



STREAMLINED DESIGN REVIEW

908 NW 56th Street
Seattle, WA 98107

SDCI PROJECT NO:

3035495-EG

MEETING DATE:

12/04/2019

APPLICANT CONTACT:

Peter Tallar, Project Manager
Caron Architecture
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2505 3rd Ave Suite 300C Seattle 98121

CARON

CARON REF #2017.006



STREET PERSPECTIVE

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PROJECT TEAM

OWNER
Blackwood Builders Group

CARON ARCHITECTURE CONTACT
Peter Tallar, Project Manager
Caron Architecture
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206.367.1382
Caron Reference No.: 2015.026

SITE INFORMATION

ADDRESS:
908 NW 56th Street

SDCI PROJECT NO.:
3035495-EG

PARCEL(S):
2768100065

SITE AREA:
5,000 SF

OVERLAY DESIGNATION:
Ballard Hub Urban Village,
Parking Flexibility Area

PARKING REQUIREMENT:
0

DEVELOPMENT STATISTICS

ZONING:
LR-2 (M1)

BUILDING HEIGHT:
30'

RESIDENTIAL UNITS:
6

PARKING STALLS:
4

BIKE STALLS:
2

TOTAL GROSS FLOOR AREA:
6,910 SF, no below-grade or exempt GFA
proposed

3.0 DEVELOPMENT OBJECTIVES

DEVELOPMENT OBJECTIVES

The proposed development is for six townhouse units in two separate structures and parking for 4 vehicles. The development is intended to create for-sale market-rate housing. Each townhouse dwelling will have 2 or 3 bedrooms, some ground level green space, and a rooftop deck. The parcel is within the recently upzoned tracts east of 14th Ave NW. This area is foreseen to undergo significant change, becoming more dense with a broad mix of single family dwellings, townhouse/rowhouse dwellings, as well as apartments.



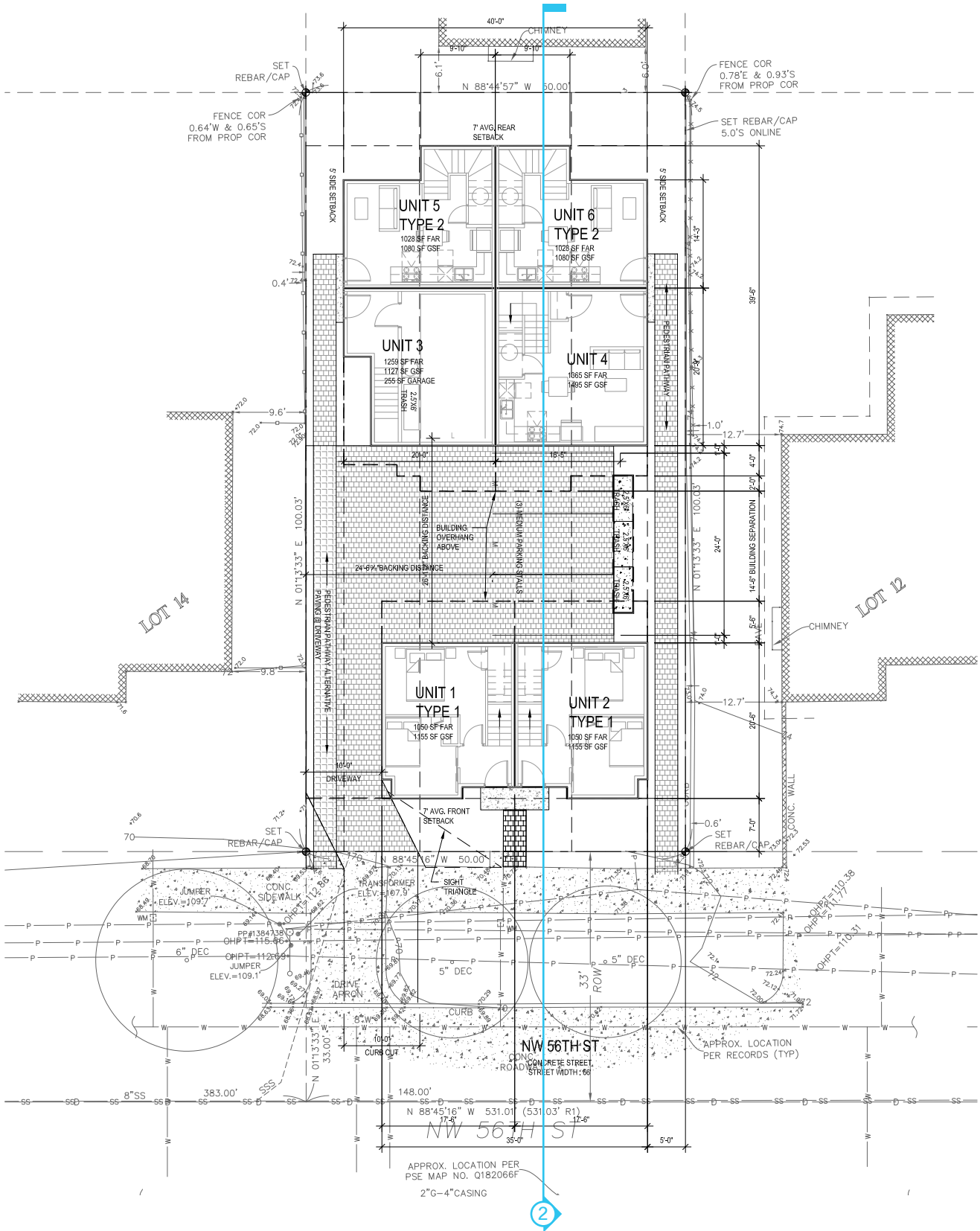
9-BLOCK AERIAL MAP

3.0 SUMMARY OF DESIGN COMMENTS DURING PUBLIC OUTREACH

COMMENTS RECEIVED

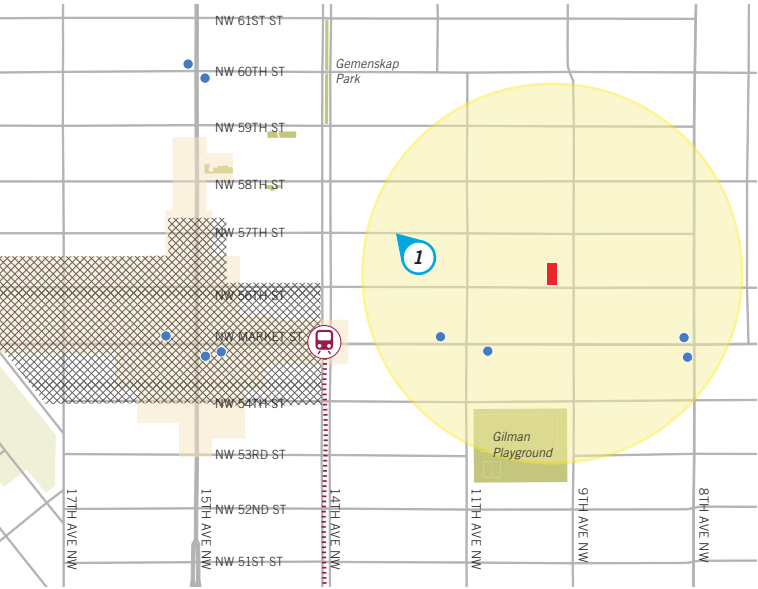
- T
- No parking is available on 54th Street. Park across the street has many activities on week days and weekends where people take neighborhood parking
 - Direct project neighbors not in favor of any development
 - Direct neighbor to 54th Street shares side sewer with project, has concerns with construction affecting their side sewer line
 - Would like link to design review website
 - Concerned city is/does not listen to comments provided at these meetings.
 - Disagreed with upzone of the blocks where this project is located, voiced anger over not being informed about the upzone process until it was over
 - Concerned with number of units proposed on each project
 - Concerned that not enough parking provided for 56th and 57th Street developments
 - Concerned that new development will negatively affect current property values and improvements made to homes
 - Concerned about infrastructure improvements at each development site, including: stormwater/groundwater flooding, high water table runs north/south on 56th and 57th Streets.
 - Concerned that increasing neighborhood density will increase property crime
 - Concerned with “tower effect” of proposed buildings over adjacent single-story homes, solar access
 - Concerned about the number of occupants per dwelling unit, the age of the occupants, the “quality” of occupants in new developments
 - Wanted elevators included in any building more than 2 stories for elderly or age-in-place owners of new developments
 - Voiced concern that new developments are not catering to people who will stay in neighborhood
 - Had questions about affordable units, whether being provided as part of proposed developments or not
 - Questioned whether gas was going to be provided to proposed development
 - Concerned that owners of proposed developments will not maintain buildings/property and will allow maintenance to lapse
 - Demanded personal, direct communication from city planner, architect, & developer about all project progress and information
 - Concerned about information that is provided/required at this meeting is not informative
 - Concerned about narrow street width of 54th, 56th and 57th streets, traffic accidents at intersections
 - Concerned about overzealous parking enforcement & ticketing
 - Wanted to know about what permits are being required for the proposed development, what permits need to be posted on site
 - Wanted to know when project will be built
 - Wanted to know how to down-zone or rezone property
 - Want to communicate directly with planner about project concerns for each development

4.0 SITE PLAN



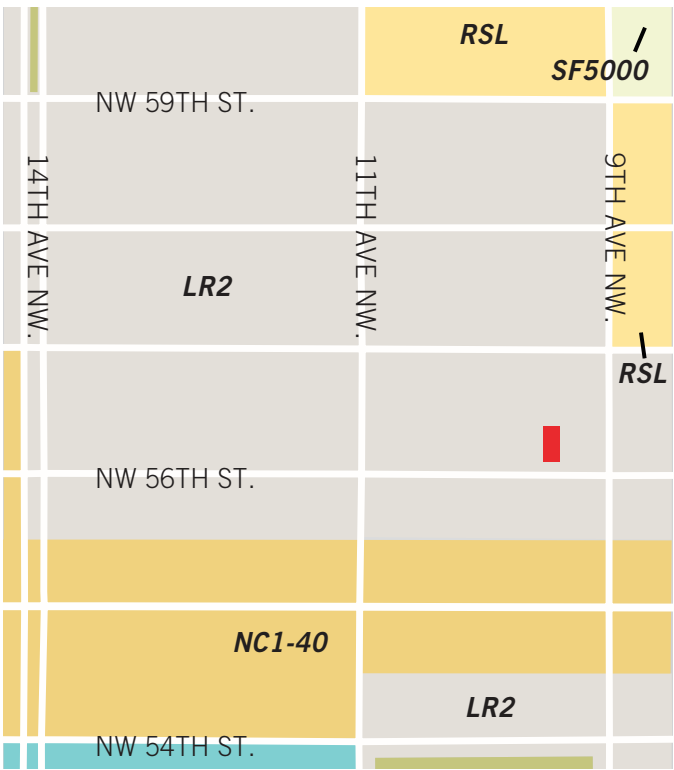
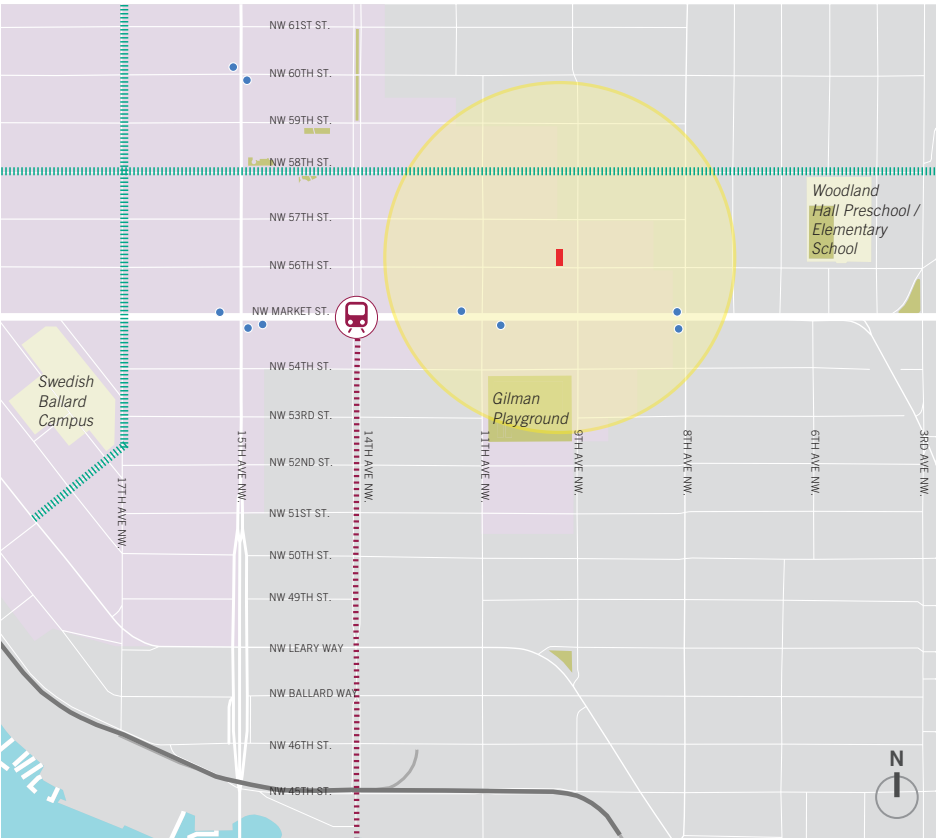
SITE PLAN

5.0 CONTEXT & URBAN DESIGN ANALYSIS



VICINITY & WALKING MAP KEY

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



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

COMMUNITY NODES



1 GILMAN PLAYGROUND
0.3 MILES FROM SITE



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



3 SWEDISH MEDICAL CENTER
0.3 MILES FROM SITE



4 MAJESTIC BAY MOVIE THEATER
0.7 MILES FROM SITE



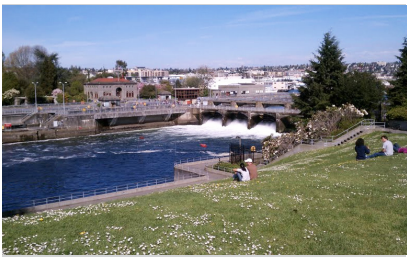
5 BALLARD LIBRARY
0.7 MILES FROM SITE



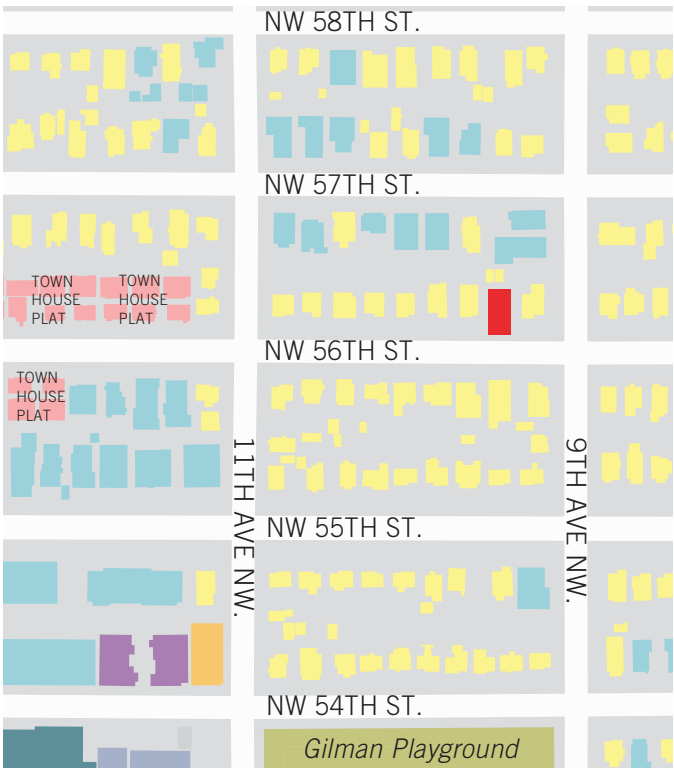
6 BALARD CHARACTER CORE
0.8 MILES FROM SITE



7 BALLARD FARMERS MAKET
0.8 MILES FROM SITE



8 BALLARD LOCKS
1.4 MILES FROM SITE



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

5.0 SITE PHOTOS

OPPORTUNITIES / CONSTRAINTS

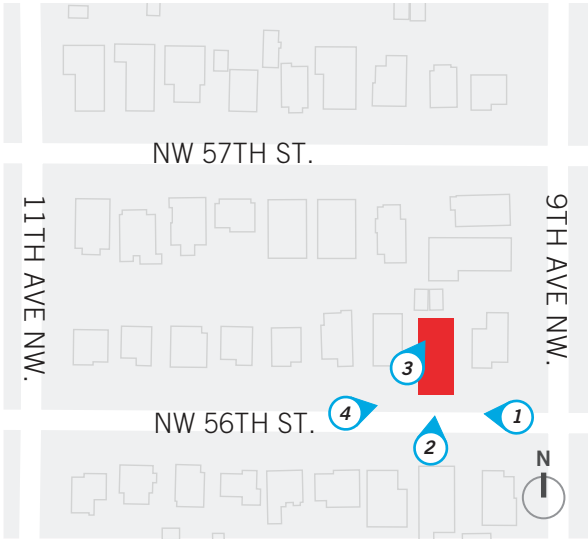
The site is a mid-block parcel located in a residential neighborhood consisting of tree-lined streets and single-family residences. The site is on the north side of the street with solar access mainly to the front of the lot. While not a corner lot, the site will be visible from 11th Avenue NW, its closest cross street.



1 VIEW FROM SIDEWALK LOOKING WEST



2 VIEW FROM NW 56TH STREET LOOKING NORTH



MAP KEY

- Project Site
- View



3 VIEW FROM SIDE LOT LINE LOOKING INTO SITE



4 VIEW FROM SIDEWALK LOOKING EAST

5.0 DESIGN CUES

NEIGHBORHOOD VICINITY

The site is a rapidly diversifying and densifying neighborhood. Warehouse and service uses are changing to breweries and restaurants; lots with auto-oriented single family houses are changing to multiple family uses. The block is predominantly single-family residential, but is seeing more townhouse developments being proposed and under construction and will one day be as densely filled as those found west of 14th Avenue NW.



1 CONTEMPORARY ARCHITECTURE



2 MULTIFAMILY RESIDENTIAL COMPLEXES



3 CONTEMPORARY TOWNHOUSE DESIGNS



4 TRADITIONAL TOWNHOUSE DESIGNS



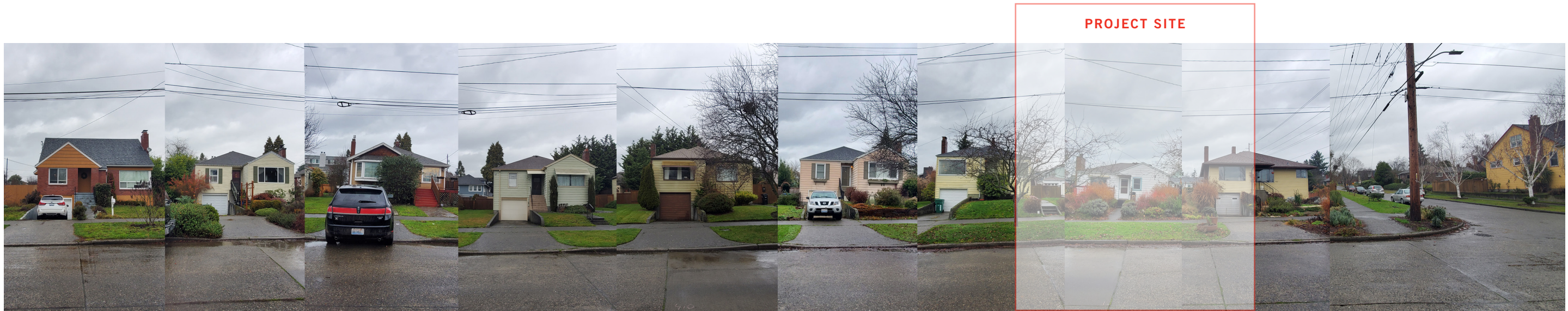
5 TRADITIONAL DUPLEX DESIGNS



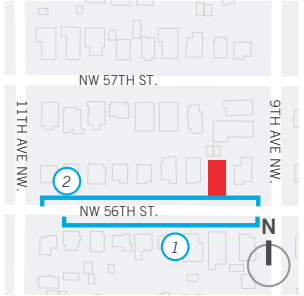
6 OLDER SINGLE-FAMILY RESIDENCES

5.0 SITE STREETSCAPES

1 NW 56TH STREET LOOKING NORTH



2 NW 56TH STREET LOOKING SOUTH



6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE / REFERENCE
Floor Area Ratio (FAR) Limits	23.45.510	1.4 FAR limit in LR-2 zone for townhouses located inside urban villages and meets the requirements of 23.45.510.C.	√
Density Limits- Low-rise Zones	23.45.512	Townhouse development: Meeting 23.45.510.C- no limit.	√
Structure Height	23.45.514	30' height limit	√
Setbacks & Separations	23.45.518	Front and rear setbacks: 7' average, 5' minimum Side setbacks from facades 40' or less in length: 5' minimum. 10' separation between principal structures.	√
Amenity Area	23.45.522	25% of lot area: 50% of required amenity space to be at ground level (10: min. dim. from side lot lines). Amenity areas on roof structures that meet the provisions of subsection 24.45.510 may be counted as amenity area provided at ground level.	√
LEED, Built Green & Evergreen Sustainable Development Standards	23.45.526	To achieve a higher far limit, townhouse will meet GREEN building performance standards. Either built GREEN 4 star rating or LEED Silver rating.	√
Structure Width & Facade Length Limits in LR Zones	23.45.527	Townhouses inside LR-2 Urban Villages maximum width: 90'	√
Light & Glare Standards	23.45.534	All light to be shielded and directed away from adjacent / abutting properties: parking to have 5' - 6' screen or hedge.	√
Parking Location, Access & Screening	23.45.536	Street access required. The street does not require improvements.	√
Pedestrian Access & Circulation	23.53.006	Pedestrian access and circulation required, sidewalks required per R.O.W. Improvements manual.	√
Solid Waste & Recyclable Materials Storage & Access	23.54.040:	(1) 2' X 6' area for each unit (units will be billed separately by utility). Bins will be pulled to street by owners on collection day. Storage areas.	√
Required Parking	23.54.015	Residential Use Urban Village, within 1320 ft. of street with frequent transit service. No parking required. Bicycle Parking: 1 space per 4 dwelling units	√

7.0 ARCHITECTURAL DESIGN RESPONSE

CS2. URBAN PATTERN & FORM

Use Natural systems and features of the site and its surroundings as a starting point for project design.

B. Adjacent Site, Streets, and Open Spaces

The front building will be set back the standard 7 feet from the front property line, but chamfered at the outside street-facing corners to reduce the bulk and create an inviting pedestrian experience into the site. Landscaping provided at the street will be full and lush to better integrate into the surrounding streetscape.

5. Height, Bulk, and Scale

The block is currently predominantly one and two story single family structures, with three-story townhouses south of the site. The development is proposed to omit stair penthouses to the roof for the front units to integrate the bulk of the structure and reduce the overall perceived height. Stair penthouses at the rear building are located at the rear façade or in the middle of the building to reduce cast shadows and perceived height and scale.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

The current condition of the street consists largely of single family houses clad primarily in wood lap and shake siding with brick accents in places and front porches for connection to the street. It is proposed to include large street-facing windows to maintain an eyes-on-the street connection to the main living spaces of the development.

1. Massing Choices

The street-facing duplex displays a modulated façade with reentrant corners on the ground level, as well as a recessed entry covered by a canopy. Upper massing projects out over the first floor in the middle, with a deep recess for the stair access to the roof. Railings are used at the rooftop instead of parapets on the street-facing façade to further reduce the perceived height.

PL1. CONNECTIVITY

Complement, connect and contribute to the network of open spaces around the site.

2a. Pedestrian Volumes

The front yard space will be of similar depth to other houses on the block. Space will be provided for planting and small trees on site to maintain the residential feel of the block. A recessed covered entry invites visitors and residents into the house. The driveway and curb cut will be maintained in its present location. Pathways to the rear units will be well lit and inviting with signage out front to signify the way to each main entry.

DC2. ARCHITECTURAL CONCEPT

Develop a unified, functional architectural concept that fits well on the site and its surroundings.

B. Architectural and Facade Composition

The street facing façade is composed of three main materials: Brick at the ground level, lap siding, and panel siding, with accents of wood-toned siding above. The fine-grained materials, including the brick better reflect the residential character of the block. Windows are minimized on side facades to respect neighbor’s privacy. Large windows face the street and wrap the corners to take in sunlight and keep eyes on the street. The rear building includes vertical siding at the base with panel siding for the main body and wood and lap accents to emphasize the building massing.

DC4. EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high-quality elements and finishes for the building and open spaces.

1. Building Materials

Exterior materials are proposed to be fiber cement products with varying textures as well as brick at the street facing façade. Powder-coated metal railings and vinyl windows are also proposed for longevity and durability. Rooftop decks are proposed with built-up rigid insulation and traffic rated TPO roofing to create an energy efficient and durable assembly that can be used by residents for outdoor amenity space. Landscaping will vibrant and lush throughout the site.

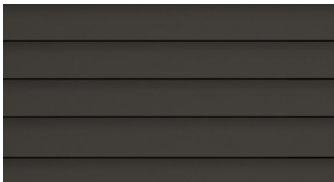
8.0 ELEVATIONS | MATERIALS



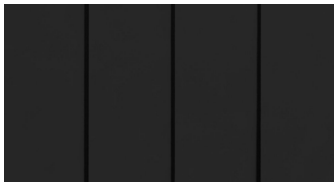
MATERIALS



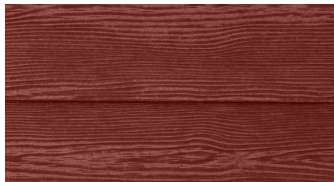
FC1 Fiber Cement Panel
White



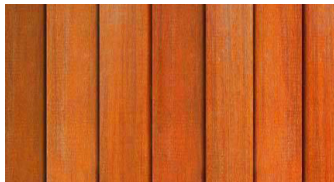
FC2 Fiber Cement Lap Siding
10" Reveal Brown



FC3 Fiber Cement Lap Siding
6" Reveal Black



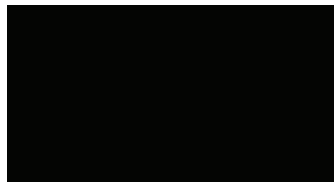
WD1 Wood Tone Lapsiding
4" Reveal Cedar



WD2 Wood Fence
Cedar



BR1 Brick
Burgundy Stack



MT1 Powder Coated Metal
Railing - Black



VN1 Vinyl Windows
White

8.0 ELEVATIONS | MATERIALS

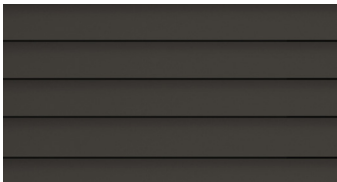


EAST ELEVATION

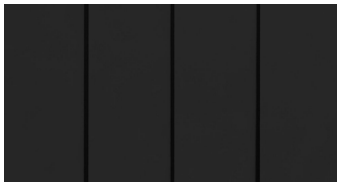
MATERIALS



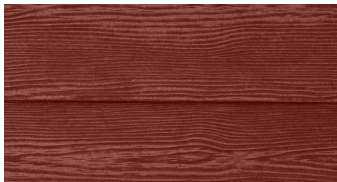
FC1 Fiber Cement Panel
White



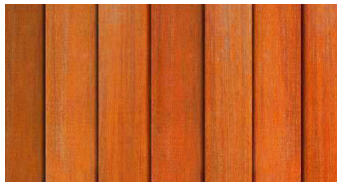
FC2 Fiber Cement Lap Siding
10" Reveal Brown



FC3 Fiber Cement Lap Siding
6" Reveal Black



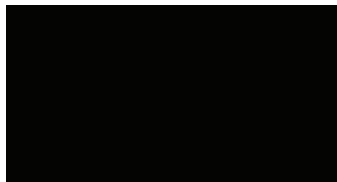
WD1 Wood Tone Lapsiding
4" Reveal Cedar



WD2 Wood Fence
Cedar



BR1 Brick
Burgundy Stack

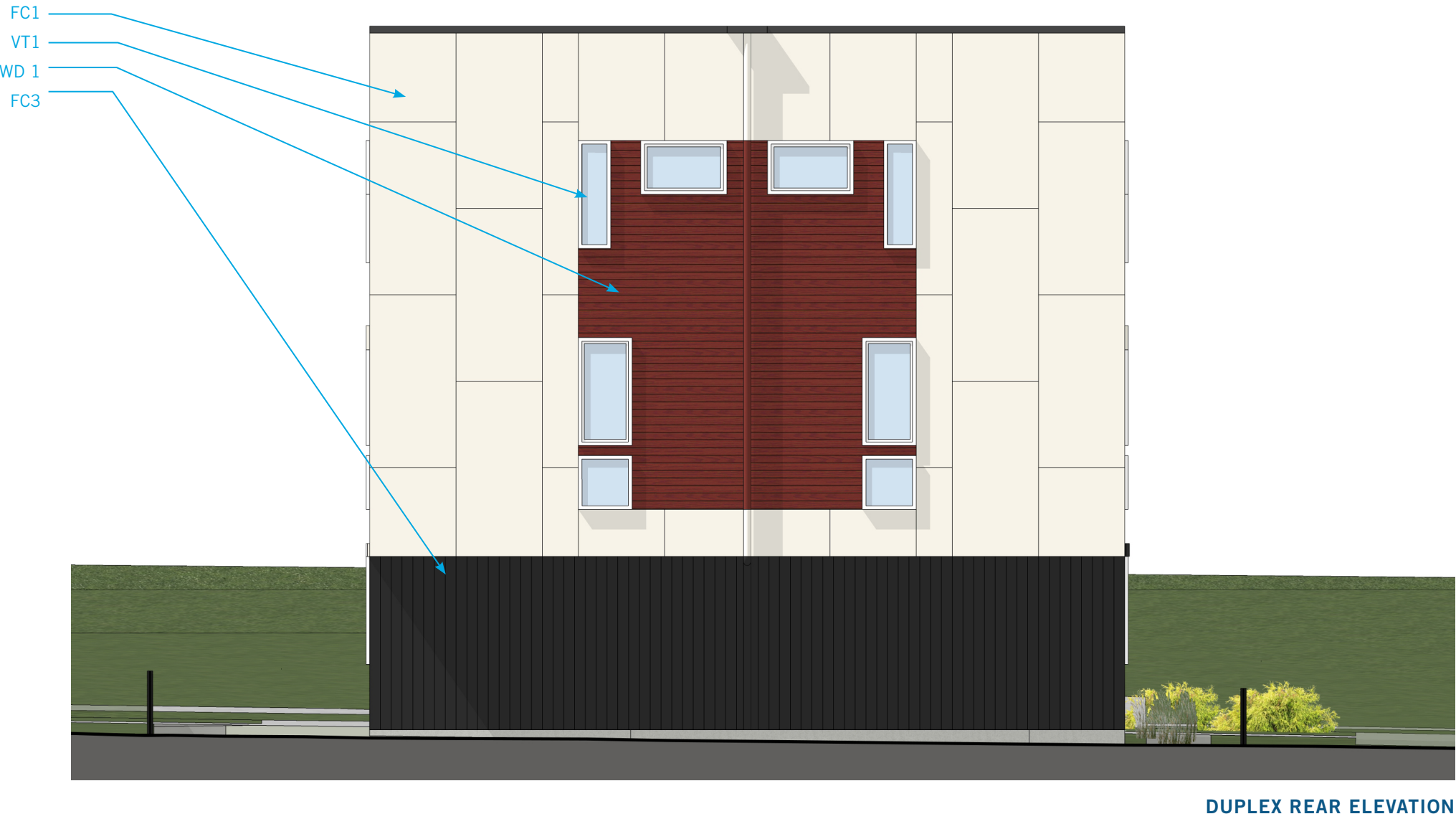


MT1 Powder Coated Metal
Railing - Black



VN1 Vinyl Windows
White

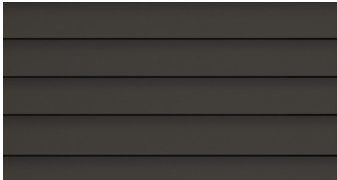
8.0 ELEVATIONS | MATERIALS



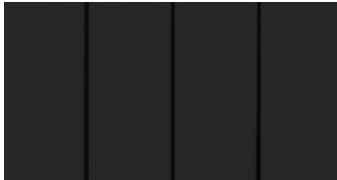
MATERIALS



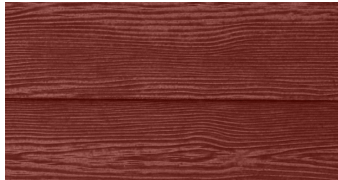
FC1 Fiber Cement Panel
White



FC2 Fiber Cement Lap Siding
10" Reveal Brown



FC3 Fiber Cement Lap Siding
6" Reveal Black



WD1 Wood Tone Lapsiding
4" Reveal Cedar



WD2 Wood Fence
Cedar



BR1 Brick
Burgundy Stack



MT1 Powder Coated Metal
Railing - Black



VN1 Vinyl Windows
White

8.0 ELEVATIONS | MATERIALS



WEST ELEVATION

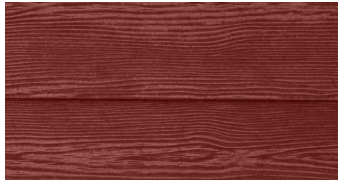
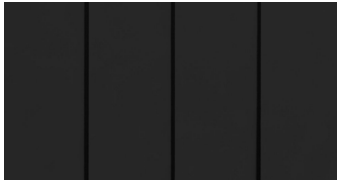
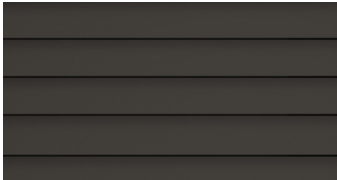
MATERIALS

							
FC1 Fiber Cement Panel White	FC2 Fiber Cement Lap Siding 10" Reveal Brown	FC3 Fiber Cement Lap Siding 6" Reveal Black	WD1 Wood Tone Lapsiding 4" Reveal Cedar	WD2 Wood Fence Cedar	BR1 Brick Burgundy Stack	MT1 Powder Coated Metal Railing - Black	VN1 Vinyl Windows White

8.0 ELEVATIONS | MATERIALS



MATERIALS



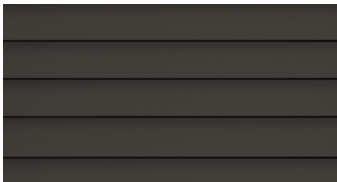
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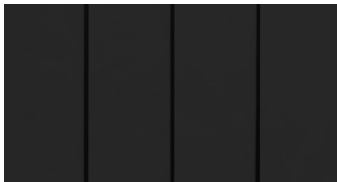
MATERIALS



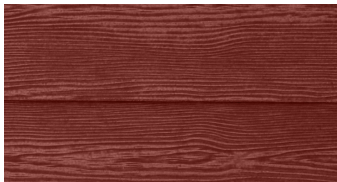
FC1 Fiber Cement Panel
White



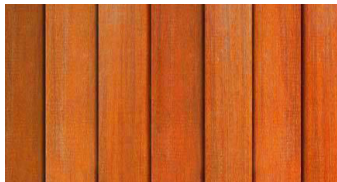
FC2 Fiber Cement Lap Siding
10" Reveal Brown



FC3 Fiber Cement Lap Siding
6" Reveal Black



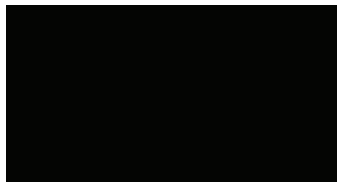
WD1 Wood Tone Lapsiding
4" Reveal Cedar



WD2 Wood Fence
Cedar



BR1 Brick
Burgundy Stack



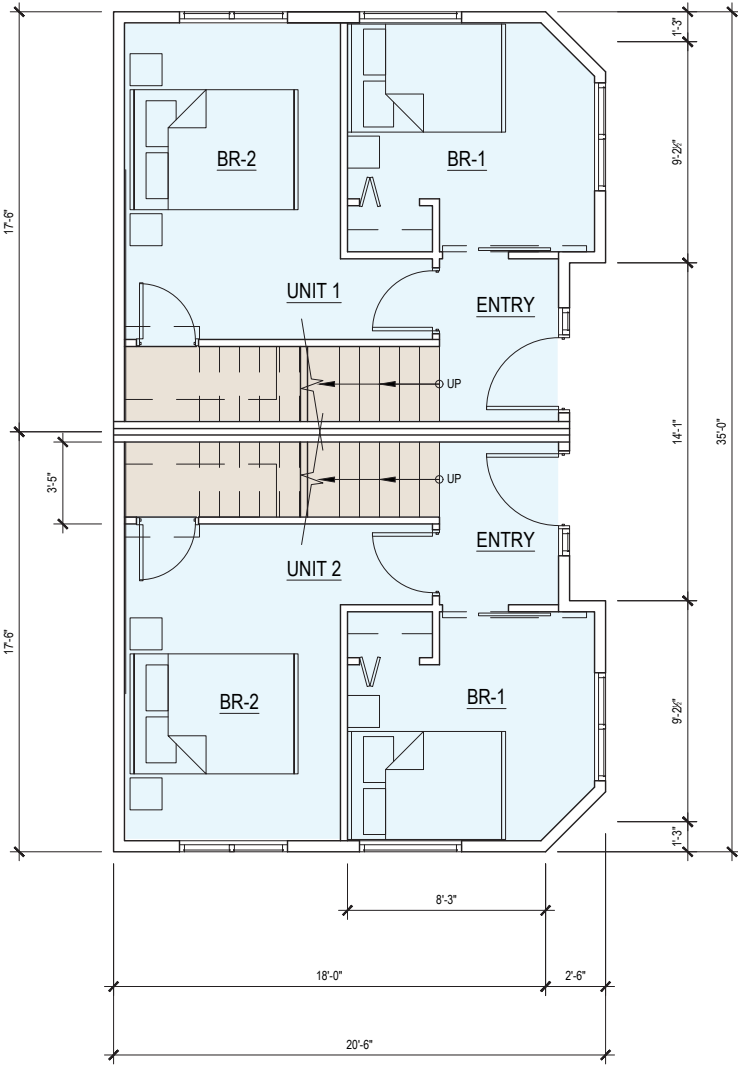
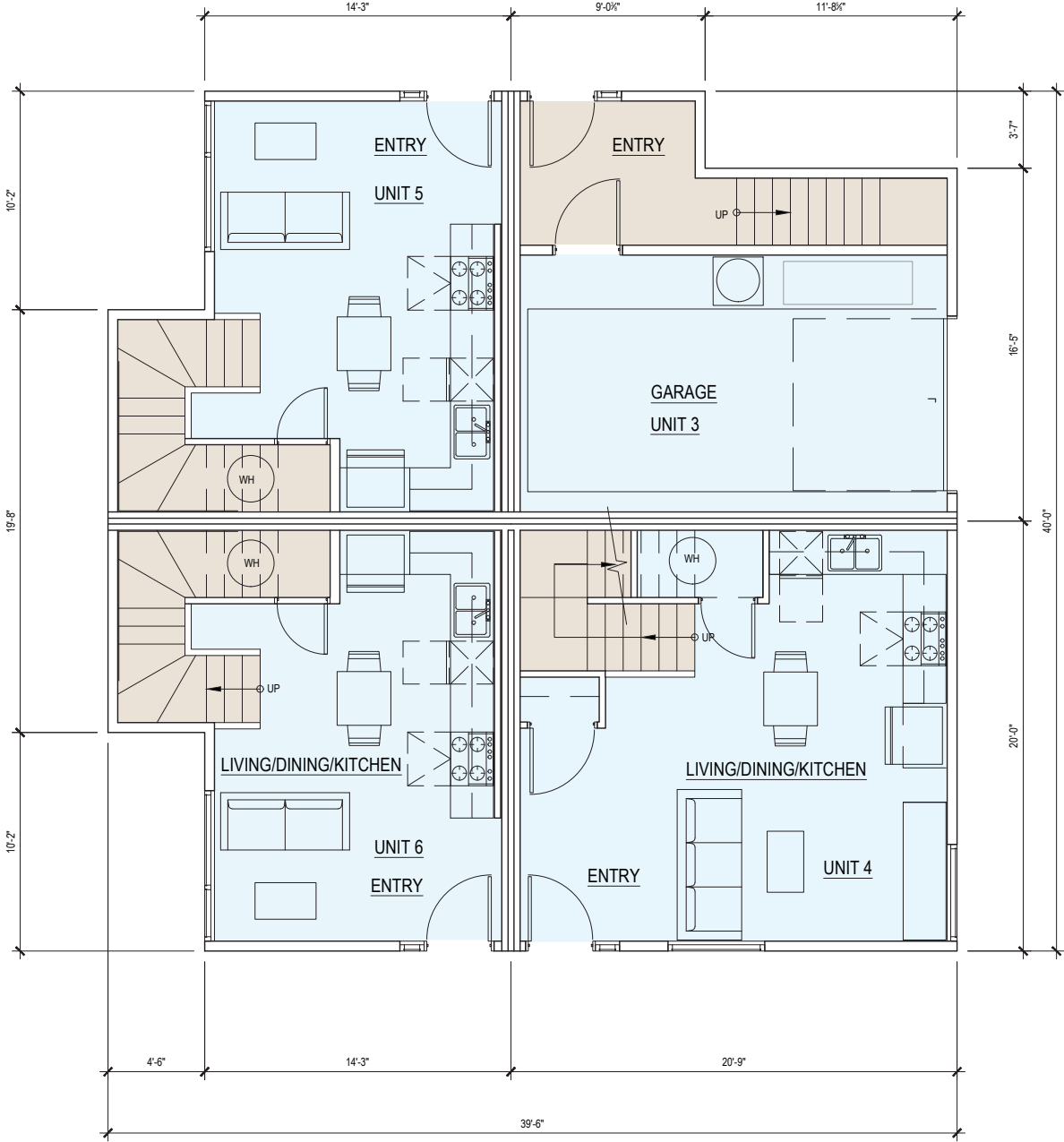
MT1 Powder Coated Metal
Railing - Black



VN1 Vinyl Windows
White

8.0 FLOOR PLANS

- KEY
- Commercial
 - Units
 - Utility/BOH
 - Circulation
 - Planting Strip
 - Residential Amenity
 - Parking/Garage
 - Leasing Office

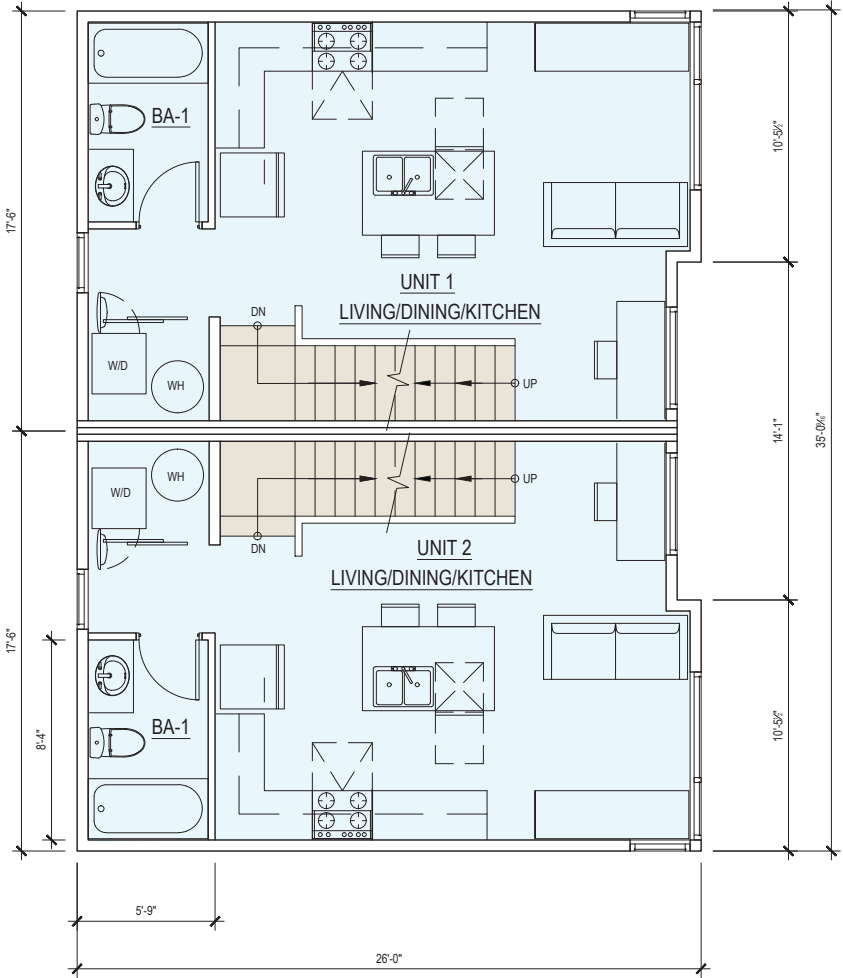
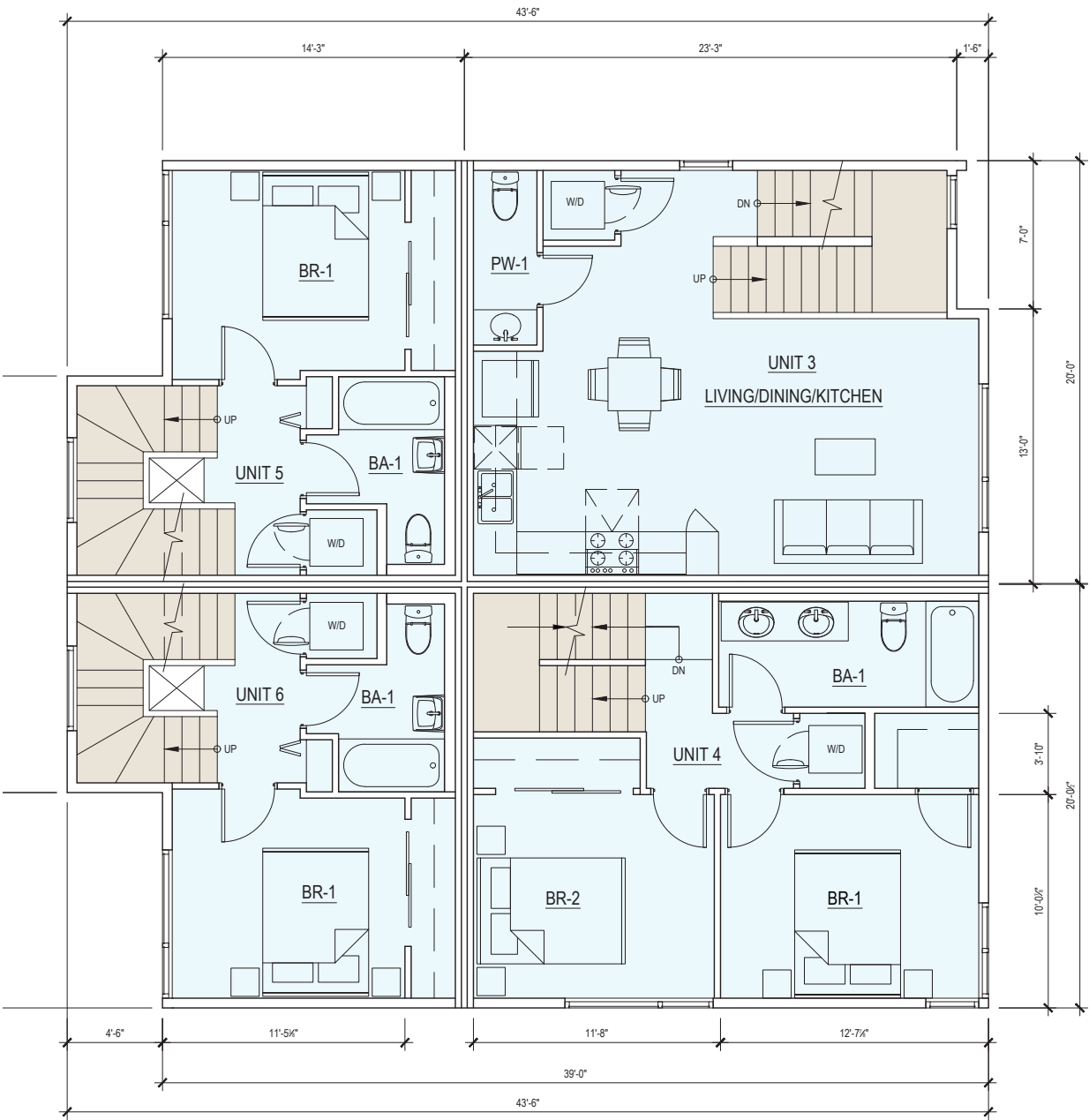


LEVEL 1



8.0 FLOOR PLANS

- KEY
- Commercial
 - Units
 - Utility/BOH
 - Circulation
 - Planting Strip
 - Residential Amenity
 - Parking/Garage
 - Leasing Office

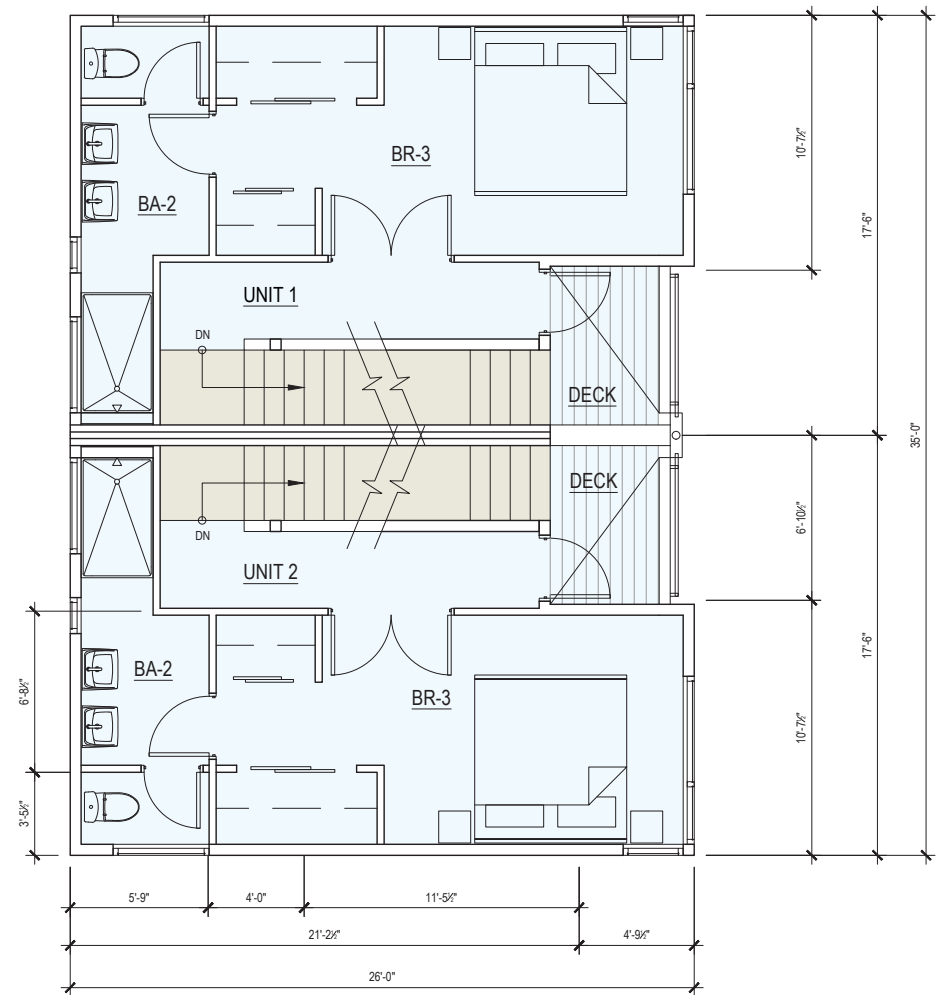
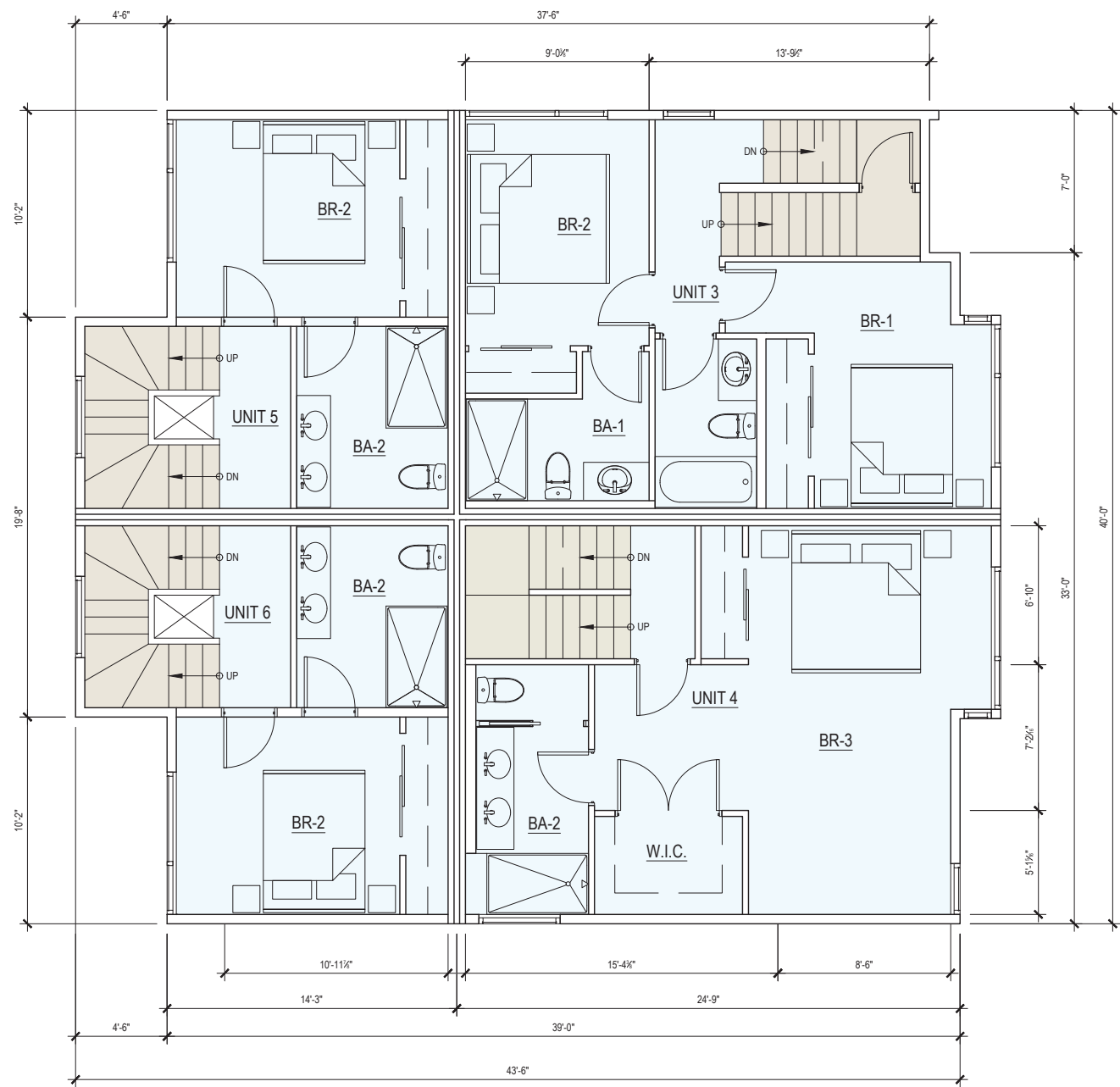


LEVEL 2



8.0 FLOOR PLANS

- KEY
- Commercial
 - Units
 - Utility/BOH
 - Circulation
 - Planting Strip
 - Residential Amenity
 - Parking/Garage
 - Leasing Office

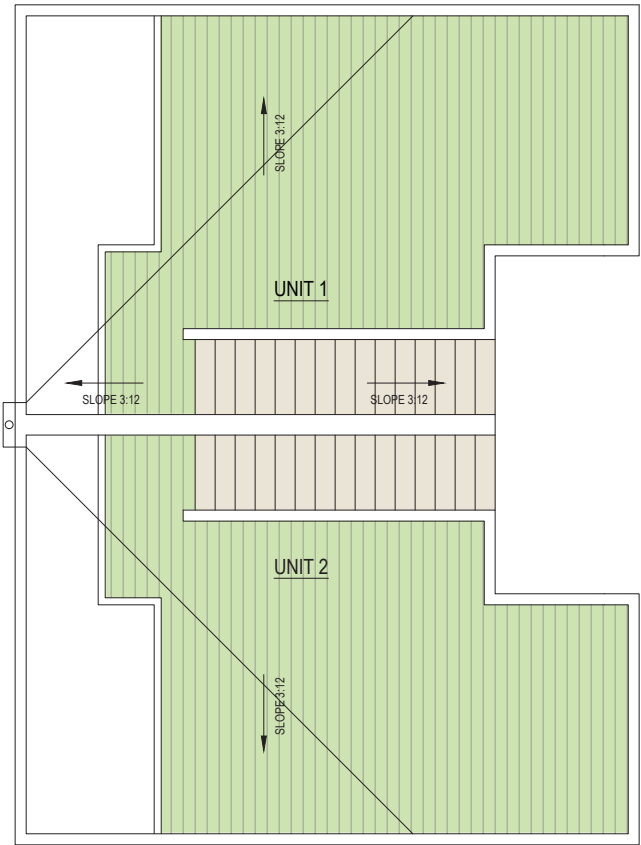
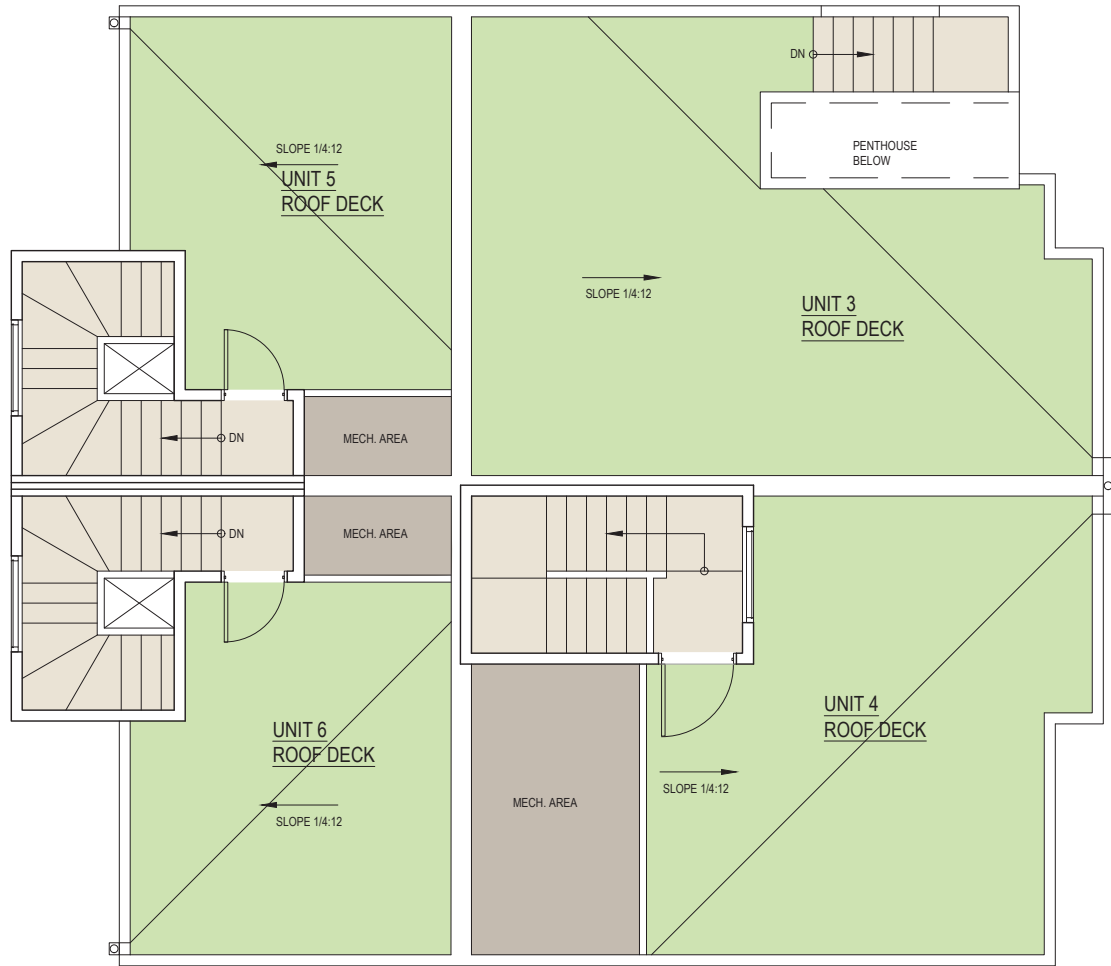


LEVEL 3



8.0 FLOOR PLANS

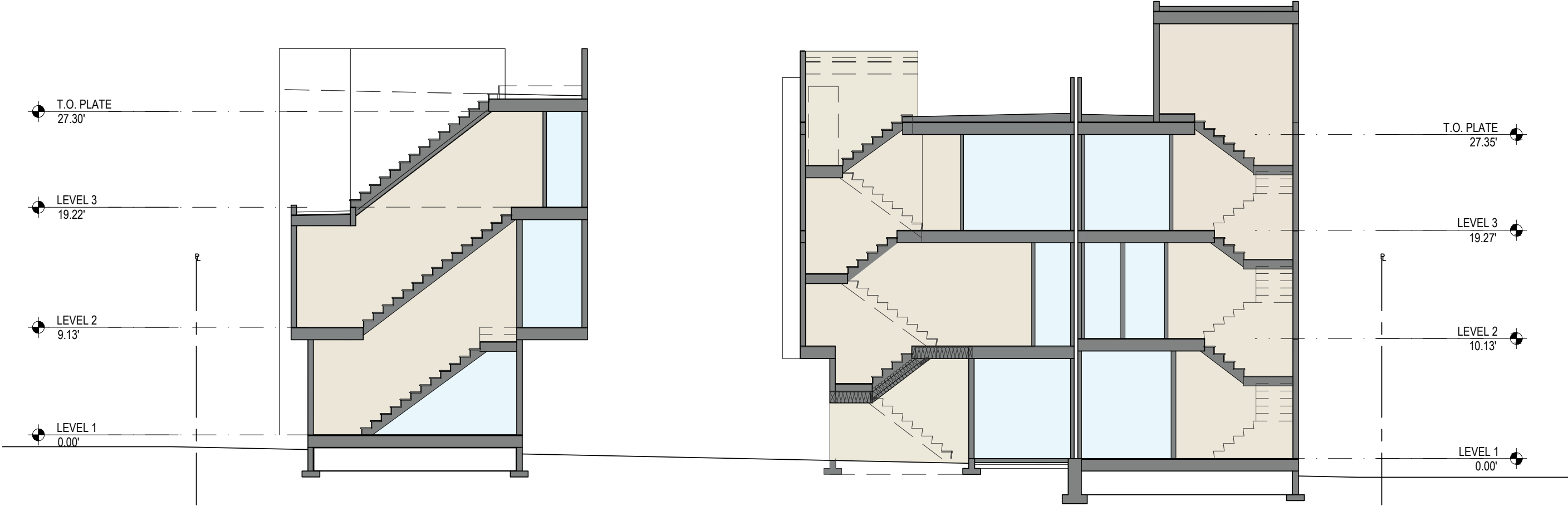
- KEY
- Commercial
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 - Parking/Garage
 - Leasing Office



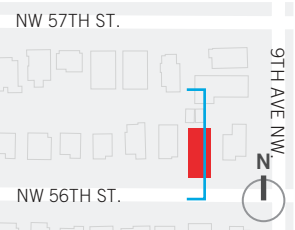
ROOF LEVEL



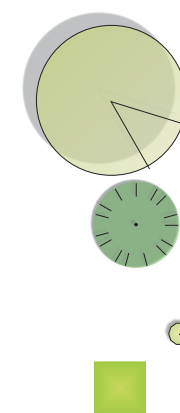
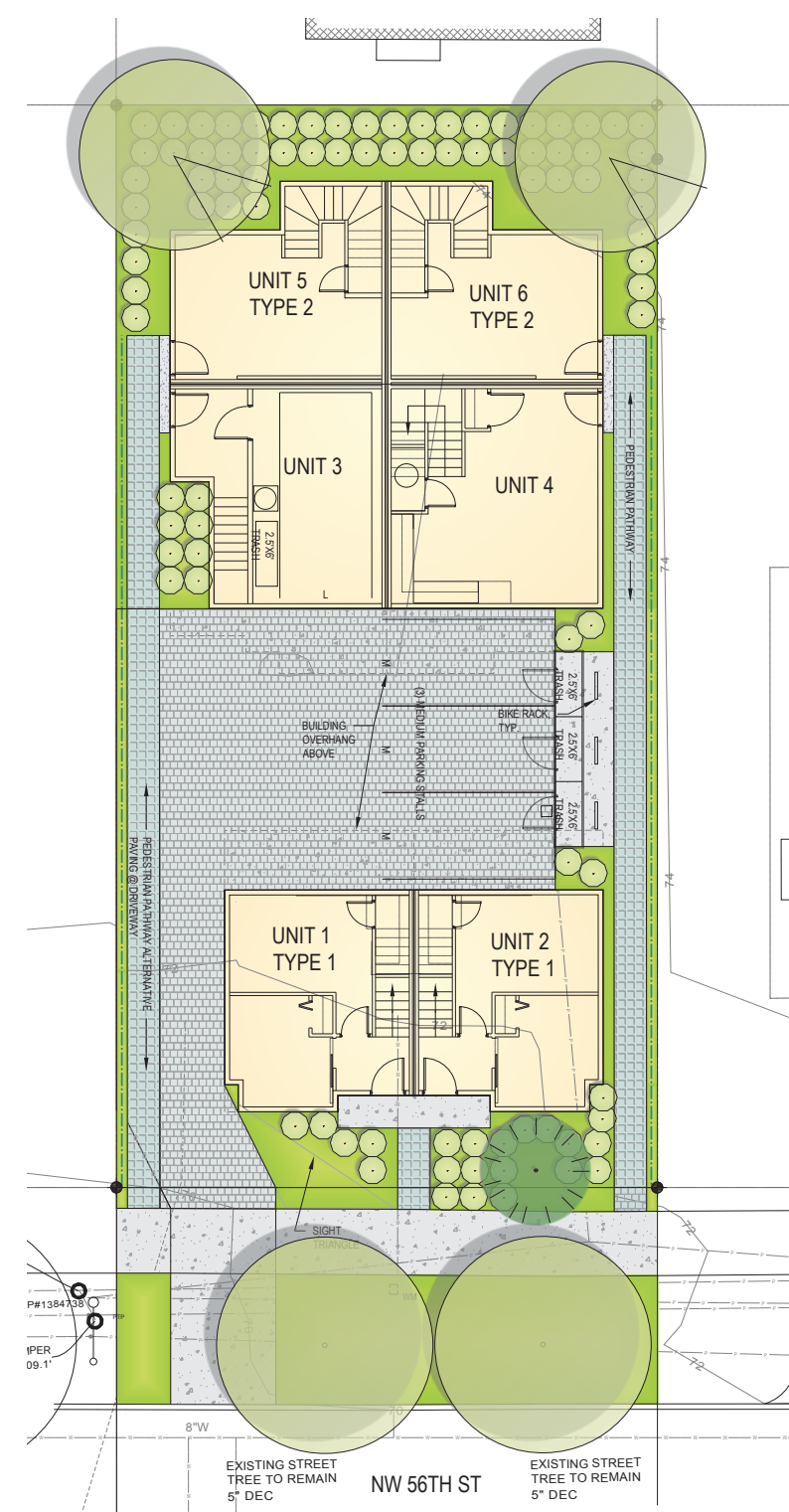
8.0 BUILDING SECTION



- KEY
- Commercial
 - Units
 - Utility/BOH
 - Circulation
 - Residential Amenity



9.0 LANDSCAPE PLAN



PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE
2	MEDIUM SMALL COLUMNAR TREE		1.5" CAL
1	SMALL EVERGREEN TREE		7-8'
* 92 #	SHRUB WITH MATURE HEIGHT OF AT LEAST 24"		2 GAL
	PLANTING AREA, TYPICAL		

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 STREET TREES** 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

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 LATTIC

GREEN SCREEN CAN ALSO BE A WOOD FRAME FENCE WITH GALVANIZED OR POWDER COATED METAL MESH SUCH AS WILDHOG AVAILABLE AT DUNN LUMBER OR MESH PANELS FROM ALL CITY FENCE. MESH MUST BE HEAVY DUTY, AND NOT CONCRETE REINFORCING MESH.

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

10.0 RENDERINGS



STREET PERSPECTIVE

10.0 RENDERINGS



STREET PERSPECTIVE



OVERHEAD PERSPECTIVE



REAR PERSPECTIVE



DRIVEWAY PERSPECTIVE