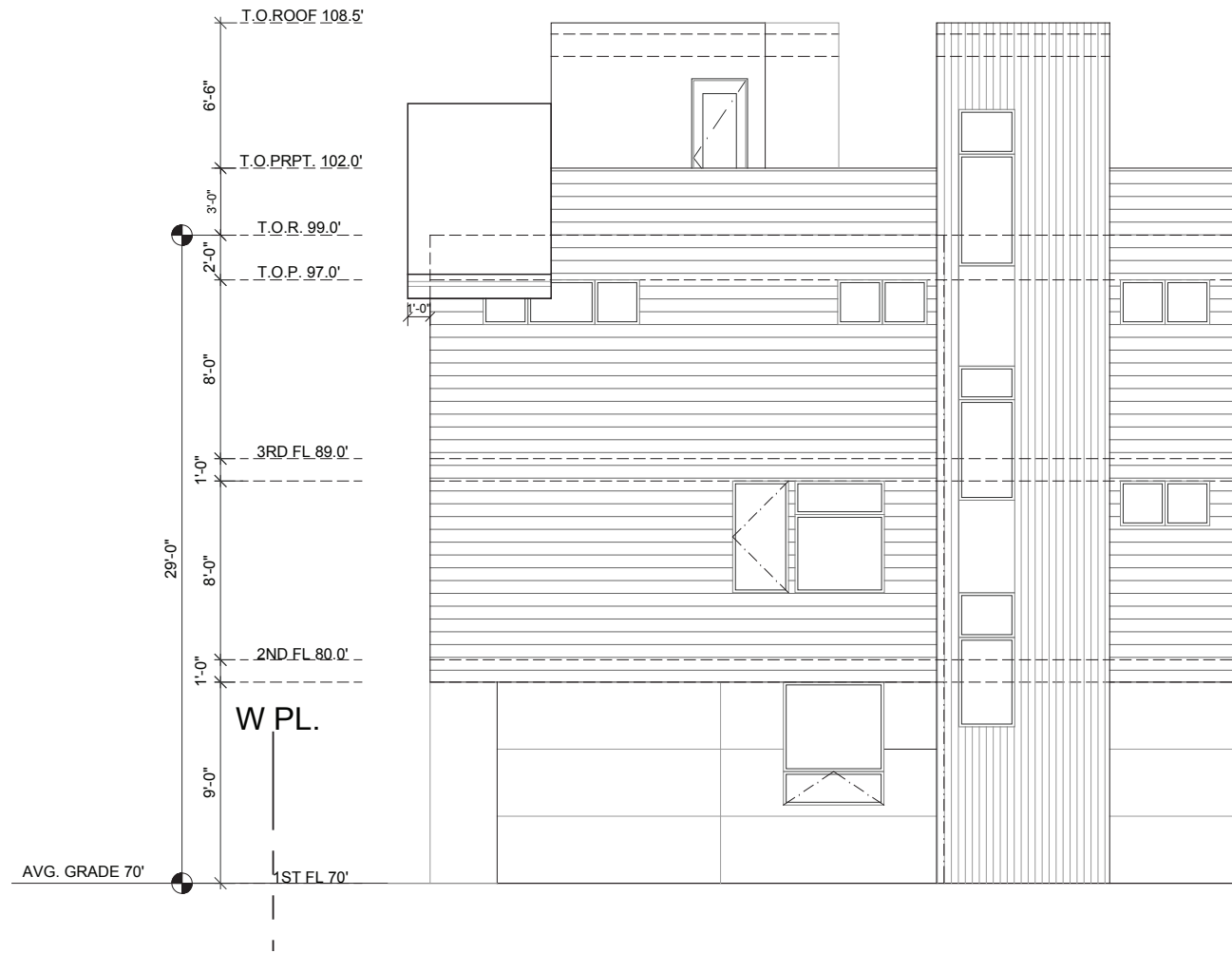


TOWNHOUSE 2 NORTH ELEVATION

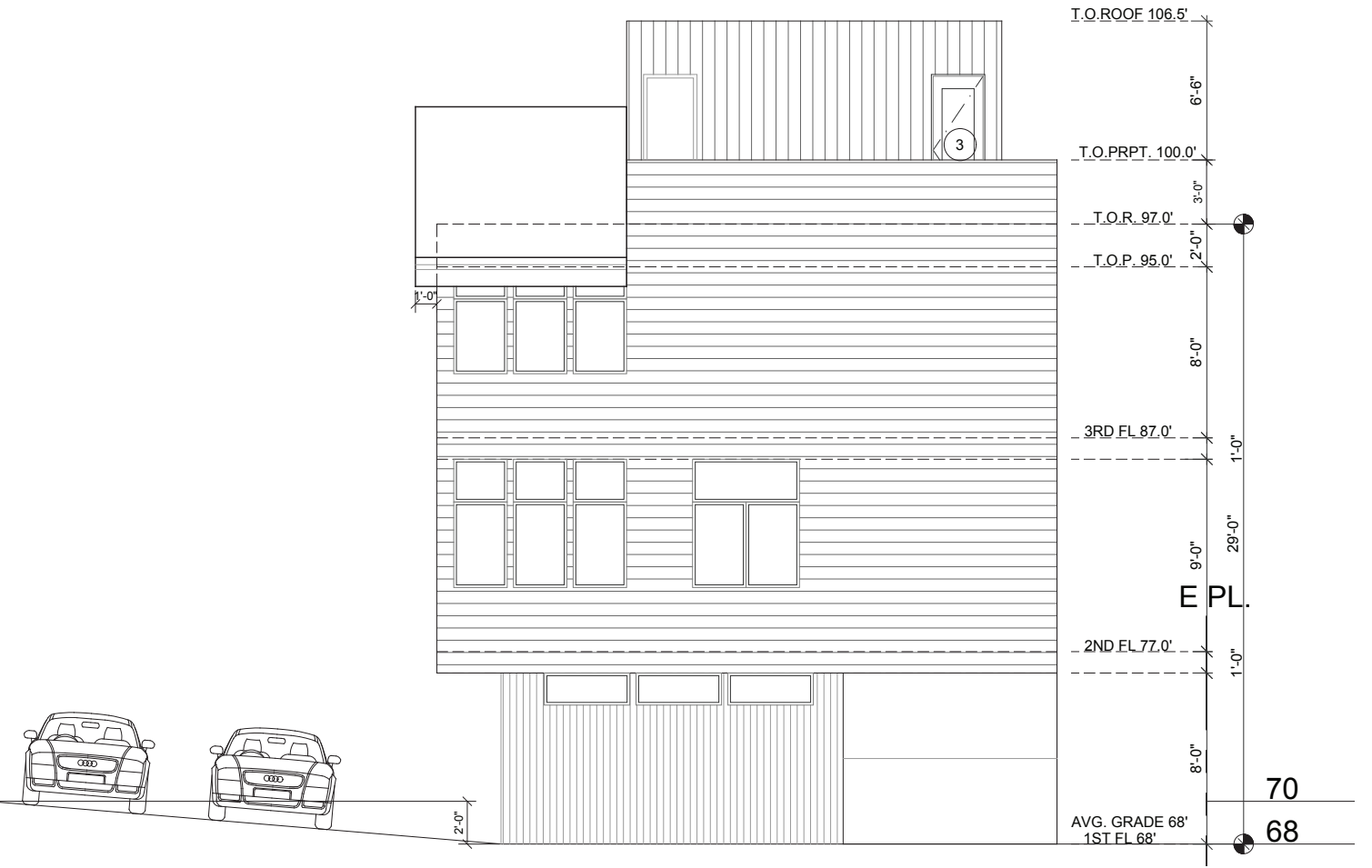


TOWNHOUSE 2 SOUTH ELEVATION

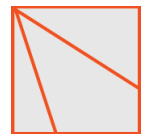




TOWNHOUSE 1 EAST ELEVATION



TOWNHOUSE 2 EAST ELEVATION

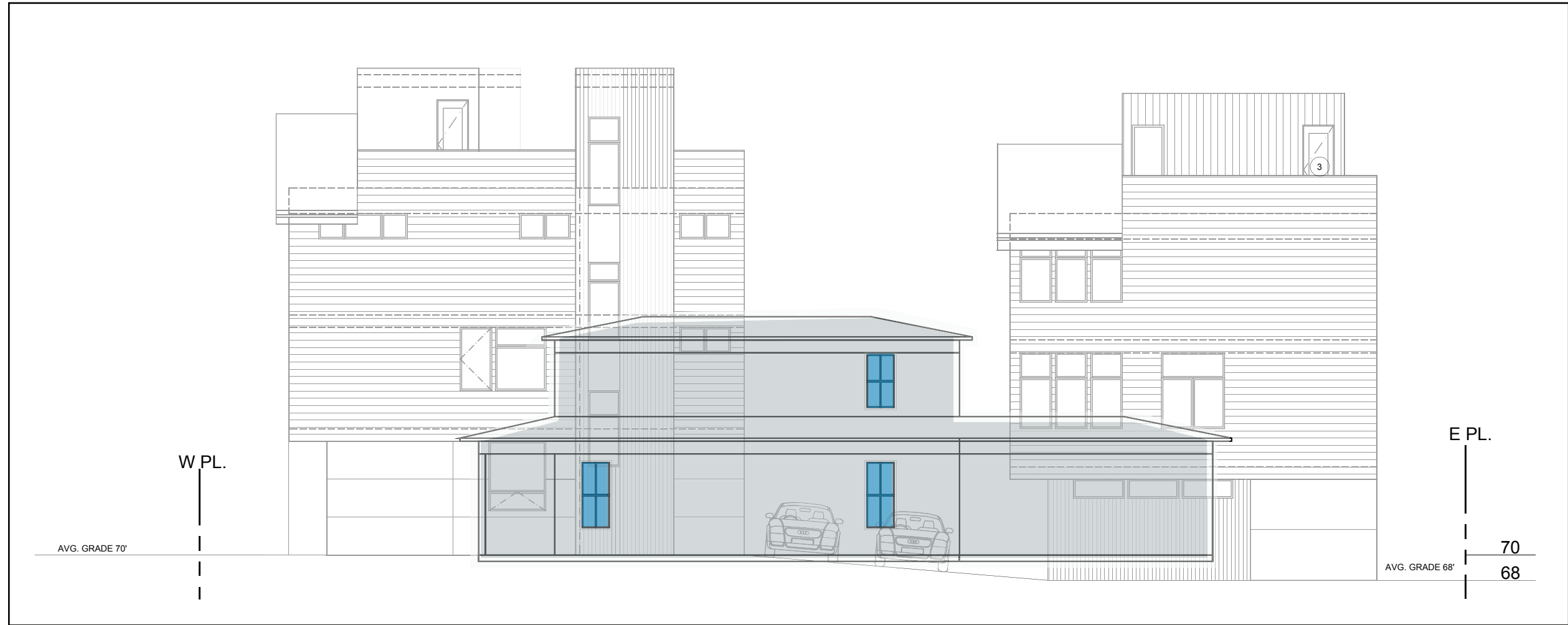




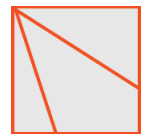
TOWNHOUSE 2 WEST ELEVATION

TOWNHOUSE 1 WEST ELEVATION





WEST PRIVACY WINDOW STUDY / 1137 NW 57TH ST NEIGHBOR





EAST PRIVACY WINDOW STUDY / 1125 NW 57TH ST NEIGHBOR





East Elevation



South Elevation

dark gray painted hardie / vertical siding

4x8 dark gray painted hardie siding

white painted hardie horizontal siding

Reclaimed vertical cedar siding

dark gray painted hardie / vertical siding



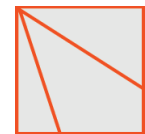
4x8 dark gray painted hardie



reclaimed cedar siding



white vertical/horizontal hardie panel





Townhouse 2 East Elevation

- 4x8 dark gray painted hardie
- white painted hardie horizontal siding
- dark gray painted hardie / vertical siding



Street Perspective

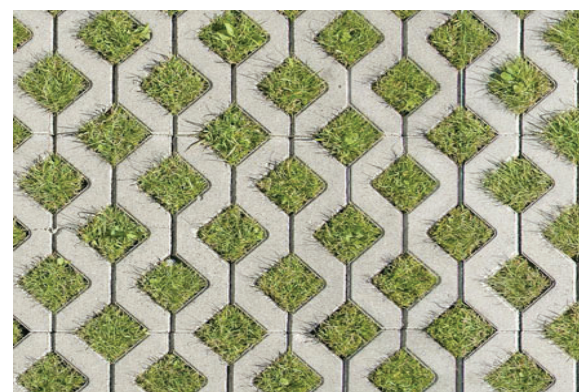
- metal weater protection awning above entry

- vertical Cedar siding entry
- Permeable grasscrete
- Concret planters

Reclaimed vertical cedar siding



Cedar decking

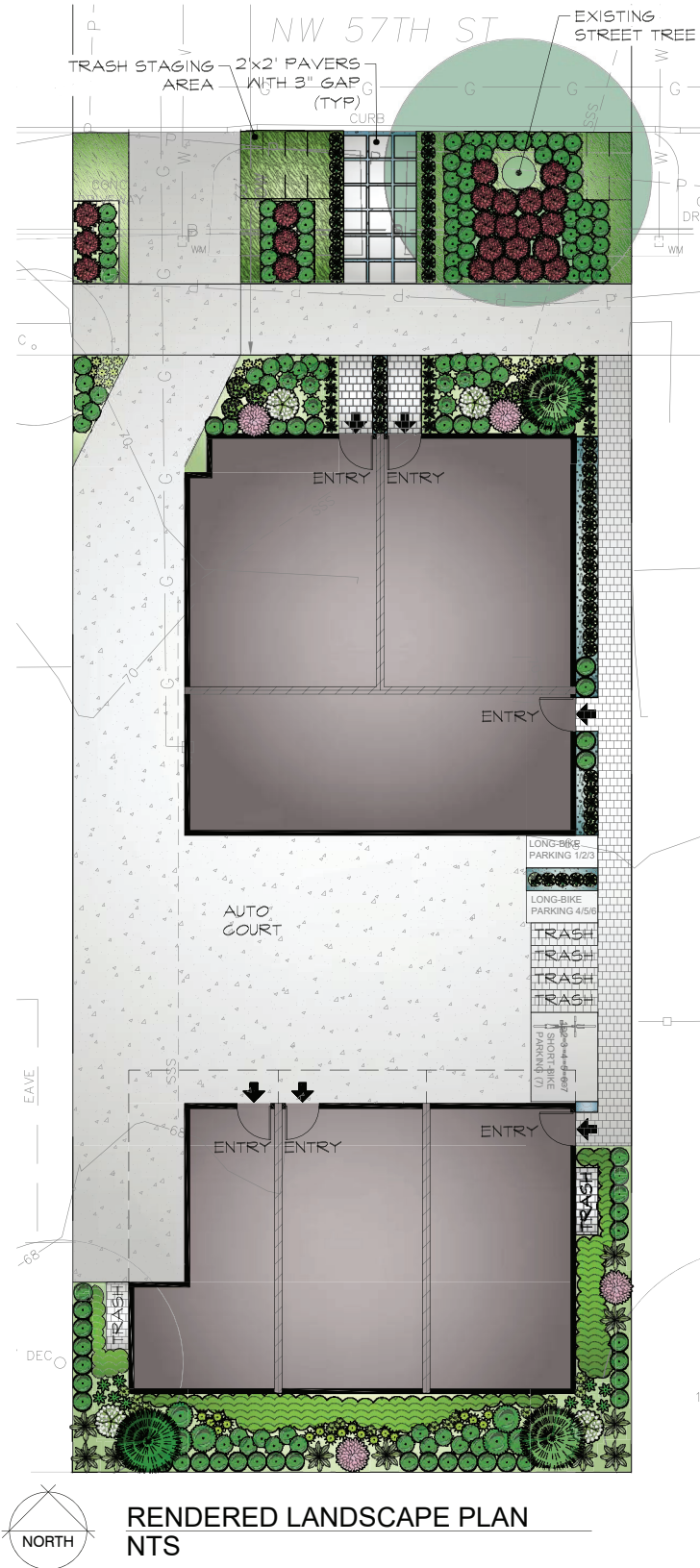


Permeable grasscrete pavers



Concrete planters





Berberis t. 'Crimson Pygmy'



Thymus praecox 'Elfin'



Prunus l. 'Mount Vernon'



Calluna v. 'Firefly'



Nandina d. 'Gulf Stream'



Blechnum spicant



Chamaecyparis o. 'Gracilis'



Physocarpus o. 'Diabolo'



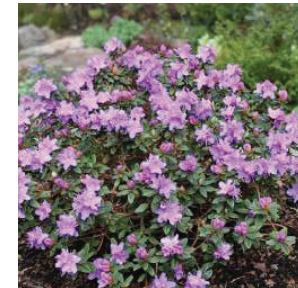
Liriope muscari 'Big Blue'



Sarcococca ruscifolia



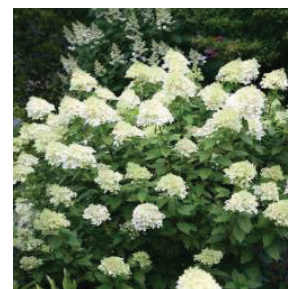
Carex oshimensis 'Everillo'



Rhododendron x 'Ramapo'



Mahonia e. 'Soft Caress'



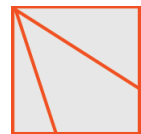
Hydrangea p. 'Limelight'



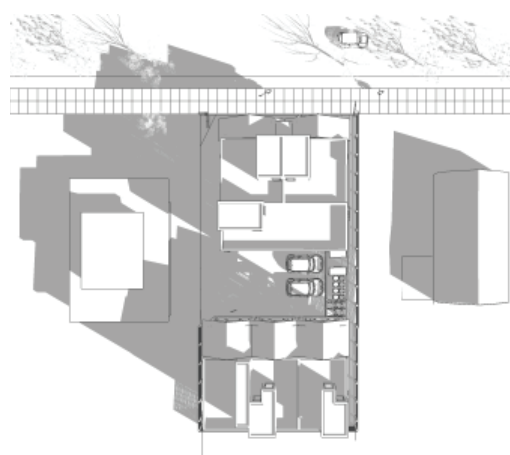
Ilex c. 'Sky Pencil'



Bergenia c. 'Winterglut'

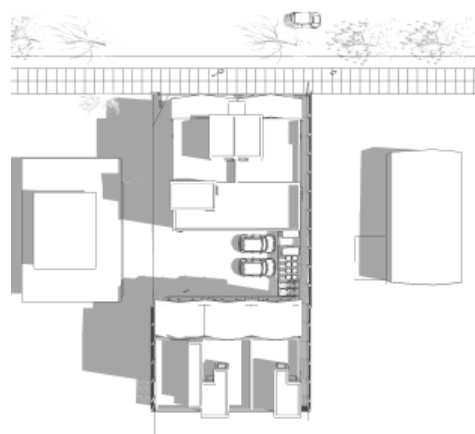


SPRING EQUINOX: MARCH 20



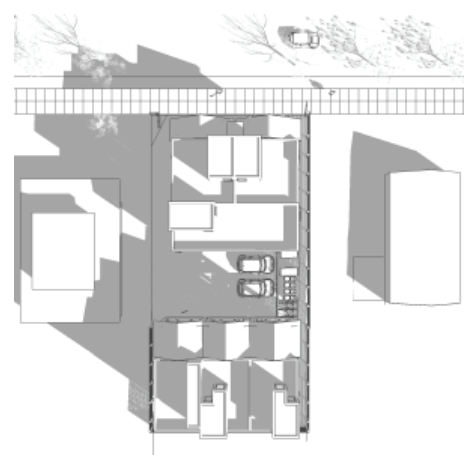
8 AM

SUMMER SOLSTICE: JUNE 21



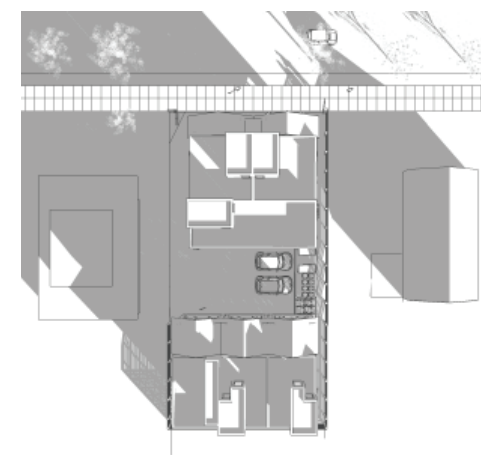
8 AM

FALL EQUINOX: SEPTEMBER 23

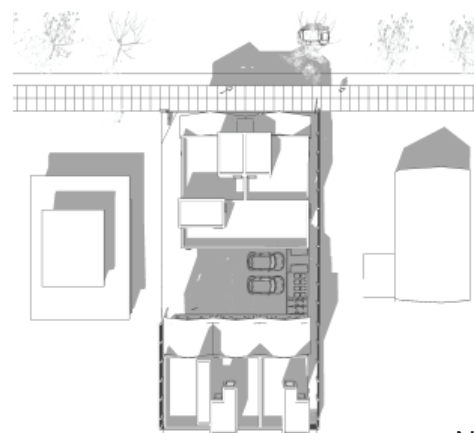


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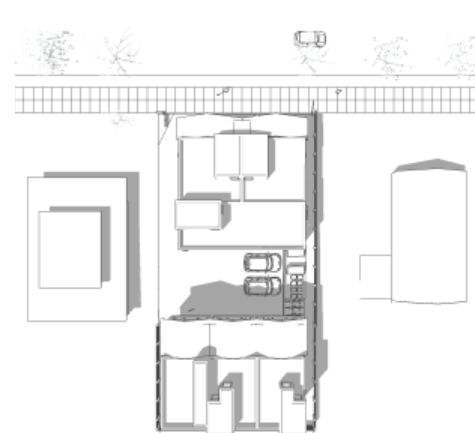
WINTER SOLSTICE: DECEMBER 21



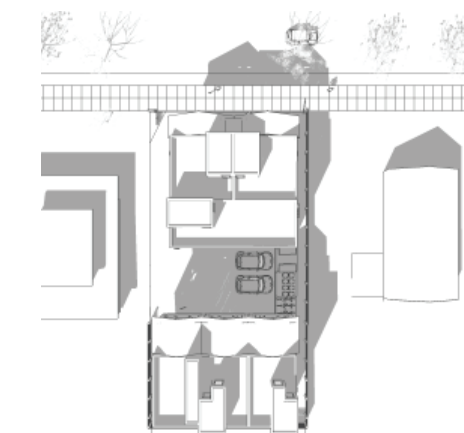
8 AM



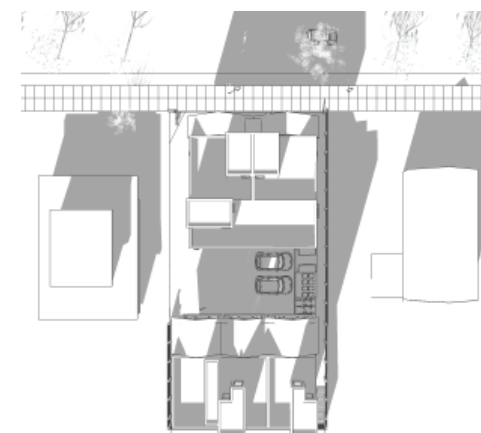
NOON



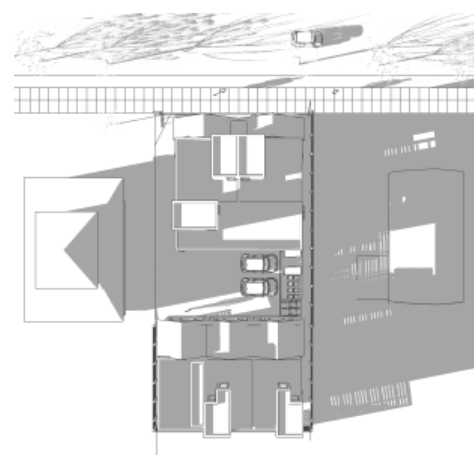
NOON



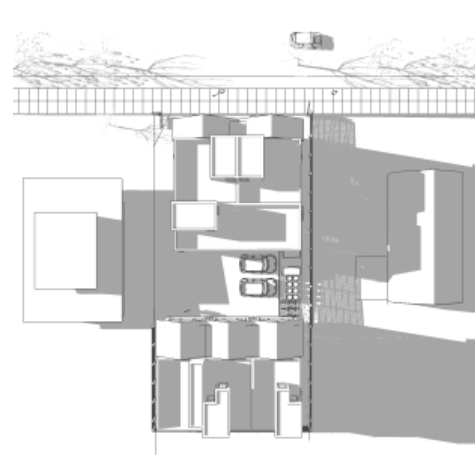
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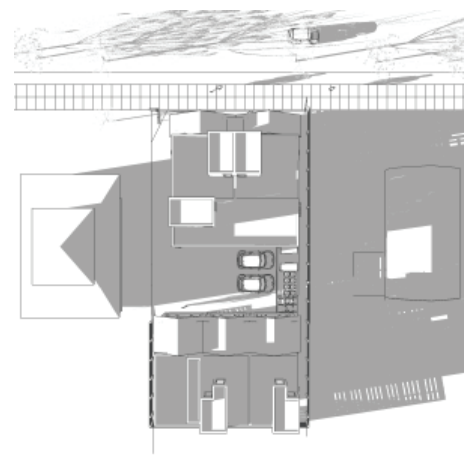
NOON



4 PM



4 PM



4 PM



4 PM



SHOFFNER CONSULTING

6741 NE 182ND ST. UNIT C414 KENMORE, WA 98028 MOBILE:(206)755-9407 EMAIL: TONY@TONYSHOFFNER.COM

October 11, 2019

Pasha Afichuk
2710 S. 335th Pl.
Federal Way, WA
98003

RE: Tree Inventory - 1133 NW 57th St. Seattle, WA.

Pasha:

This report is provided to address the City of Seattle's requirements for a tree inventory report for developing lots. I visited the property at 1133 NW 57th St. in Seattle to gather information on the trees on the property and for those just off-site with driplines that extend onto the property. Please see the accompanying tree inventory map for reference to this report. The locations of these are approximated.

1.0 Site Conditions

The property is developed with a single family residence and is located in a neighborhood developed with single family residences. The landscape consists of turfgrass and ornamental shrubs. The topography is flat.

2.0 Tree Inventory - Methods and Results

I conducted level 2 basic visual evaluations according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed tree up close to inspect conditions of the trunk and from afar to inspect conditions in the crown. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual and on nearly 20 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

The City of Seattle tree regulations are specified in Director's Rule 16-2008 and are used to determine which trees meet the minimum criteria to be classified as exceptional and how exceptional trees are required to be protected through development.

The inventory included 2 trees located just off-site with driplines that extend onto the property. As these trees are on adjacent properties on the other side of a solid wood fence, I was not able to access these trees nor view their trunk diameters at 54". The column CSD is the crown spread diameter onto the property. Following is information on these trees:

#	Species	Dbh	CSD	Condition and Status
1	Italian prune (<i>Prunus domestica</i>)	10"	8'	Located off-site to the west. Does not meet the threshold diameter to be classified as exceptional.
2	Flowering cherry (<i>Prunus serrulata</i>)	12"	8'	Located off-site to the east. Does not meet the threshold diameter to be classified as exceptional.

3.0 Required Retention and Protection Measures

As there are no exceptional trees on the property or just off-site with drip lines that extend onto the property, no tree retention or protection is required.

4.0 Use of This Report and Limitations

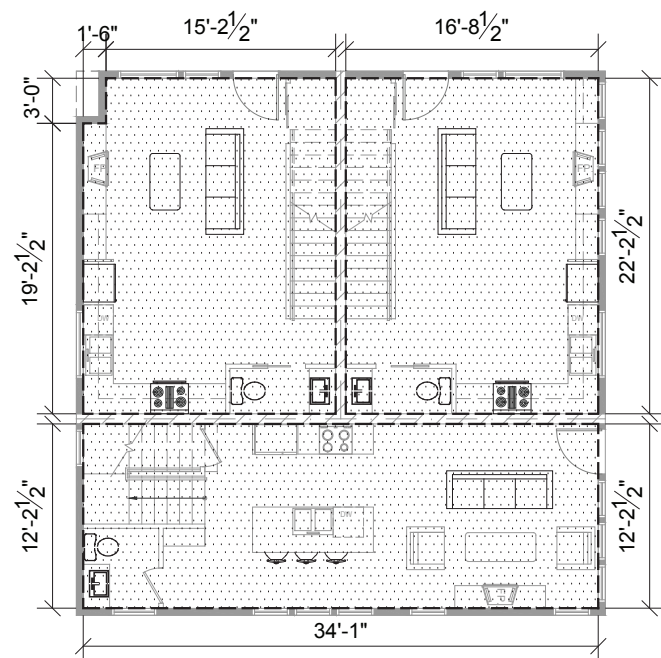
This report is provided to Pasha Afichuk to address the City of Seattle's requirements for tree inventory developing lots. Natural decline and failure of trees following development is not predictable, therefore, Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to or following development of the property.

Cordially,



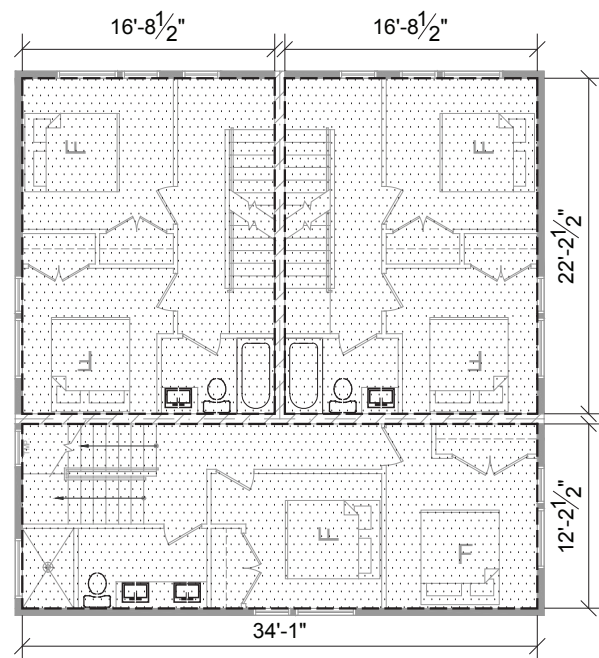
Tony Shoffner
ISA Certified Arborist #PN-0909A
TRAQ



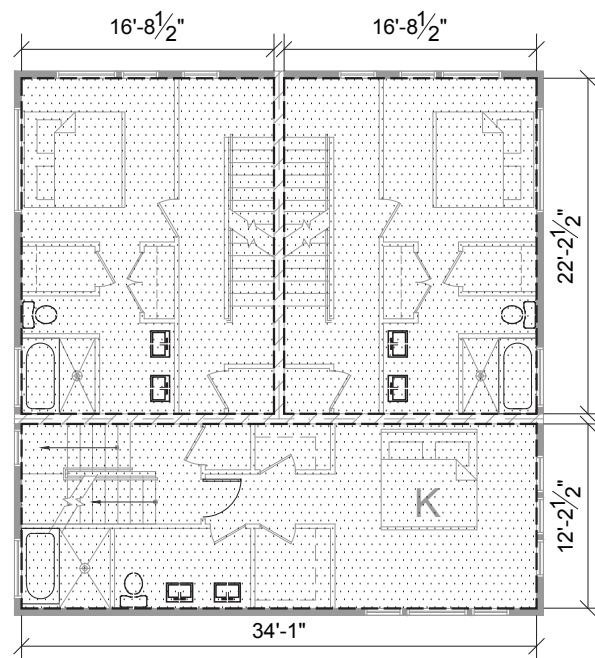


1F FAR: 1153.5 SF

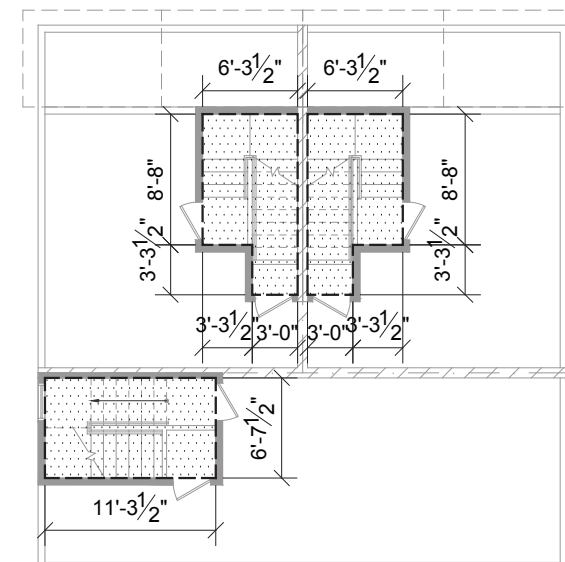
NOTE: THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS



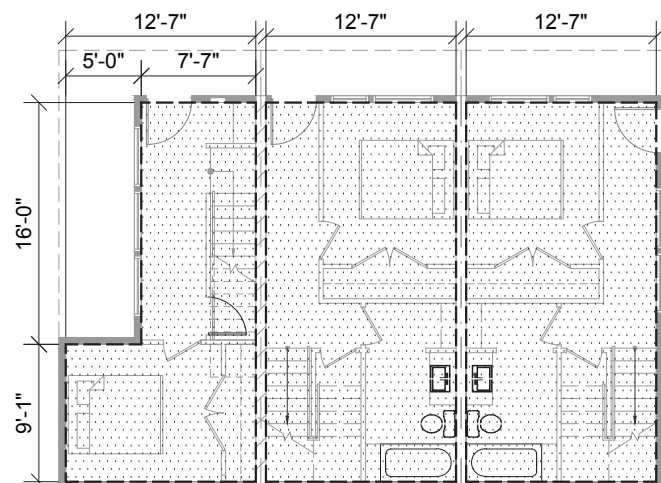
2F FAR: 1158.0 SF



2F FAR: 1158.0 SF

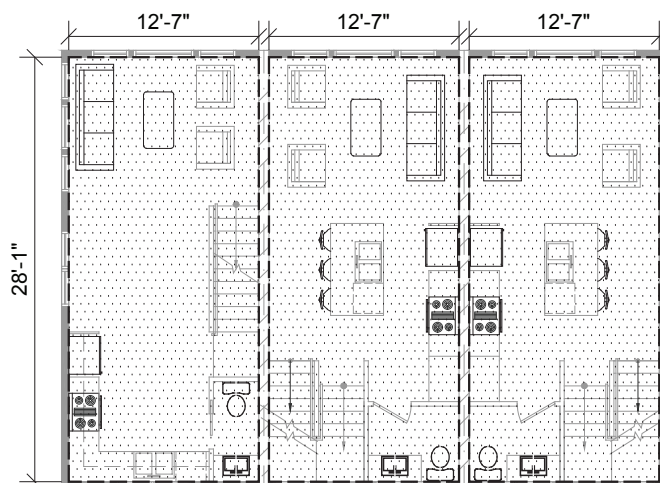


PENTHOUSE FAR: 230.6 SF

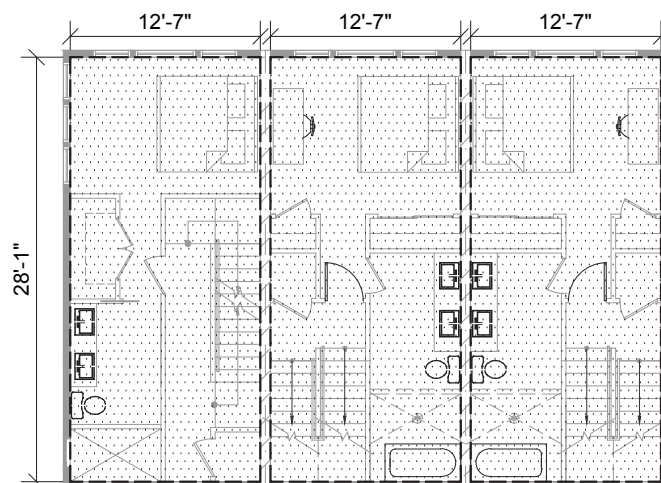


1F FAR: 866.2 SF

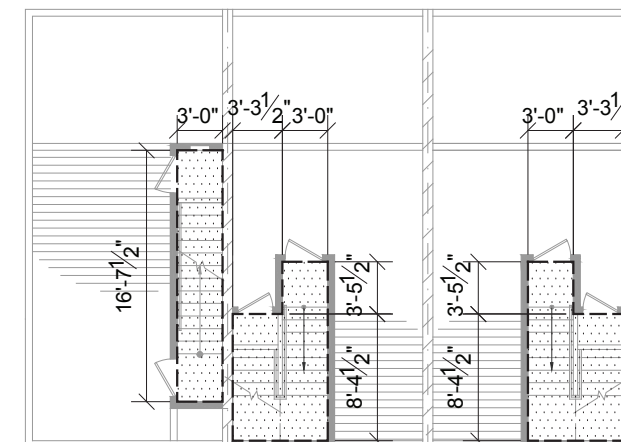
NOTE: THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS



2F FAR: 1059.0 SF



3F FAR: 1059.0 SF



PENTHOUSE FAR: 176.0 SF

FAR DIAGRAM CALCULATION							
	TH1 / A	TH1 / B	TH1 / C	TH2 / A	TH2 / B	TH2 / C	TOTAL
1F	366.5 SF	371.0 SF	461.0 SF	235.0 SF	315.6 SF	315.6 SF	2019.7 SF
2F	371.0 SF	371.0 SF	461.0 SF	353.0 SF	315.6 SF	315.6 SF	2217.0 SF
3F	371.0 SF	371.0 SF	461.0 SF	353.0 SF	315.6 SF	315.6 SF	2217.0 SF
PENT.	64.4 SF	64.4 SF	74.8 SF	50.0 SF	63.0 SF	63.0 SF	379.6 SF
SUM	1172.9 SF	1177.4 SF	1322.8 SF	991.0 SF	1084.6 SF	1084.6 SF	6833.3 SF

GROSS FLOOR AREA(GFA) = FLOOR AREA RATIO (1.4) Build Green
 ALLOWED: 5000 x 1.4 = 7000 SF
 PROPOSED: 2 townhouse - 6 units total = 6833.3 SF < 7000 SF

MHA-R PAYMENT OPTION SUMMARY TABLE		
1	ZONE	LR2 (M1)
2	MHA AREA DESIGNATION PER MAP A FOR 23.58C.050	MEDIUM AREAS
3	ASSOCIATED PUDA WITH MHA-R REQUIREMENTS?	NO
4	TOTAL NUMBER OF RESIDENTIAL AND LIVE-WORK UNITS IN THE STRUCTURE	DWELLING UNIT: 6 LIVE-WORK: 0
5	GROSS FLOOR AREA - RESIDENTIAL USE	6833.3 SF
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 AREA FOR MHA-R CALCULATION	6833.3 SF
9	PAYMENT CALCULATION AMOUNT PER CODE OR PUDA	\$ 20.00
10	MHA-R PAYMENT PROVIDED	\$ 136,666.00

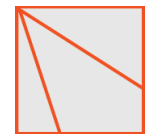
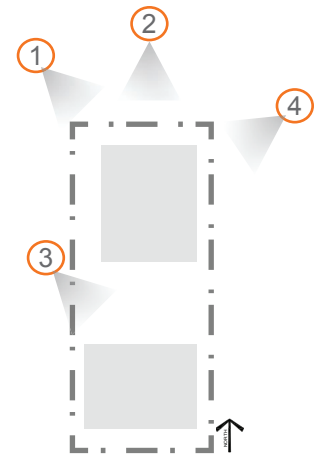




① Street level facade rendering



② Street level facade rendering

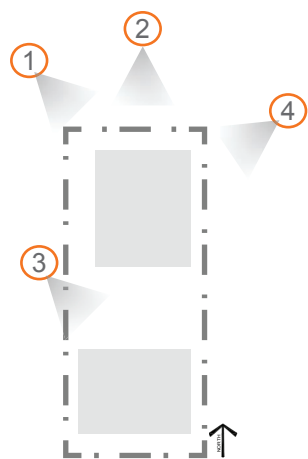




③ Rear Bldg rendering

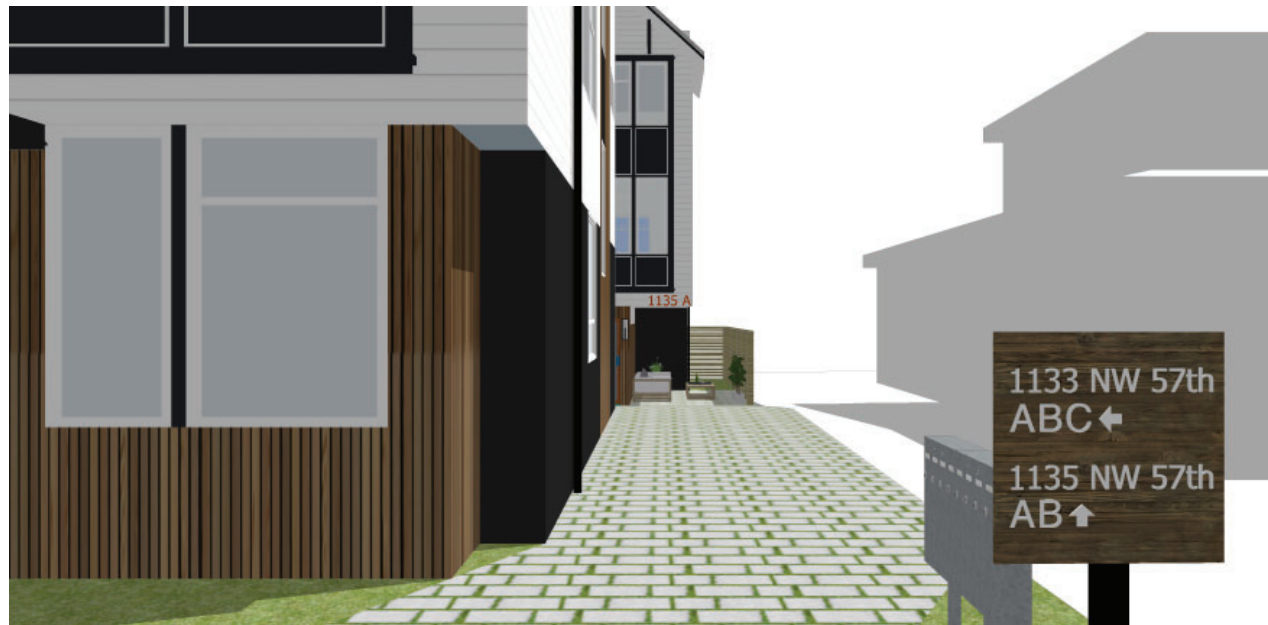


④ Top aerial view rendering





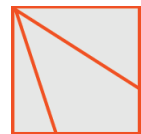
Street to courtyard perspective



Street to courtyard perspective



center courtyard aerial view

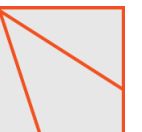




center courtyard perspective



center courtyard perspective



DESIGN GUIDELINES

A-1 RESPOND TO SITE CHARACTERISTICS

The project proposed living spaces for TH1 and bedroom spaces for TH2 in response to the site's topography. A common walkway along E elevation follows existing grade condition connects the site from NW 57th Street to the center auto-court and to the rear TH2 in the back on the property.

A-2 STREETScape COMPATIBILITY

The streetscape are now only single family residences. (per re-zone: future townhomes and apartments) The proposed structures are designed to fit within the traditional housing typology and create a pedestrian friendly streetscape in the neighborhood.

A-3 ENTRANCES VISIBLE FROM THE STREET

The two street facing townhome units have front entries and open patio spaces to be easy identify and engage from the street. A common walkway along the east elevation provide a visual link to the center auto courtyard and the second TH2 townhome units to the back of the site.

A-4 HUMAN ACTIVITY

Open space at the front of the structure encourages interaction between residents, neighbors, and the community.

A-5 RESPECT FOR ADJACENT SITES

The windows to the west and east elevation are designed to minimize privacy intrusion. The adjacent neighbors to the west have minimal windows along the property lines.

A-7 RESIDENTIAL OPEN SPACE

All townhome units are provided with private roof deck for additional private amenity spaces. The front townhome units have front entrances with open amenity spaces engage the streetscape of the neighborhood and existing ROW characteristics.

A-8 PARKING & VEHICLE ACCESS

Vehicles will access from NW 57th Street. Two parking spaces are provided for residence vehicle access.

B-1 HEIGHT, BULK & SCALE COMPATIBILITY

The townhomes to the south has an allowable height limit of 30' and the townhomes to the north has an allowable height limit of 30' in LR2(M1) zone.

C-1 ARCHITECTURAL CONTEXT

The street front facade is designed to be compatible with existing adjacent structures and the individual homes in the neighborhood. Large windows and private patio and decks provide a strong connection to the pedestrian environment.

C-2 ARCHITECTURAL CONCEPT AND CONSISTENCY

The proposed project provide a well defined approach entrance to create more outdoor patio and garden spaces. The massing of the project is modulated to soften adjacent buildings with most glazing for natural lights.

C-4 EXTERIOR FINISH MATERIALS

The project is proposing to use durable and sustainable materials. Siding will consist of natural cement board, natural cedar siding and painted materials.

D-1 PEDESTRIAN OPEN SPACES AND ENTRANCES

All options provide landscaped amenity spaces along the street facade and common walkway connects the center auto-courtyard spaces.

D-3 RETAINING WALLS

Retaining walls follows the existing grade help stabilize the project site and minimize the retaining height helps re-grade and provide public safety next to Eat and Wet neighbors.

D-6 SCREENING OF DUMPSTERS, UTILITIES, ETC

Recycling and solid waste will be screened and placed at the center of the site close to the parking space for pick up.

D-7 PERSONAL SAFETY AND SECURITY

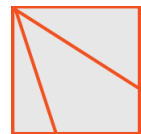
Exterior lights will be placed downward directed to walkways as well as private and common open spaces. Entry door design, walkway and window placement all enhance pedestrian safety, provide for natural surveillance.

E-2 LANDSCAPING TO ENHANCE BUILDING AND/OR SITE

The front entry, and setbacks will be the focus of our landscaping design to enhance the character of the neighborhood and the proposed structures. It will create inviting usable spaces for residents and also visitors and also providing friendly streetscapes for neighbors.

E-2 LANDSCAPING TO ADDRESS SPECIAL SITE CONDITIONS

The landscaping of this project will help to soften both the massing and the transition from street to entry. The entry open patio is to separate home entries and public walkways and to soften the streetscape at the facade.



PRE-SUBMITTAL MEETING NOTE

Meeting Notes – 11/16/2019 – 11:00 a.m.

SDCI Pre-Submittal Conference Notes

Project: 1133 NW 57th St

SDCI Project Number: SDR 3034985-EG / Bldg. 6741273

Owner: Modern Homes, LLC / Pavel Afichuck

Architect / Designer: Array, LLC / Yueann Wu

Attendees: Patricia Neighbor, SDCI Land Use Planner

Travis Saunders, SDCI Zoning

Faith Sugerman, SPU / Solid Waste

Yueann Wu, Array LLC

Jeff Whitney, Array LLC

Meeting Date / Time: Wednesday, October 16, 2019, 11:00 AM

Location: SMT 21st Floor

Documents Provided by Array LLC to Meeting Attendees:

1.) Early Design Guidance Packet, dated October 16, 2016

SPU Coordination

Faith Sugerman of Seattle Public Utilities began the meeting by advising on current Best Management Practice requirements for solid waste & recycling requirements. Topics included individual waste / recycle carts (shared & unshared) versus dumpster services and how cart & dumpster sizes relate to acceptable container storage areas and curbside street frontage pick-up areas.

Since this meeting, the projects owner has agreed to a shared waste service which was discussed as a viable solution. Yueann has sent the application for shared service to Faith Sugerman and is approval by Faith and uploaded into portal.

Zoning Coordination

Next, Travis Saunders discussed zoning concerns he had for things not seen, or overlooked, on the plans. It was reiterated that 12.5% of amenities need be located on grade. Bike parking is to consist of one space per unit for long term parking & one unit per twenty for short term; thus, two required. Moreover, if amenity areas are designed along the sides of lot they are required to have a minimum ten foot setback. Discussed was the Electrical Vehicle (EV) requirement if on-site parking is to remain. It was said one EV station needs to be installed and not just site ready. Code reference of 23.54.030L was cited for reference. Also, additional amenity areas on roof decks were discussed. Travis reiterated the need to understand rooftop coverage being mindful of penthouse sizes and maximum heights and said the design appears to comply. He agreed that a 12 foot upper story penthouse setback is adequate.

In addition, Travis mentioned that with this sites rezone from SFR to LR2 (M1) options of mandatory housing affordability (MHA) or payment housing will need to be addressed. It was cited Tip Sheet #257 be reviewed which outlines the provisions of the MHA requirements. It was also said this tip sheet spells out how to calculate chargeable area and other information which needs to be compiled in a table and embedded in the plans and submitted with building permit application.

Lastly, with Travis it was discussed that based on FAR this project will need to fulfill Built Green Four Star requirements.

Introduction & Project Overview

Yueann Wu of Array LLC provided an introduction and overview of the project scope and goals. Yueann mentioned the site was recently rezoned from SFR to LR2 and it was discussed part of the design intent

is to create a pedestrian friendly design to accommodate a sense of community with an architectural solution that pays respect to the past traditional SFR housing typology of the Ballard neighborhood. One way the design aims to do this is by integrating at frontage a stepped down gabled roof design with knee braces, characteristic of the past neighborhood, which pays homage as well as brings the massing and scale down to provide a more pedestrian friendly streetscape.

It was also discussed how this newly rezoned area has been surrounded by Lowrise, Multi-Family and Commercial zones with Yueann offering examples of these surrounding building types and uses. Also outlined the proposed project lies within the Ballard Hub Urban Village area which has a higher living density with many neighborhood shopping, dining and services within walking distance.

It was also discussed the proposed project lot size is 5,000 SF with approximate FAR being 6,836.3 SF; FAR of 1.4 was used. The property is located at the midblock between 14th AVE NW and 11th AVE NW. It was said the project proposes to demolish the existing single family structure and construct 2 structures, each with 3 townhouses, for a total of six units. Each structure will be three stories tall with two open parking spaces with access from NW 57th Street.

SDCI Comments & Recommendations

Patricia Neighbor of SDCI stated SDR for this project is required because of the rezoning from SFR to LR2 and recommended looking at the chart in Tip #238 for explanations of when SDR is required for future projects. She asked if Community Outreach had already been done in which Yueann replied it has been completed. Moreover, Patricia asked if there was a completed Arborist Report in which it was stated it has been and is included in the packet. It was suggested this be uploaded before the SDR meeting for future SDR projects so it can be reviewed beforehand. Furthermore, Patricia confirmed SEPA is not required because LR2 zones allow up to six units before triggering. She also stated Ballard Design Guidelines do not apply to this project but are still a good idea to review because of some similar design standards as SDCI. Patricia also suggested a contextual analysis needs to be included in the revised package which illustrates how the proposed project fits the neighborhood's existing SFR context and to provide a written description of thinking process. It was mentioned by Yueann that one way this has been accomplished is through the lowered gabled roof forms with knee-bracing and also reminded of the SFR to LR2 zoning change as well as previous surrounding LR2 zones and how their building contextual design clues were incorporated into this design. It was also mentioned by Yueann that currently in for permit review is a twenty two unit apartment unit on this same block and that also taking other design clues from existing adjacent project types and uses also seems important to keeping a cohesive neighborhood context and style. Examples of these were shown in the packet's photos of neighborhood buildings and street view panoramas.

Patricia Neighbor of SDCI recommended the team look at the following and/or had the following comments:

- She liked the overall roof form and how it relates to existing surrounding neighborhood but is concerned about the penthouse projections and visibility from the street / concerned of cohesiveness between gables and penthouse roof forms
- Mentioned front landscaping and street facing façade importance / mentioned likes coupled entrances and the front planters and a nice start to landscape design and texture but would like more landscape development shown

- Suggested consideration of signage location and appearance
- Mentioned importance of street level appearances and entrances and how scale works at street level to provide a good street level experience
- Massing and architectural context importance reiterated and needs to be relayed and explained – for example compose façade conscientiously to consider scale and proportion
- Would like to know how selected materials respect existing context
- Would like to see drawings / renderings of courtyard that shows it as a pleasant space and demonstrates compliance with design guidelines as well as a perspective view from the street to the rear building's cantilevered area showing future appearance of how the space is used (i.e. how will this not just be used as storage)
- Asks that street photos provided show views further down both sides of street
- Asks for a conceptual landscape plan and description of how proposed landscape plan is appropriate for the site and how it will survive over time

Lastly, Patricia mentioned that when turning in the EDG packet she will first review it for completeness. The more included in the packet from her responses the shorter the review time which was stated to be approximate 6 weeks.

SDR DESIGN PACKAGE
1133 NW 57th Street, Ballard, Seattle, Washington

Array
DCI # 3034985-EG | October 16th, 2019

