DRAFT PACKET

STREAMLINED DESIGN REVIEW

1145 NW 56th Street
Seattle, WA 98107

SDCI PROJECT NO:

3035025-EG

PRE-SUBMITTAL CONFERENCE MEETING DATE:

10/23/2019

APPLICANT CONTACT:

Yoriko Endo, Project Manager
Caron Architecture
yorikoendo@caronarchitecture.com
206.367.1382
2505 3rd Ave Suite 300C Seattle 98121

CARON

CARON REF #2019.032

NORTHEAST VIEW FROM NW 56TH STREET

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PROJECT TEAM

OWNER
Northlake Capital & Development

CARON ARCHITECTURE CONTACT
Yoriko Endo, Project Manager
Caron Architecture
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206.367.1382
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LANDSCAPE ARCHITECT CONTACT
Neil Buchanan, Landscape Architect
GHA Landscape Architects
buchanan@isomedia.com
206.522.2334

SITE INFORMATION

ADDRESS:
1145 NW 56th Street

SDCI PROJECT NO.:
3035025-EG

PARCEL(S):
2768100500

SITE AREA:
5,000 SF

OVERLAY DESIGNATION:
Ballard Hub Urban Village,
Parking Flexibility Area

PARKING REQUIREMENT:
0

DEVELOPMENT STATISTICS

ZONING:
LR-3 (M1)

BUILDING HEIGHT:
50' Maximum

RESIDENTIAL UNITS:
28

PARKING STALLS:
0

LONG-TERM BIKE STALLS:
1 Per Unit

SHORT-TERM BIKE STALLS:
1 Per 20 DWELLING UNITS

3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

In the quickly evolving neighborhood of Ballard, the objective is to provide 28 SEDU and EDU units for the thriving neighborhood's prime location close to downtown Ballard and a major intersection for public transit (corner of NW Market St and 15th Ave NW) while adding to the architectural identity of the surrounding neighborhood. New and exciting materials which complement the surrounding buildings and landscaping elements will provide visual interest to the existing streetscape.

The proposed 28-unit development does not require parking, and none will be provided. Most units will have generous balconies or large patio doors with Juliet balconies, providing tenants will plenty of natural light, fresh air and visual or physical connections to the building's surroundings. The 3 EDU units will be unique with some double height spaces and loft bedrooms.

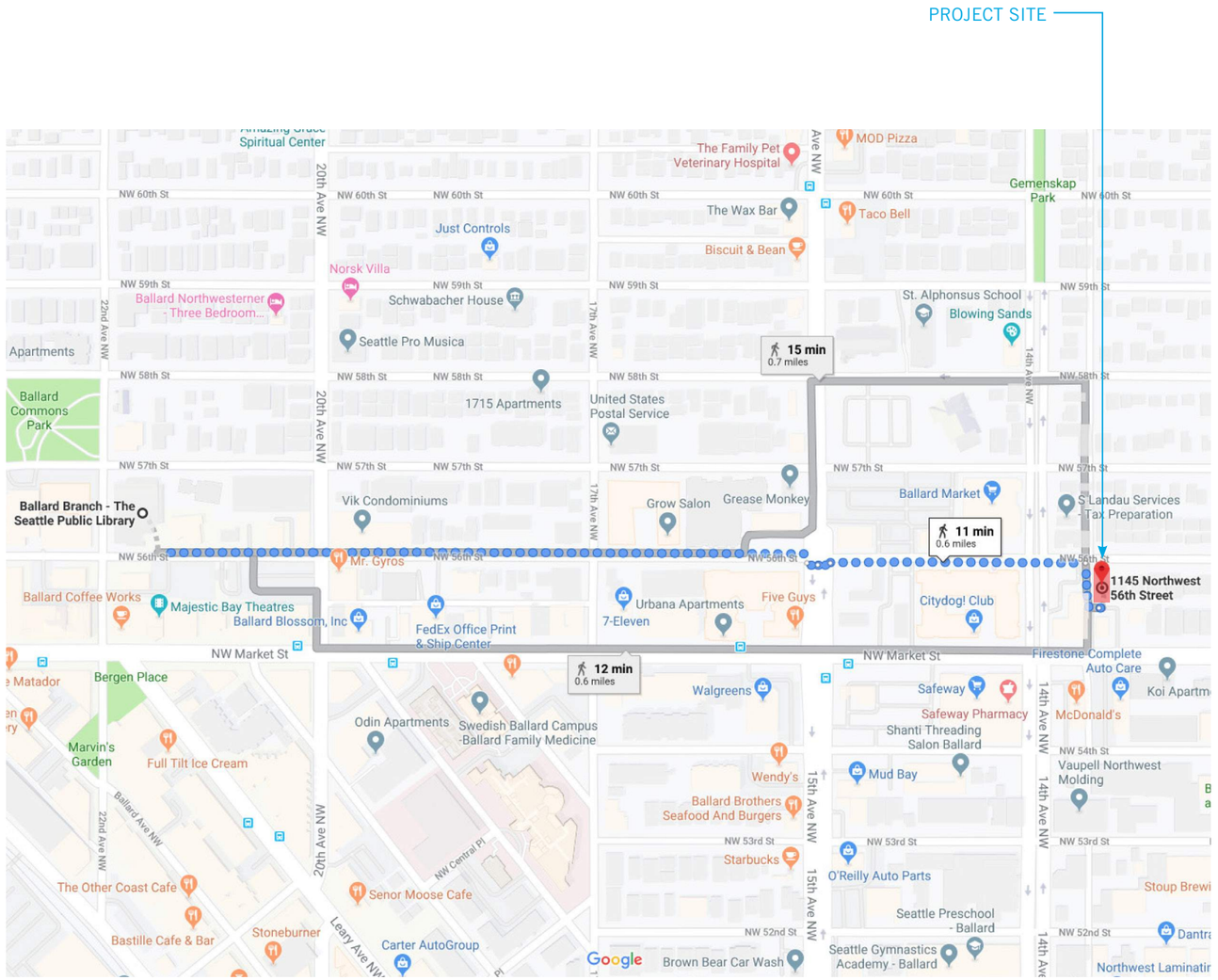
DEVELOPMENT SUMMARY

LEVEL	TOTAL GROSS SF	TOTAL FAR SF	RESIDENTIAL UNITS	PARKING STALLS	USE
ROOF	0	0	0		
L4 - MEZZANINE	1,403 SF	417 SF	0		Residential
L4	2,695 SF	2,695 SF	7		Residential
L3	2,695 SF	2,695 SF	7		Residential
L2	2,695 SF	2,695 SF	7		Residential
L1 - STREET	2,650 SF	2,650 SF	5	0	Residential
L BASEMENT	2,288 SF	0	2	0	Residential
TOTAL	14,426 SF	11,152 SF	28 Units	0	
MAX ALLOWABLE FAR (5,000 SF X 2.3)		11,500 SF			

9-BLOCK AERIAL MAP (GOOGLE EARTH)

3.0 SUMMARY OF DESIGN COMMENTS DURING PUBLIC OUTREACH

As a part of the City of Seattle's Department of Neighborhoods Community Outreach program, the project team mailed fliers to notify neighbors regarding the proposed project within a 500 foot radius of the project site, conducted an online survey and hosted a community meeting at Ballard Branch Library for neighbors to become familiar with the proposed development. We received comments from the public through the survey and those neighbors in attendance at the community meeting.



DISTANCE FROM SITE TO COMMUNITY EVENT LOCATION (GOOGLE MAPS)

DESIGN RELATED COMMENTS RECEIVED DURING COMMUNITY MEETING

The community comments received during the community meeting are as follows:

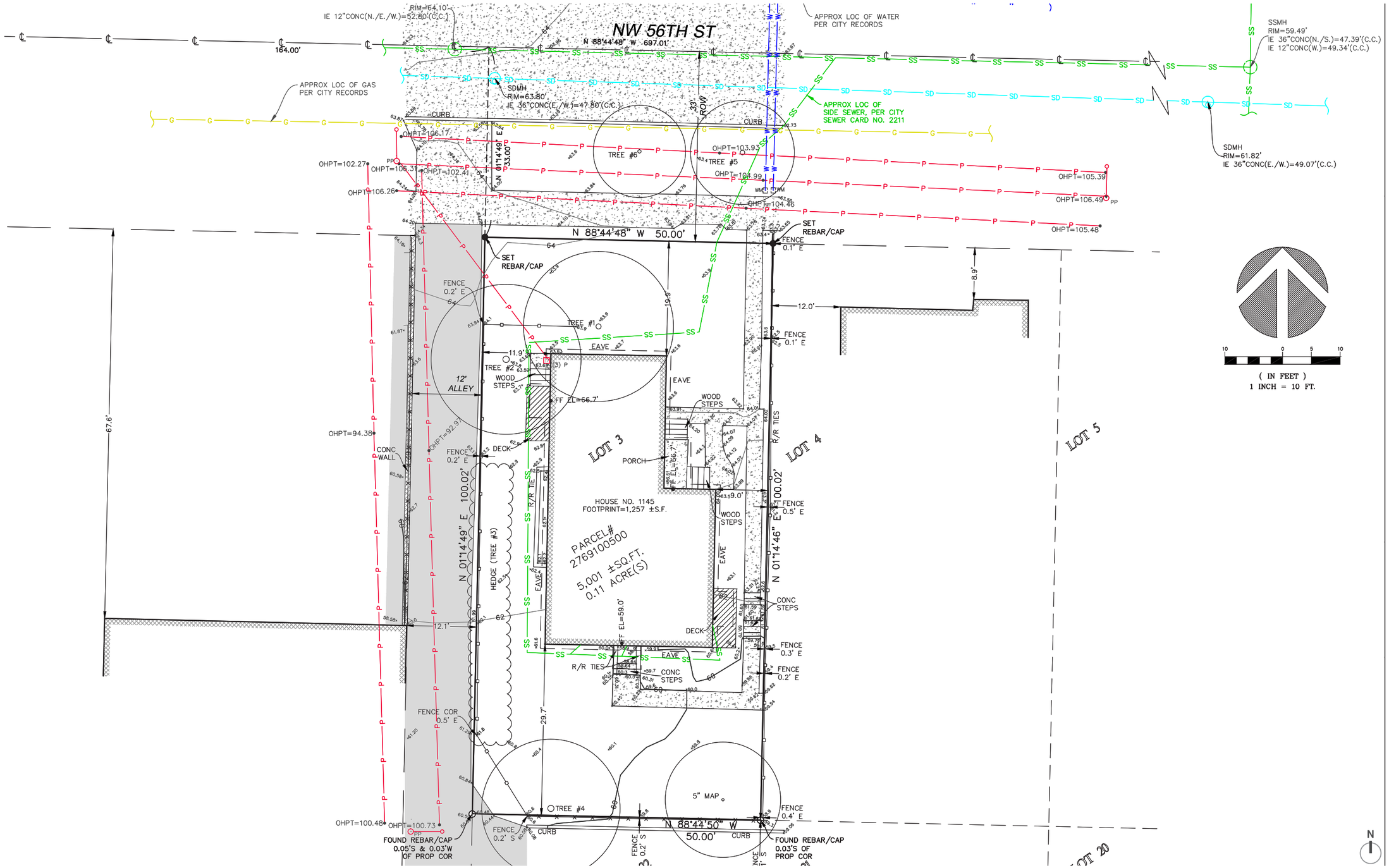
- Community is concerned about having a basement level in this building because there used to be a stream running through this site; there is concern for water infiltration in basement units; community suggests that a better use for the basement would be parking.
- Community asks why the developer would choose to put a 4 story building with SEDU units on this site when most of the street is occupied by smaller scale single-family homes; community believes this building type will draw younger tenants and a lot of turnover; community does not think this is a good decision for the block that has many families.
- Community is concerned that the building will not rent well because there are already so many apartments available in the downtown Ballard area.
- Community is concerned about parking and asks if tenants will be restricted to not own cars.
- Community asks whether tenants will be restricted from listing their units on Airbnb.
- Community asks for permitting and building timeline.
- Community is concerned about having squatters in current units on property between when current tenants move out and demolition.
- Community asks for pest control during demolition.
- Community asks what the process will be between this meeting and building permit being approved.
- Community is concerned about all the development that will be going on around the site in the next few years given this project, the proposed project on neighboring old Sherwin Williams site across the alley and the KFC property being for sale.
- Community is concerned about the proposed building height relative to the single-family home and townhomes on the neighboring property.
- Community asks if there will be a rooftop amenity area and other green space around the building; concerned about the success of the green area at the back of the building if it will be surrounded by 5-6 story buildings.
- Community would like to see the building set-back from the street with some greenery in the front in order to match the character of the homes/properties on the rest of the block.
- Community is concerned that this meeting is just for show and that not enough building information is provided/disclosed at this point.
- Community believes that all this change to the neighborhood fabric is just sad.
- Community feels that current residents are being boxed in by higher density buildings that are now allowed to be built in the neighborhood.
- Community is concerned that this building will add 5-10 cars on the block where street parking is already an issue.
- Community is concerned that construction will bring noise, trespassing, trash, break-ins, parking congestion and damage to surrounding buildings.
- Community asks about other opportunities for them to give feedback and whether or not there will be consequences to the building based on their comments.
- Community asks if there will be any low-income units in the building.

DESIGN RELATED COMMENTS RECEIVED IN ONLINE SURVEY

The community comments received in the online survey are as follows:

- This proposed building does not fit in at all with the current makeup of the block. Parking and traffic for existing residents will also be negatively impacted. Construction zone life would make things unpleasant for an extended period of time.
- It is unrealistic to think all 28 renters will not have a car, parking is already a mess on this block and you are adding to the problem.
- Parking is already tight on the surrounding streets. 28 new units with no parking will exacerbate the issue considerably.
- This is a terrible idea. It's insulting and GREEDY. It's pure greed. You will destroy the character of our close-knit community. You will destroy the pleasant sunlight and views of Phinney Ridge for surrounding neighbors. Parking and driving will be impossible. This idea is awful, and even considering it is pure greed, with no concern whatsoever for the neighbors, neighborhood, or Ballard in general. I realize that the prospect of making tons of money at OUR EXPENSE (while ruining our sunlight, our community, our neighborhood) doesn't bother developers. But it's completely wrong. It's flat-out wrong. What you are doing is hurting people just to make money. I care about my neighbors. I care about our trees, our sunlight, our sweet little 11th Street vibe. We all get along and look out for each other. Putting hideous apodments on our block will wreck the block for good. Do you even care? Is money so important to you that you're willing to destroy Ballard out of pure greed?
- The area is already VERY loud, and we are desperate for a more peaceful neighborhood.
- The proposal for SEDU is not in line with other structures on the block and immediately adjacent SFH properties. This block is mostly young families with children and are all newly built so the current upzone will not apply to future development. Proposal height should align with adjacent SFHs. It needs to be set back off the front sidewalk 10 ft in line with the current housing on the block. Main entry/exits should be opposite from SFH neighbors given the number of residents and increased noise and foot traffic. Care should be taken to protect privacy of neighbors in single family homes immediately adjacent which were designed with previous SFH LR3 zoning considerations. Privacy fencing should be installed along neighboring properties.
- Yes, for the love of all that is. Why on EARTH do you think that Ballard or Seattle at-large for that matter, needs another unaffordable apartment building? ESPECIALLY in a neighborhood that is already over stretched logistically due to the influx of breweries in the area. What purpose could 28 small units without parking available to them serve other than corporate greed? According to 2019 data 1 in every 10 apartments in Seattle are empty, and we just keep building more. For what purpose is this? These aren't going to be affordable, and available to the underserved or folks who are experiencing homelessness. These units are for a very narrow band of individuals, and the disruption that this building will cause is sure to outweigh any positive it might have in being built. I think it is an absolute abomination and I hope that the people who are considering this investment take a really hard look at the pros and cons and reasons for even wanting to build this in the first place.
- I am happy more affordable housing is coming to Ballard, but I question how affordable and I also question the impact of this survey. How will this feedback be used and what actions will be taken to help address the concerns? Parking is a difficult issue in Ballard and although I see bike parking will be present, what about cars? Like it or not, they exist here and increasing density will negatively impact that. People don't just get rid of their car because housing doesn't have parking.
- Parking is very difficult in the area. Would be good if building something that'll add 20+ more cars to the street if parking was included.

4.0 SURVEY / TREE SURVEY



4.0 ARBORIST REPORT

Chris Selle, Certified Arborist
(206)-387-8214
soundtreeconsulting@gmail.com
Certified Arborist PN#7030A
Certified Tree Risk Assessor (TRAQ)

July 22nd, 2019

Northlake Capital and Development
215 1st Ave W, Seattle, 98119

Hello,

Here is the Arborist Identification Report that you requested for the trees located on the property located at **1145 NW 56th St, Seattle, 98107.** All significant trees on the property were identified, measured for diameter at breast height (DBH), assessed for general condition, and labeled as exceptional or non-exceptional per **directors rule 16-2008**

Right of way tree(s):

Trees number **five** and **six** are located in the **right of way.** This tree should be protected throughout construction. I would recommend any pruning work on these trees be performed by a **certified arborist.**

Tree condition report:

All trees assessed on the date of this report appear to be in fair condition based on a **level 1 assessment**. This is **not** a comprehensive risk assessment.

Trees number **one** and **two** have been topped multiple times.

Significant Tree Identification Report:

Tree #1: 10.8" DBH Leyland Cypress tree (*Cuprocyparis leylandii)*, fair condition, average physical drip line radius 13' **non-exceptional tree**

Tree #2: 13.4" DBH Leyland Cypress tree (*Cuprocyparis leylandii)*, fair condition, average physical drip line radius 13' **non-exceptional tree**

Tree #3: **(30' long x 20' tall x 4' wide)** Pyramidalis Arborvitae hedge, (*Thuja occidentalis),* fair condition, average physical drip line radius 4' **non-exceptional tree**

Tree #4: 12.8" DBH English Laurel tree (*Prunus laurocerasus)*, fair condition, average physical drip line radius 12' **non-exceptional tree**

Tree #5: 9.2" DBH Common Pear tree (*Pyrus communis)*, fair condition, average physical drip line radius 9' **right of way tree**

Tree #6: 7.1" DBH Common Apple tree (*Malus domestica)*, fair condition, average physical drip line radius 8' **right of way tree**

Sources

ANSI A300 (part1)-2008 American national Standards Institute. American National Standard for Tree Care Operations: Tree, Shrub, and Other Woody Plant Maintenance:

Lilly, Sharon. Arborists' Certification Study Guide: Champaign, IL: The International Society of Arboriculture, 2001.

Matheny, Neida and James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: International Society of Arboriculture, 1998

Jacobsen, Arthur Lee. Trees of Seattle 2nd edition.

Methodology

I evaluated the trees health using a visual tree assessment (VTR). This identifies any obvious signs of decay, disease, or possible failures.

I measured the diameter (DBH) using a "spencer" logging tape.

I used a pair of binoculars to inspect the upper crown of the trees

Disclaimer

Because trees grow at different rates Chris Selle DBA Sound Tree Consulting is not responsible or liable for trees that are deemed **exceptional** by the City of Seattle 90 days or beyond from the date of this report (10-22-19)

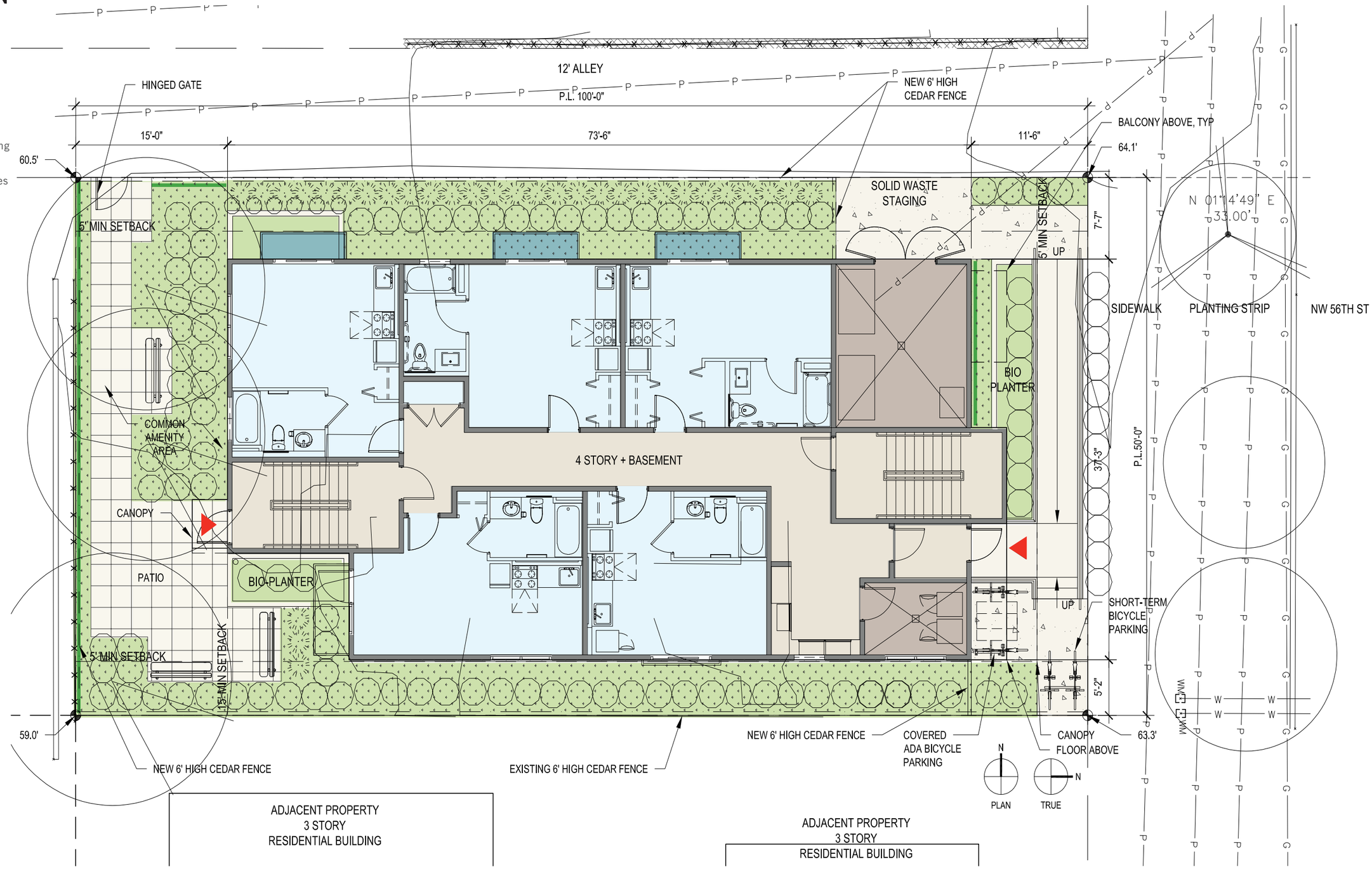
Thank you

Chris Selle
Certification # PN 7030-A
Certified Tree Risk Assessor
24440 Russell Rd apt 209
Kent, WA, 98032
(206)-387-8214

4.0 SITE PLAN

KEY

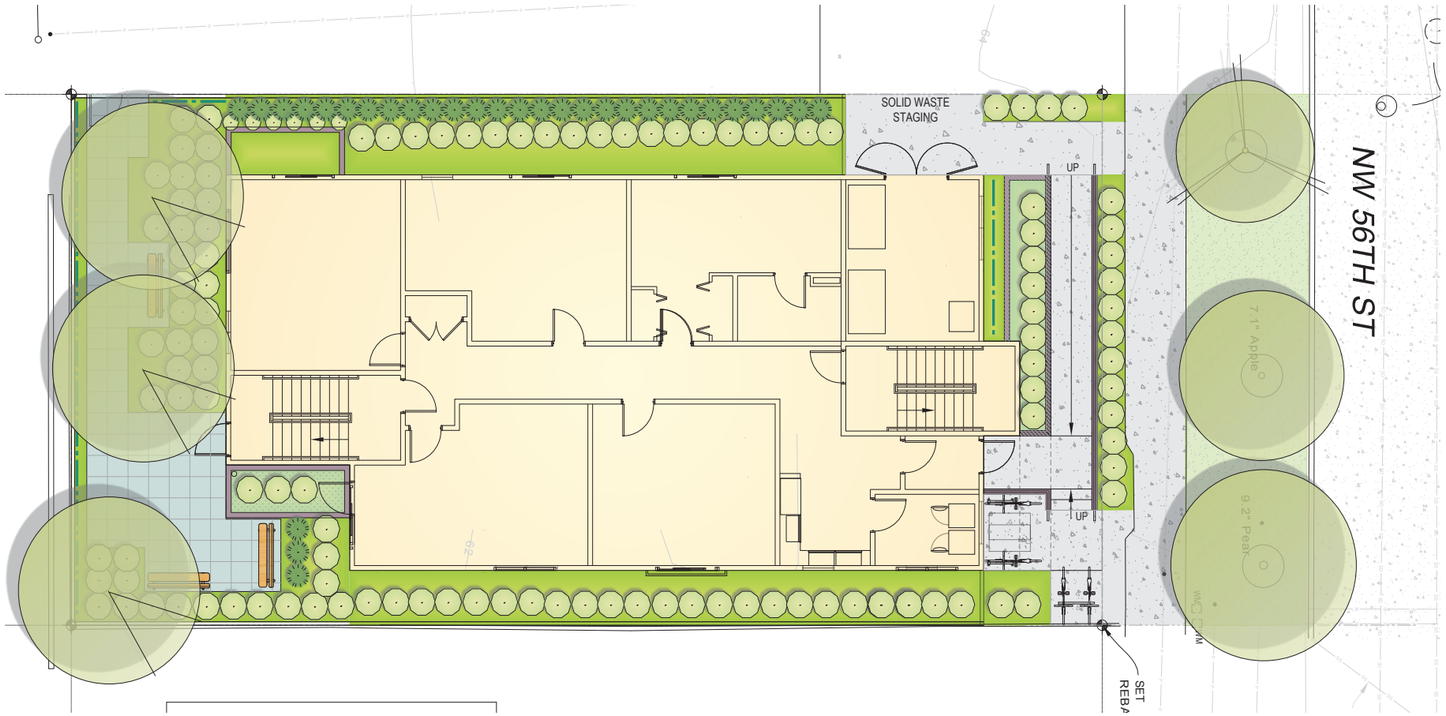
- Units
- Utility/BOH
- Circulation
- Planting/Landscaping
- Balcony
- Pedestrian Entrances



LEGAL DESCRIPTION

LOT(S) 3, BLOCK 118, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE(S) 40, IN KING COUNTY, WASHINGTON.

4.0 LANDSCAPE PLAN



PLANT SCHEDULE

QUANT		BOTANICAL NAME	COMMON NAME	SIZE
1		SMALL TREE		2.0" CAL
		STREET TREE FORM		
3		MEDIUM SMALL COLUMNAR TREE		1.5" CAL
112	#	COLUMNAR EVERGREEN SCREEN PLANTING		6-7'
* 31	#	SHRUB WITH MATURE HEIGHT OF AT LEAST 24"		2 GAL
		PLANTING AREA, TYPICAL		
		PREMIUM RYE GRASS SOD		

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

* SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS
COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.

COORDINATE TREE LOCATIONS WITH UTILITY PLANS, TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIAL DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.

SDOT URBAN FORESTRY REQUIRES TO **PRESERVE AND PROTECT EXISTING BIRCH TREE** IN THE RIGHT OF WAY PER STANDARD PLAN 132/133, PER STANDARD SPEC. 8-01.3(2)B. PLEASE SCHEDULE TREE PROTECTION INSPECTION PRIOR TO CONSTRUCTION, BY CALLING THE SDOT TREE LINE AT (206) 233-8735

CONTACT SDOT URBAN FORESTRY (206-233-8735) TO COORDINATE STREET TREE SELECTION, AS WELL AS ANY OTHER WORK IN THE RIGHT OF WAY ***BEFORE*** WORK COMMENCES ON-SITE. ALSO CONTACT URBAN FORESTRY FOR INSPECTION AND APPROVAL OF NEW STREET TREES.

PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SEATTLE PUBLIC UTILITIES DEFINITION OF PERMEABLE PAVING

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

GREEN SCREEN METAL LATTICE, SEE GREEN FACTOR EXHIBIT SHEETS FOR WIDTH BY HEIGHT DIMENSIONS

ALL PLANTINGS AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO A LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE. THIS REQUIREMENT ALSO APPLIES TO LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY.

SEE ARCHITECTURAL PLANS FOR AMENITY SPACE CALCULATIONS

5.0 CONTEXT ANALYSIS - SITE PHOTOS

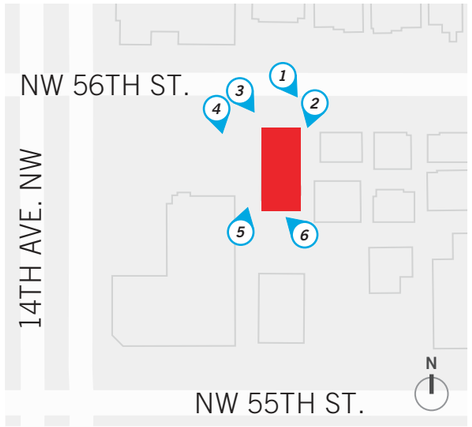
OPPORTUNITIES / CONSTRAINTS / SITE ACCESS

The building's main entry faces NW 56th Street. The west side of the site abuts an alley. NW 56th Street is primarily composed of single family and townhouse developments with commercial buildings on the corner of NW 56th Street and 14th Avenue NW.

1 NEIGHBORING BUILDING EAST OF SITE FROM NW 56TH STREET

2 NORTH-EAST CORNER OF SITE

3 CORNER OF NW 56TH STREET AND ALLEY



MAP KEY

Project Site

1 View

4 ALLEY WEST OF SITE FROM NW 56TH STREET

5 SOUTH-WEST CORNER OF SITE FROM ALLEY

6 SOUTH-EAST CORNER OF SITE FROM ADJACENT PROPERTY

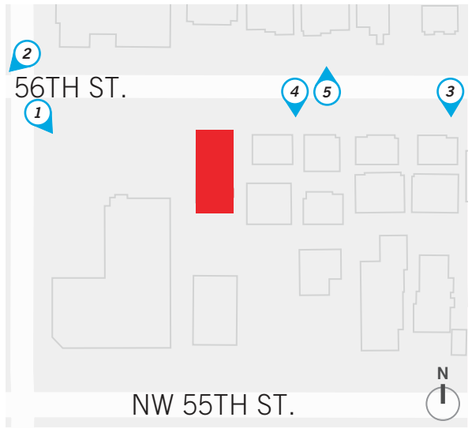
5.0 CONTEXT ANALYSIS - DESIGN CUES / NEIGHBORHOOD DESIGN

NEIGHBORHOOD VICINITY

The site fronts NW 56th Street, is bordered by an alley on one side and is one property away from the corner of NW 56th Street and 14th Ave. NW. Directly in front of and to the east of the site, the property is surrounded by low-rise residential buildings which are either single family, townhomes or rowhomes. To the west of the site, the buildings are commercial or mixed-use and vary in density. The area to the west and south of the site has been up-zoned, hence greater density and higher buildings are expected in the near future.

DESIGN CUES

Architectural styles vary from the standard gable roof of existing one story single family houses and existing townhouse design and developed under the previous zoning code, to the current modern style architecture with framed boxes, big windows, and contemporary color pairings. New development strives to find a balance through building scale, material selection and architectural features.



MAP KEY

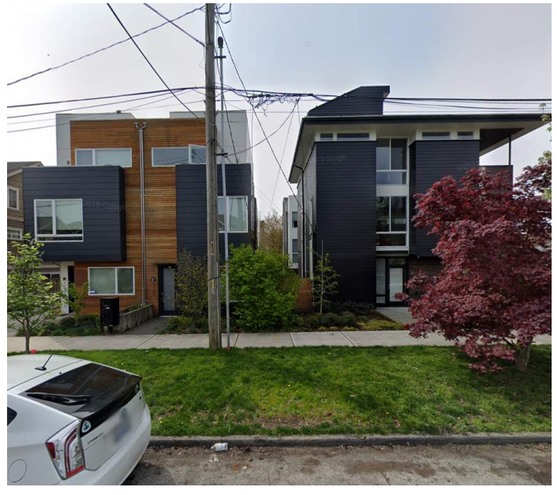
Project Site

1 View

1 FUTURE MIXED-USE MULTIFAMILY DEVELOPMENT
5601 14TH AVENUE NW

2 MIXED-USE MULTIFAMILY DEVELOPMENT
5555 15TH AVENUE NW

3 NEW TOWNHOUSE DEVELOPMENT
1121 NW 56TH STREET

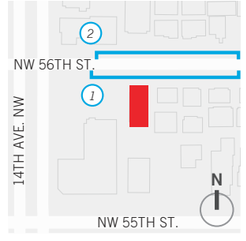


4 TOWNHOUSE AND SINGLE-FAMILY DEVELOPMENT
1140 NW 56TH STREET

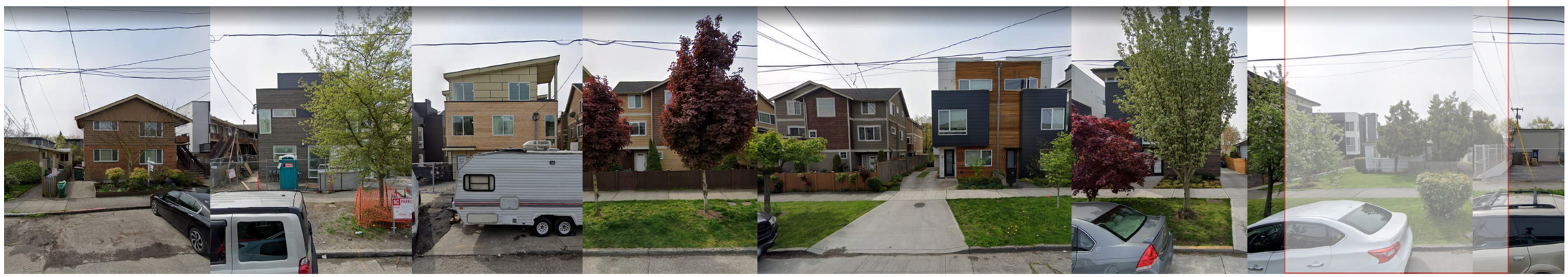
5 TOWNHOUSE DEVELOPMENT
1138 NW 56TH STREET

5.0 CONTEXT ANALYSIS - SITE STREETSCAPES

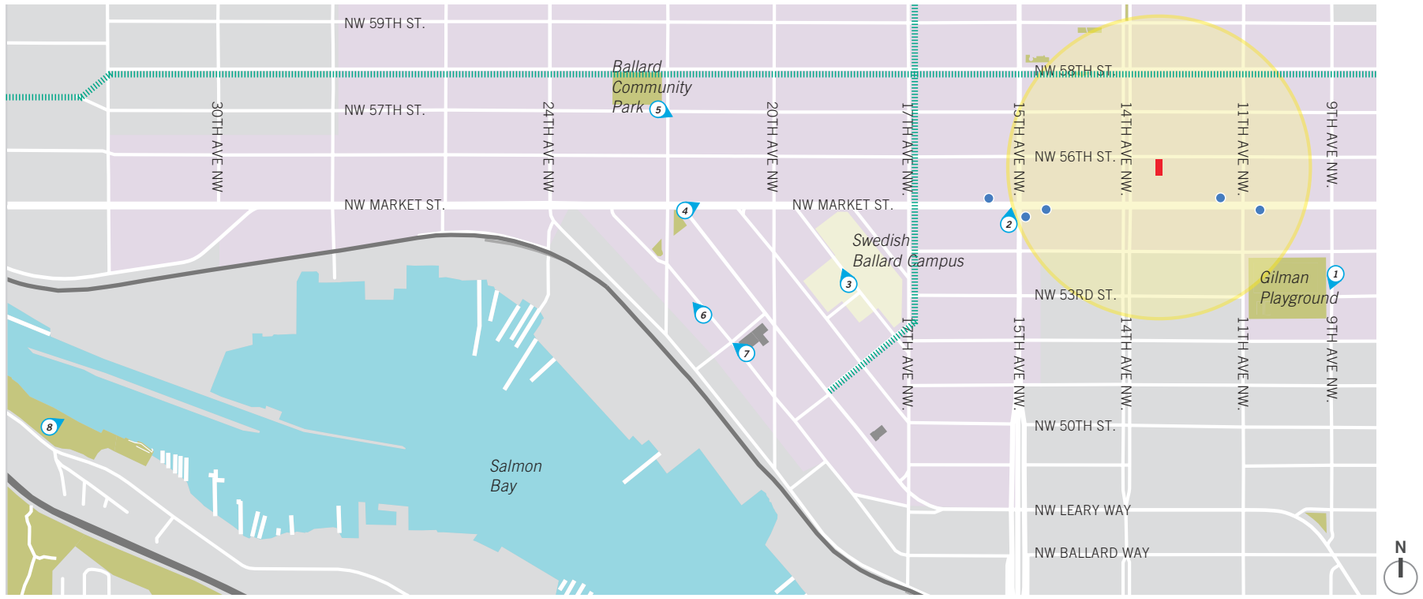
1 NW 56TH STREET LOOKING NORTH

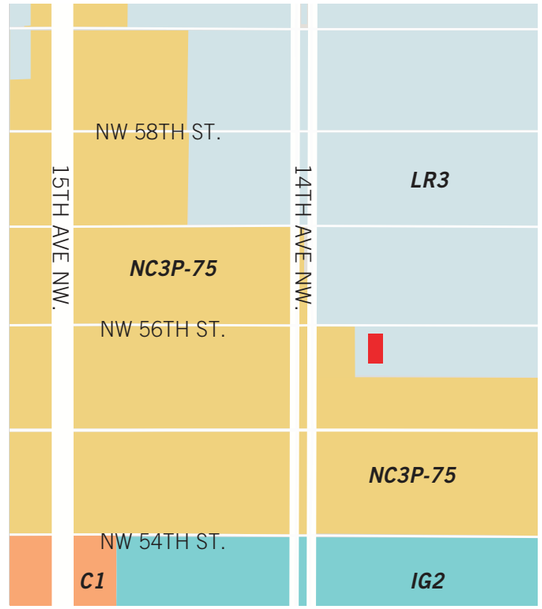


2 NW 56TH STREET LOOKING SOUTH



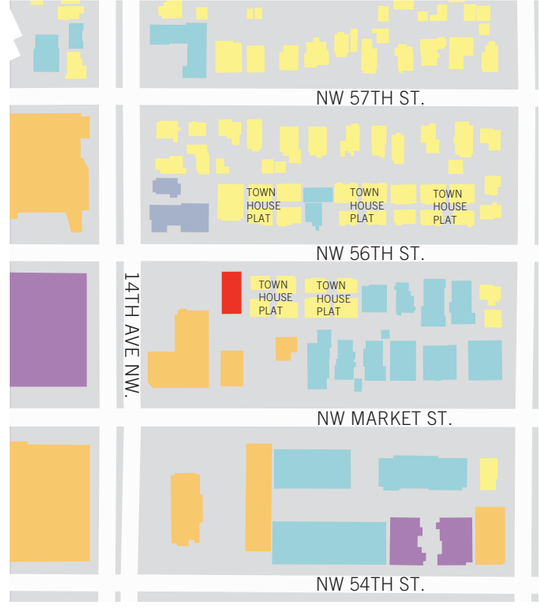
5.0 CONTEXT ANALYSIS - CONTEXT & URBAN DESIGN ANALYSIS





ZONING

- Project Site
- SF 5000
- LR1
- MR
- NC3-65
- LR3
- C1-65
- MIO-105 MR / CF292350



SURROUNDING USES

- Project Site
- Mixed-Use
- Multi-Family
- Commercial
- Service Building
- Office / Warehouse
- Parking
- Single Family
- Vacant Building

VICINITY & WALKING MAP KEY

- Project Site
- Park
- Ballard Res. Urban Village
- Bus Stops
- Dedicated Bike Lanes
- Future Light Rail Route
- 5-Minute Walking Distance
- View (community nodes reference images)

COMMUNITY NODES

1 GILMAN PLAYGROUND
0.2 MILES FROM SITE

2 NW MARKET & 15TH AVE NW
0.2 MILES FROM SITE

3 SWEDISH MEDICAL CENTER
0.5 MILES FROM SITE

4 MAJESTIC BAY MOVIE THEATERS
0.6 MILES FROM SITE

5 BALLARD LIBRARY
0.6 MILES FROM SITE

6 BALLARD SHOPS / RESTAURANTS
0.7 MILES FROM SITE

7 BALLARD FARMERS MARKET
0.7 MILES FROM SITE

8 BALLARD LOCKS
0.8 MILES FROM SITE

6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE / REFERENCE
Floor Area Ratio (FAR) Limits	23.45.510	2.3 FAR limit in LR-3 zones inside urban centers and urban villages with MHA suffix.	√
Density Limits - Low-rise (LR) Zones	23.45.512	There is no density limit in LR-3 zones with MHA suffix.	√
Structure Height	23.45.514	50' height limit; 53' for shed and butterfly roofs.	√
Mandatory Housing Affordability (MHA)	23.45.517	Affordable housing payment option for zones with M1 suffix and medium category = $20/SF. Affordable housing performance option for zones with M1 suffix and medium category = 9%.	√
Setbacks and Separations	23.45.518	Front: 5' minimum; rear: 15' minimum if no alley; side setbacks for facades greater than 40' in length: 7' average, 5' minimum.	√
Amenity Area	23.45.522	25% of lot area; 50% of required amenity area shall be provided at ground level. No common amenity area shall be less than 250 SF in area, and have a minimum horizontal dimension of 10'.	√
Landscaping Standards	23.45.524	Green factor requirement of 0.6 or greater. Street trees are required.	√
Structure Width & Facade Length Limits in LR Zones	23.45.527	The maximum combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line.	√
Green Building Standards	23.45.530	For projects exceeding an FAR of 1.8 in LR3 zones inside urban centers and urban villages, the proposed development shall meet green building standards.	√
Required Parking and Maximum Parking Limits	23.54.015	All residential uses within urban centers and within the station area overlay district: no minimum parking requirement Parking for bicycles = 1 per small efficiency dwelling unit.	√
Solid Waste & Recyclable Materials Storage & Access	23.54.040	26-50 dwelling units: minimum area for shared storage space = 375 SF. The director, in consultation with the director of Seattle Public Utilities, has the discretion to modify these requirements.	√

NOTE: NO DEVELOPMENT STANDARD ADJUSTMENTS ARE REQUESTED.

7.0 DESIGN GUIDELINES - ARCHITECTURAL DESIGN RESPONSE

CS1. NATURAL SYSTEMS & SITE FEATURES

A. Energy Use

A.1 Energy Choices
Architect Response:
The building is designed with longer facades facing east to west bringing the most consistent solar exposure and daylighting into the building, providing comfortable spaces for users and potential energy savings. All units will have operable windows to allow natural ventilation. All corner units have windows on both exterior facades to maximize light and promote cross breeze. No air conditioning will be provided for the project units or common areas. Project will meet Green Building standards per requirements in Seattle Municipal Code section 23.58D.002.

CS2. URBAN PATTERN AND FORM

B. Adjacent Sites, Streets, and Open Spaces

B.1 Site Characteristics
Architect Response:
The site has provided an opportunity to break the building massing into two long, distinct forms of different colors, heights and material products. Articulation of the street-facing façade plane brings the building's proportions to the pedestrian scale. These design features allow for the building's street-facing façade to be consistant with the characteristics of surrounding single and multi-family homes. The proposed project does not reach the maximum height limit and takes material, massing and landscape cues from other new and existing developments in the neighborhood.

B.2 Connection to the Street
Architect Response:
The project makes a strong connection to the street and pedestrian realm by providing varying approaches to the main building entrance: a ramp on one side and steps to the other. The building is set back from the property line more than required in order to align with neighboring buildings and to provide space for landscaping strips. The addition of a tree in the planting strip will further enhance the visual aesthetic of this rather quiet residential street.

B.3 Character of Open Space
Architect Response:
When approaching the building, the open space at the front of the building is occupied with landscaping at ground level and a green vegetated wall that carries the eye up the building and holds the interest of the viewer at the pedestrian level. At the building's main entry, the use of a prominent feature wall and soffit of stained wood cladding is used to visually warm the space for both residents and passerby alike.

D. Height, Bulk and Scale

D.1 Existing Development and Zoning
Architect Response:
Part of the surrounding neighborhood is one of increasing density, supporting a range of architectural styles from more traditional to strikingly modern. Adjacent buildings on the street range from 2 to 3 stories in height with landscape areas in the front setback. Directly across the alley to the west is a property that is proposed to be developed into a 5-story mixed-use building per new zoning regulations. Our 4-story project will act as a transition in both height and scale, comfortably nestled between the 3-story homes to one side and the future 5-story building to the other.

D.2 Existing Site Features
Architect Response:
The site slopes down slightly from North to South. The project takes advantage of this slope by providing basement units towards the back of the building, providing privacy and ample natural light for these units despite their depth. Moreover, these units face the common amenity area and/or generous and varied landscaping.

D.3 Zone Transitions
Architect Response:
The project forms the edge of a lowrise zone. To the West of the site, across the alley, and to the back of the property, the site abuts a neighborhood commercial zone where a higher structure height is permitted. By proposing a compact 4-story building of similar width to neighboring homes, the project respects adjacent zoning by creating a step in perceived height, bulk and scale between the anticipated development potential across the alley and behind the building, and the adjacent single family zone to the East and across the street from the site.

D.4 Massing Choices
Architect Response:
The proposed project does not reach the maximum height limit. The proposed massing is divided into two distinct forms that are broken down further at the pedestrian level with the use of recesses, different materials, colors and vertical vegetation. The proposed shed roof lines compliment sloped roofs of existing homes in the neighborhood.

D.5 Respect for Adjacent Sites
Architect Response:
The proposed design fits into the natural topography of the site and uses landscaping elements as a buffer to the street and the properties to the East and South of the site. Cedar wood privacy fences will be provided along the east, south and west perimeter for security, as well as privacy for building residents and neighbors. There is no window overlap between the proposed building and the existing homes to the east, hence privacy is respected.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

A. Emphasizing Positive Neighborhood Attributes

1. Fitting Old and New Together
Architect Response:
The proposed project's design is compatible with the existing architectural context found on the street due to its use of panel and wood siding, sloped roof lines, proportions of window and door openings and articulation of the street-facing façade. One or all of these elements can be found on the homes that also occupy the street.

2. Contemporary Design
Architect Response:
The proposed shed roof compliments the sloped roof lines of many existing homes in the neighborhood without exactly replicating the traditional form and pitch. The use of wood cladding at the building's main entrance reflects the use of this material found throughout the street. A vertical wall of green vegetation on the street-facing façade is a new application not yet seen in the vicinity that brings life, color and vibrancy to the area.

4. Evolving Neighborhoods
Architect Response:
The project proposes the use of similar colors and materials to provide contextual blending with existing and contemporary development, while transitioning the site to match the growth potential of the area. The colors and proposed material combination of wood and cement board siding is consistent with other recent developments in the neighborhood. The contemporary design of the façade which includes a green screen, will create a positive and desirable context in the neighborhood.

PL2. WALKABILITY

B. Safety and Security

B.1 Eyes on the Street
Architect Response:
The proposed project has a building entry that is raised 18" above street level with an entry door that is generously glazed, allowing for building users to have critical lines of sight to the street when approaching and leaving the building. Moreover, the building's street facing façade has large windows and balconies from residential units, creating other opportunities for residents to look out and naturally surveille the street.

B.2 Lighting for Safety
Architect Response:
The proposed project will have ample lighting around the building perimeter and at the main and secondary building entrances to provide residents and visitors with safety and security.

B.3. Street-Level Transparency
Architect Response:
The proposed project has a residential entrance on the street-facing façade with a large window in the door, allowing transparency between the street and street-level uses.

C. Weather Protection

C.1 Locations and Coverage
Architect Response:
The proposed project has overhead weather protection at the main entrance located at the front of the building as well as at the secondary entrance at the back of the building where residents can reach the building when arriving from the alley.

C.2 Design Integration
Architect Response:
The proposed building's weather protection canopies will be the same color as the roof's coping for design continuity. The gutters and downspouts will be painted to match the color of the material that's behind it.

C.3 People Friendly Spaces
Architect Response:
The space under the proposed building's main entrance canopy and the adjacent wall will be clad with a stained wood material. This warm, welcoming texture will envelope anyone approaching the building or waiting under the canopy space with a sense of comfort.

PL3. STREET-LEVEL INTERACTION

A. Entries

A.1.c. Common entries to multi-story residential buildings
Architect Response:
The proposed project's main entrance is recessed from the building's street-facing façade and integrates an accessible ramp and stairs. A landscape strip that is almost the entire width of the building acts as a buffer from the sidewalk and will provide some screening for the ramp in order to bring a pedestrian's attention to the wood cladding feature of the building entrance or the vertical vegetated wall to the right of the main entrance.

2. Ensemble of Elements
Architect Response:
The proposed building's main entry suggests the use of multiple features to define the space: two points of access, a raised stoop, landscaping, building overhang and canopy, exterior lighting, signage and a wood material that is unique to the entrance.

PL4. ACTIVE TRANSPORT

B. Planning Ahead for Bicyclists

B.1. Early Planning
Architect Response:
Building residents can bring bicycles into the building two-ways: from a ramp at the front of the building that connects the sidewalk to the front door, or by the alley, through a gate and path that leads to a secondary entrance at the back of the building. Whether the bicyclist is coming from NW 56th street or the alley they can easily bring their bicycles into the building to a secure bicycle room on the lower level.

B.2. Bike Facilities
Architect Response:
The bicycle storage room for building residents is located in the basement. Bicyclists entering by the front entrance need to bring their bicycles down one flight of steps while bicyclists entering by the secondary entrance at the back of the building need to bring their bicycle down half a flight of stairs. Visitors to the building who are arriving by bicycle can leave their bike at the front of the building where a rack is provided adjacent to the sidewalk.

B.3 Bike Connections
Architect Response:
There are dedicated bicycle lanes near the property on NW 58th Street and 17th Avenue NW. The Burke-Gilman Trail is a short 5 minute bicycle ride from the building. Since the building has a dedicated bicycle storage room, cyclist information can easily be shared and advertised in this space.

7.0 DESIGN GUIDELINES - ARCHITECTURAL DESIGN RESPONSE

DC3. OPEN SPACE CONCEPT

B. Open Space Uses and Activity

B.1. Meeting User Needs
Architect Response:
The proposed project's useable open space is at the back of the building facing south. This area will be occupied with a green screen along the property line, trees, shrubbery, a large patio area, fixed seating and a paved path leading from the building's back entrance to a door in the fence that's along the property line adjacent to the alley.

B.2. Matching Uses to Conditions
Architect Response:
The open space for the proposed building's residents is oriented South and provides spaces for people to sit and rest on various benches, as well as gather on a defined patio space. During summer months, three trees will provide shade for the open space and in the winter months, when the trees have shed their leaves, the sun will warm the area.

B.3. Connections to other Open Spaces
Architect Response:
The proposed open space is accessed from the building through a door in the rear stairwell and connects to the alley by a paved path and door in the fence along the property line. Having a connection from the alley is convenient since residents who commute by bus on NW Market Street and 15th Avenue NW will most likely take the shorter route to the building via the alley.

B.4 Multifamily Open Space
Architect Response:
The proposed building's common open area provides spaces for individuals or couples to sit and rest on benches and for small groups to gather and socialize on the patio area. Many units in the building have their own private balcony space large enough for a small table and chairs.

DC4. EXTERIOR ELEMENTS AND FINISHES

A. Building Materials

A.1. Exterior Finish Materials
Architect Response:
The proposed development makes use of good-quality materials in different colors and dimensions to achieve variation in texture and break up the building's mass into two distinct volumes. The wood siding and green screen on the lower portions of the street-facing façade add warmth and interesting elements at the pedestrian scale.

A.2. Climate Appropriateness
Architect Response:
The proposed primary material will be fiber cement panel, a material widely used in Seattle that ages well in the Pacific Northwest's temperate climate when properly designed. All fiber cement used on this building will be detailed as a rainscreen system. The building will also have a stained wood cladding near the building's main entrance. Since the wood will be properly sealed with multiple coats of stain, is protected by a canopy and north facing, the material will weather well and be attractive for years to come.

C. Lighting

C.1. Functions
Architect Response:
Lighting will be provided at front and back building entrances, trash room door, along perimeter of building and in the open space at the back of the building to provide safety and complement the design of the building.

C.2. Avoiding Glare
Architect Response:
Shaded low-glare lighting will be used throughout. Lighting at balconies will be controlled by residents to better serve their individual needs.

D. Trees, Landscape and Hardscape Materials

D.1. Choice of Plant Materials
Architect Response:
We have worked closely with a landscape architect to provide the most appropriate selection of landscape materials for the site. The planting variety ranges from different types of trees and shrubs, to green screens and groundcover that is known to thrive in this environment. We believe that the use of green screens for the site will be particularly successful in bringing vertical greenery to a compact urban site.

D.2 Hardscape Materials
Architect Response:
The proposed open space at the back of the property will have varied ground cover with a large patio area defined by concrete pavers for resident congregation. All hardscape materials on the site will be permeable apart from the ramp, stair and stoop at the building entrance.

D.3 Long Range Planning
Architect Response:
We have worked closely with a landscape architect to provide the most appropriate plant selection for this site to ensure that the vegetation will perform and function as successfully as possible over the life of the project.

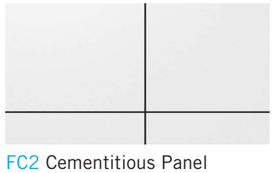
D.4 Place Making
Architect Response:
The landscape design for the planned building proposes the addition of three new trees in the open space at the back of the building to define different areas of seating and gathering.

8.0 ARCHITECTURAL CONCEPT - ELEVATIONS | MATERIALS

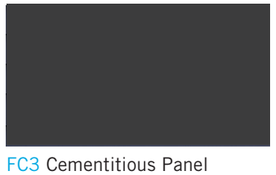
NORTH ELEVATION

MATERIALS

FC1 Cementitious Siding
Cool Gray/Blue

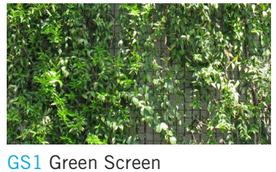


FC2 Cementitious Panel
White/Light Gray



FC3 Cementitious Panel
Paint to match window frames

VN1 Vinyl Windows - Black



GS1 Green Screen

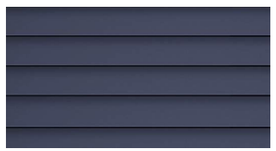
WD1 Wood Siding - Dark Stain

CN1 Site-Cast Concrete

8.0 ARCHITECTURAL CONCEPT - ELEVATIONS | MATERIALS

SOUTH ELEVATION

MATERIALS



FC1 Cementitious Siding
Cool Gray/Blue

FC2 Cementitious Panel
White/Light Gray

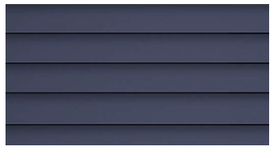
FC3 Cementitious Panel
Paint to match window frames

VN1 Vinyl Windows - Black

CN1 Site-Cast Concrete

EAST ELEVATION

MATERIALS



FC1 Cementitious Siding
Cool Gray/Blue

FC2 Cementitious Panel - White

FC3 Cementitious Panel
Paint to match window frames

VN1 Vinyl Windows - Black

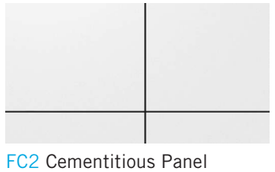
CN1 Site-Cast Concrete

8.0 ARCHITECTURAL CONCEPT - ELEVATIONS | MATERIALS

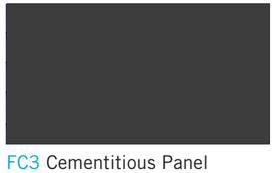
WEST ELEVATION

MATERIALS

FC1 Cementitious Siding
Cool Gray/Blue

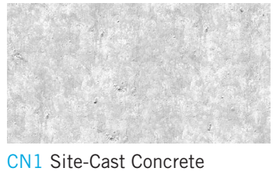


FC2 Cementitious Panel
White/Light Gray



FC3 Cementitious Panel
Paint to match window frames

VN1 Vinyl Windows - Black



CN1 Site-Cast Concrete

8.0 ARCHITECTURAL CONCEPT - ELEVATIONS | PRIVACY ANALYSIS

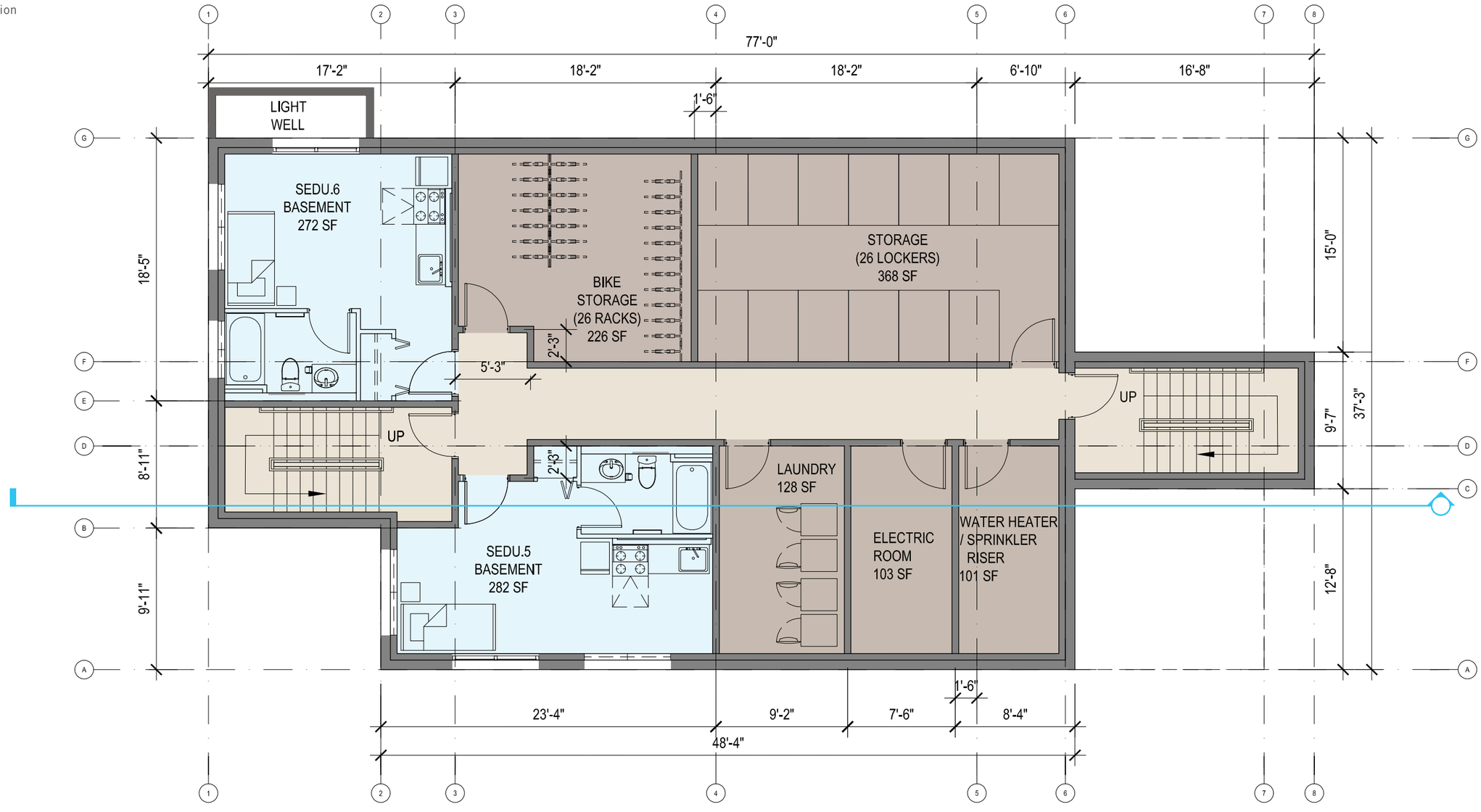
EAST ELEVATION

NOTE: NO OVERLAP OCCURS BETWEEN WINDOWS IN NEIGHBORING BUILDING AND PROPOSED PROJECT WINDOWS.

8.0 ARCHITECTURAL CONCEPT - FLOOR PLANS

KEY

- Units
- Utility / BOH
- Circulation



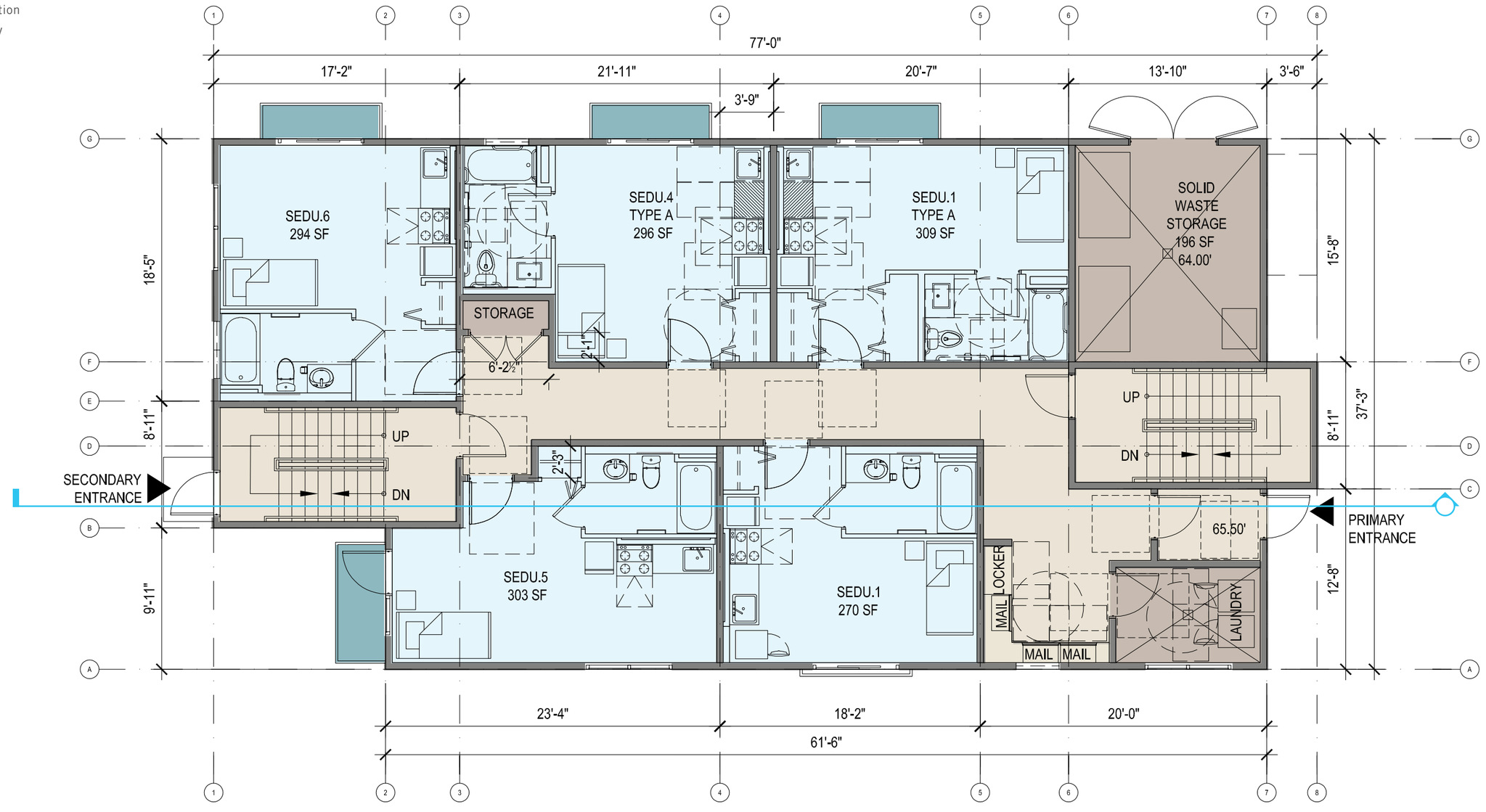
BASEMENT LEVEL

N

8.0 ARCHITECTURAL CONCEPT - FLOOR PLANS

KEY

- Units
- Utility / BOH
- Circulation
- Balcony



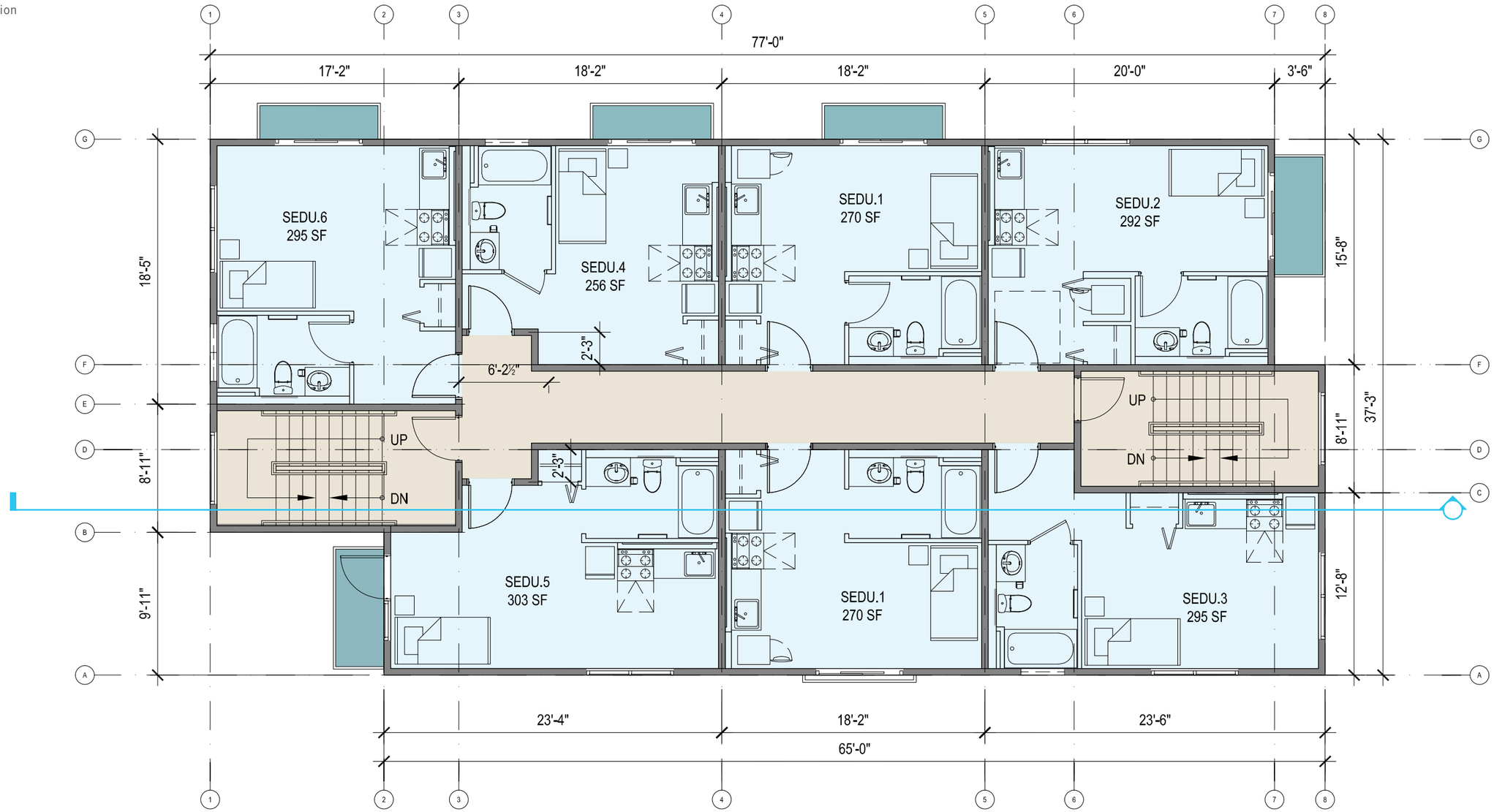
LEVEL 1

N

8.0 ARCHITECTURAL CONCEPT - FLOOR PLANS

KEY

- Units
- Utility / BOH
- Circulation
- Balcony



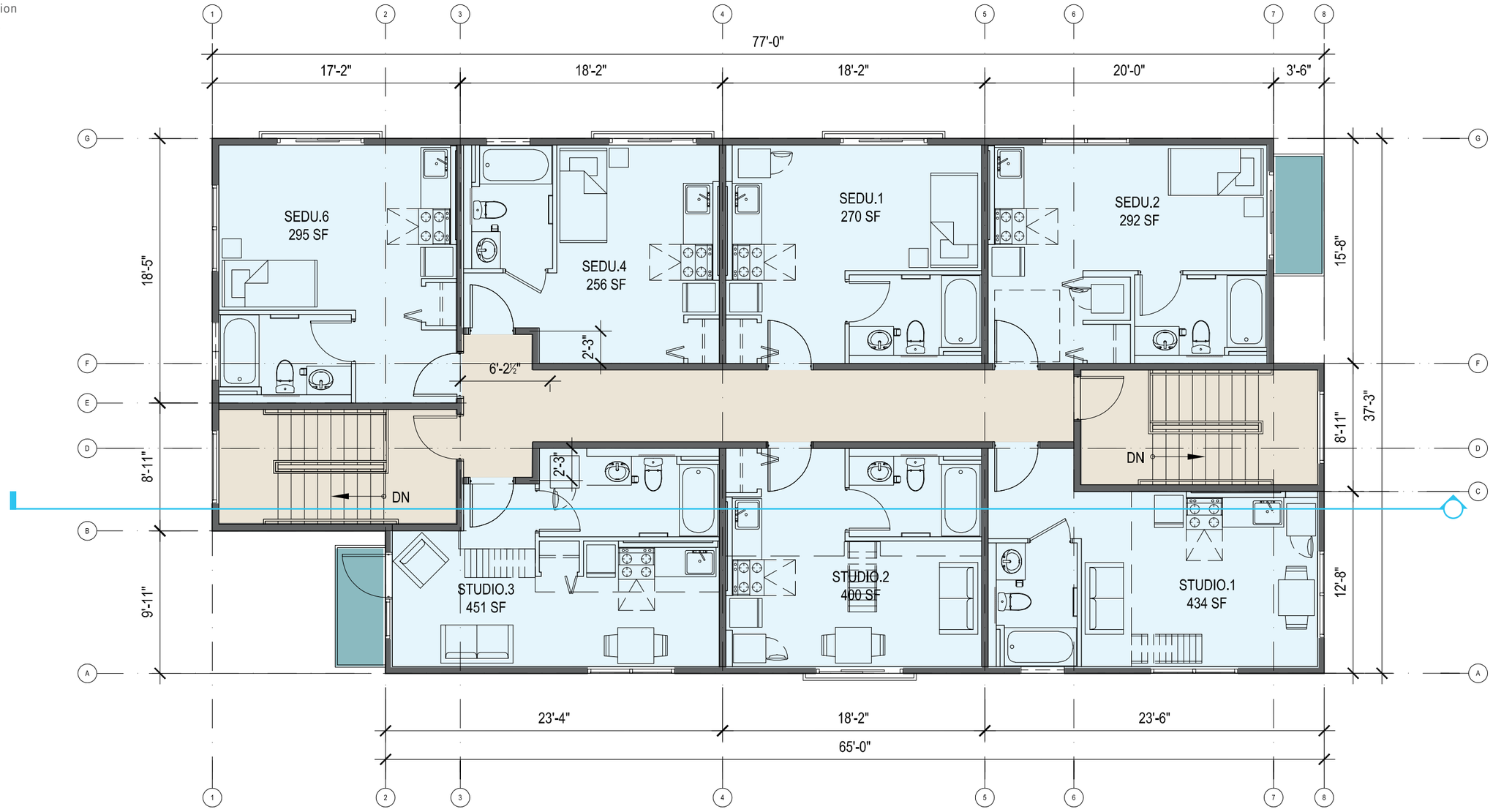
LEVELS 2-3

N

8.0 ARCHITECTURAL CONCEPT - FLOOR PLANS

KEY

- Units
- Utility / BOH
- Circulation
- Balcony



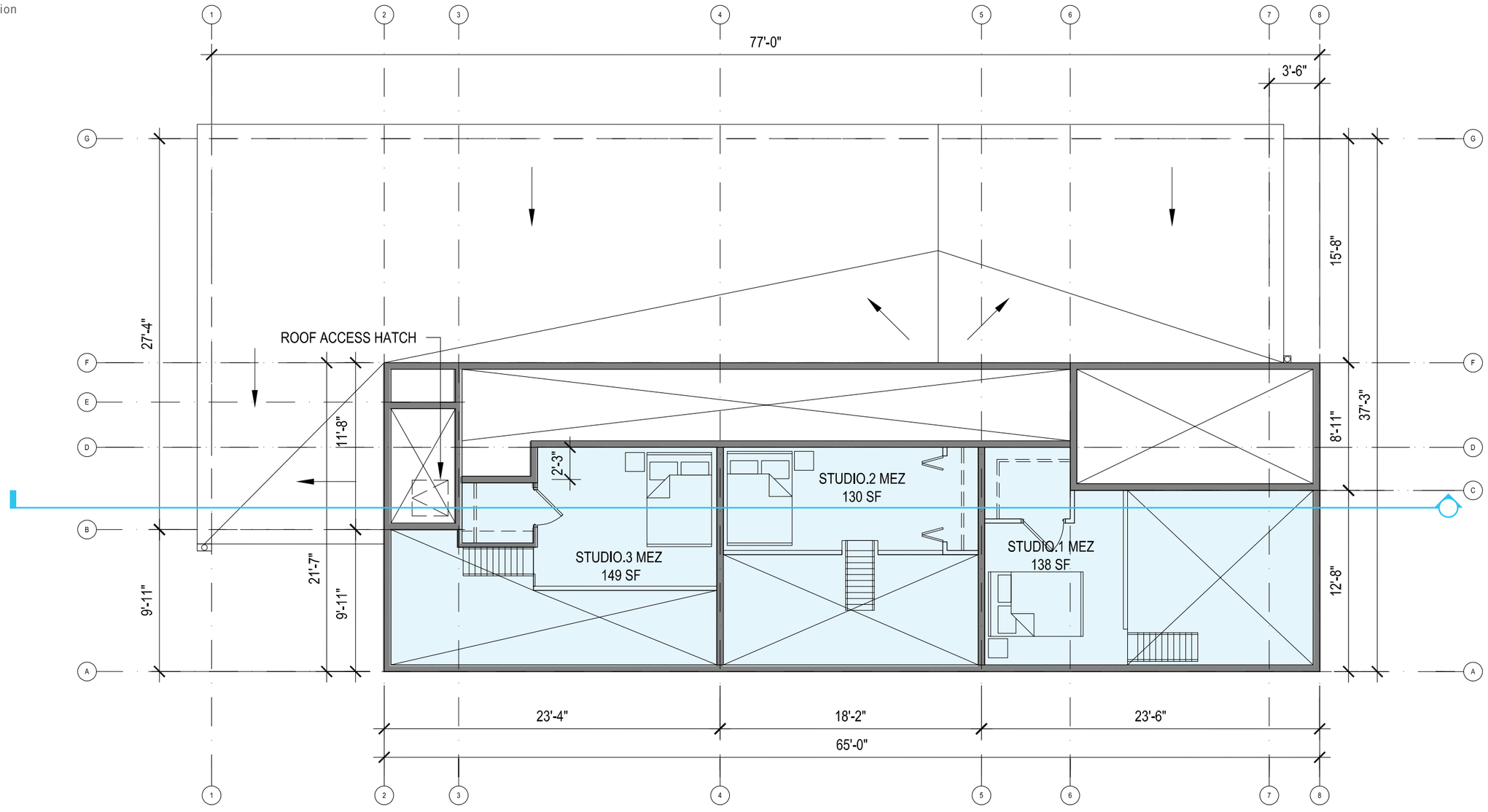
LEVEL 4

N

8.0 ARCHITECTURAL CONCEPT - FLOOR PLANS

KEY

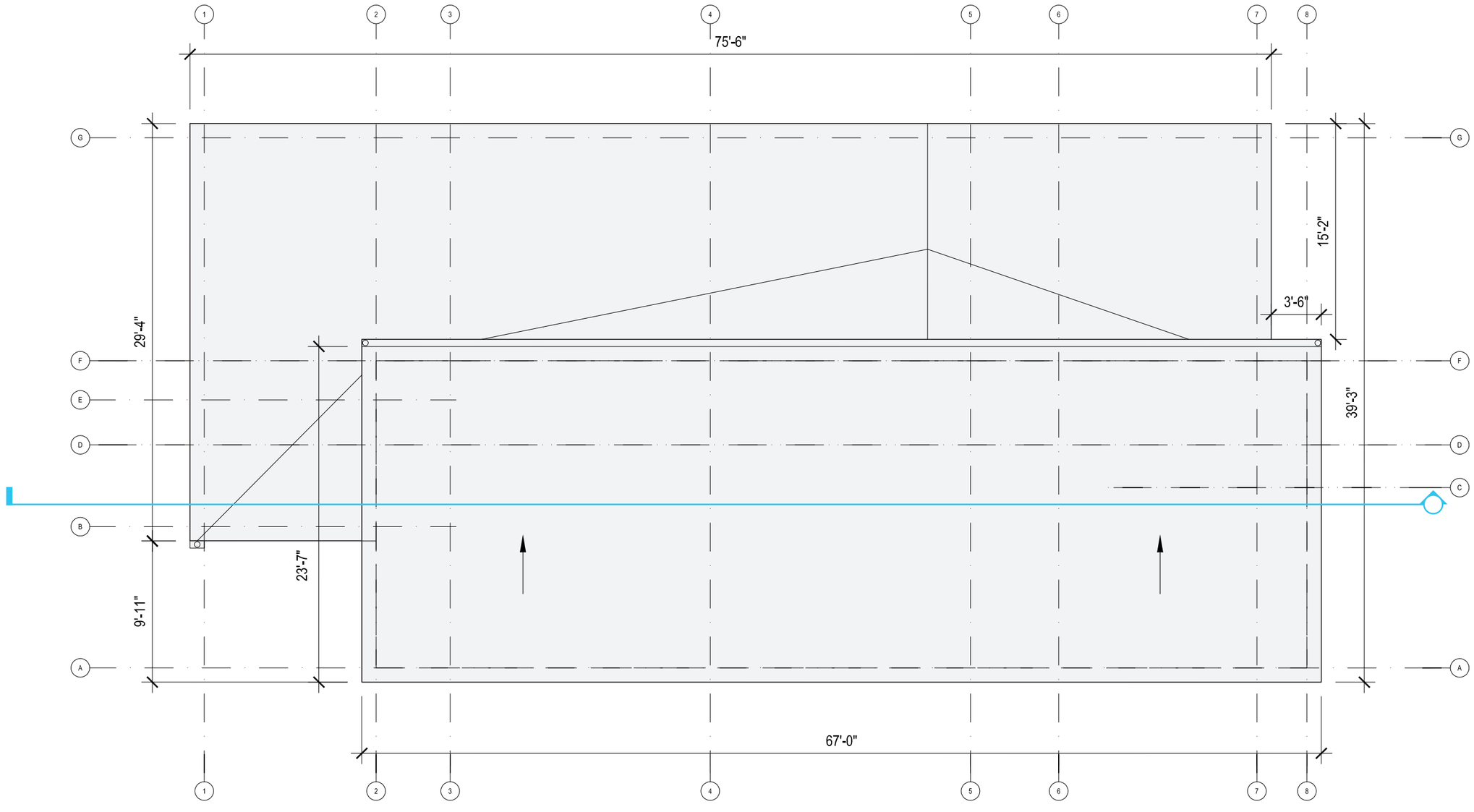
- Units
- Utility / BOH
- Circulation
- Balcony



LEVEL 4 MEZZANINE

N

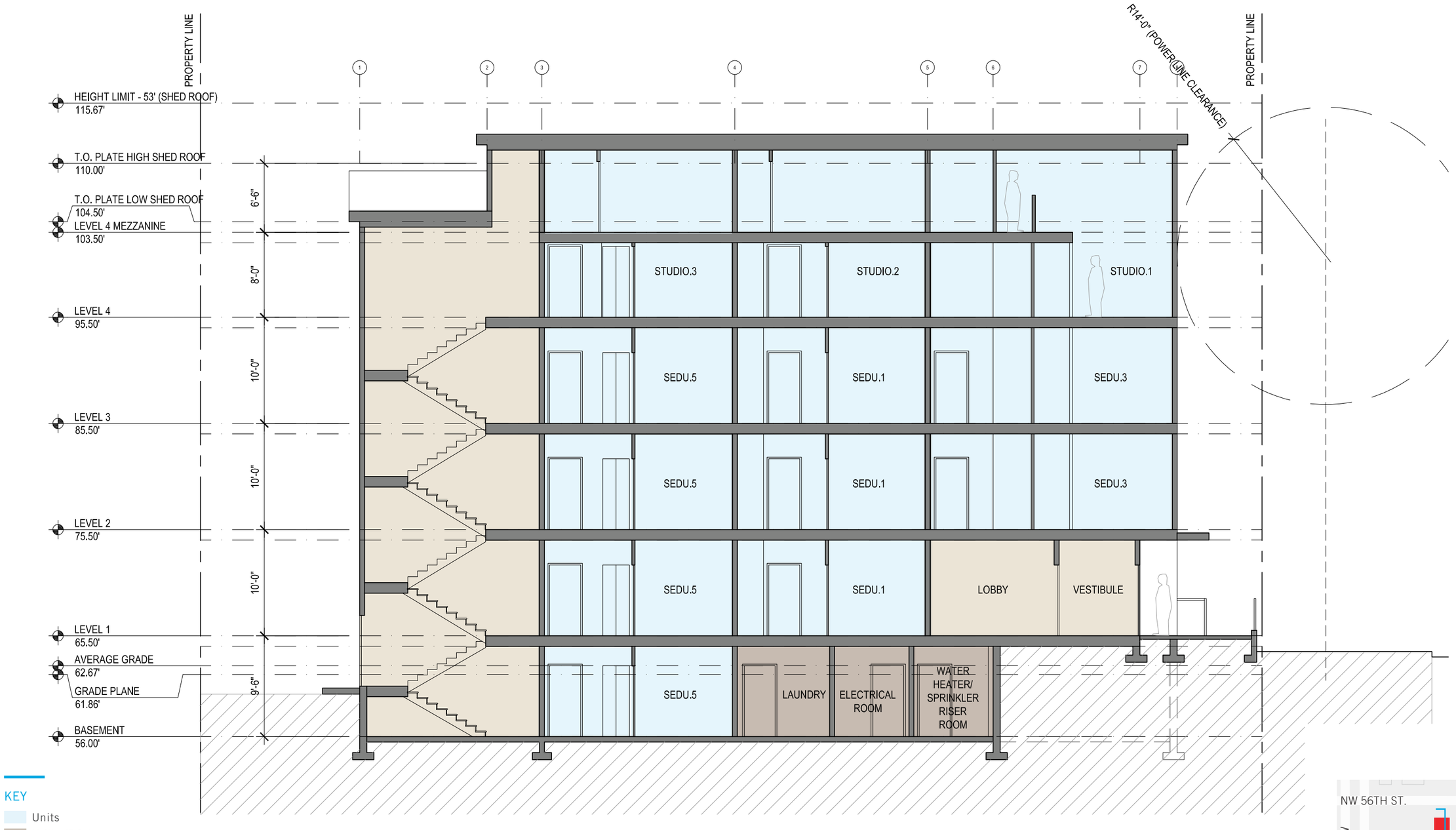
8.0 ARCHITECTURAL CONCEPT - FLOOR PLANS



ROOF LEVEL

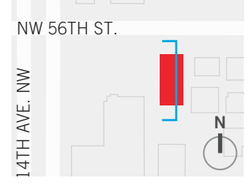
N

8.0 ARCHITECTURAL CONCEPT - BUILDING SECTION



KEY

- Units
- Utility/BOH
- Circulation



8.0 ARCHITECTURAL CONCEPT - RENDERING

NORTHWEST VIEW FROM NW 56TH STREET

8.0 ARCHITECTURAL CONCEPT - RENDERING

NORTHEAST AERIAL VIEW

NORTHWEST AERIAL VIEW

SOUTHEAST AERIAL VIEW

SOUTHWEST AERIAL VIEW

8.0 ARCHITECTURAL CONCEPT - RENDERING - BLACK INSTEAD OF BLUE SIDING STUDY

NORTHEAST AERIAL VIEW

NORTHWEST AERIAL VIEW

SOUTHEAST AERIAL VIEW

SOUTHWEST AERIAL VIEW

NOTE: WE ARE NOT PROPOSING BLACK SIDING COLOR; THESE IMAGES ARE TO SHOW THE DIFFERENCE BETWEEN PROPOSED BLUE SIDING AND A BLACK SIDING COLOR THAT WOULD MATCH THE PRIMARY COLOR OF THE NEIGHBORING TOWNHOMES, AS REQUESTED BY LAND USE PLANNER.