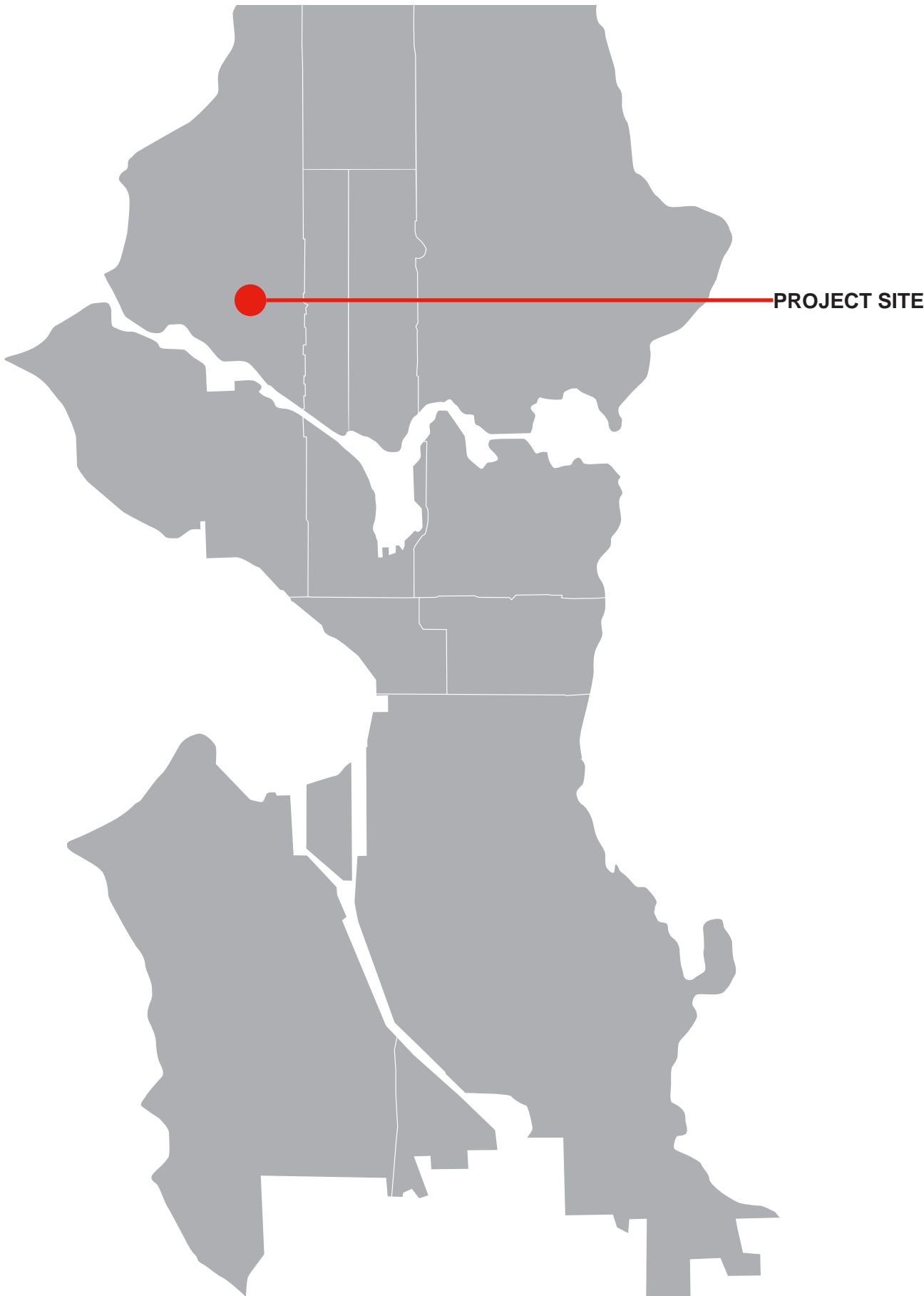


928-940 NW 54TH ST

EARLY DESIGN GUIDANCE - 09/30/2020
928-940 NW 54TH ST



PROJECT ADDRESS 928-940 NW 54TH ST
SEATTLE, WA 98107

SDCI PROJECT NUMBER #3036496-EG
#3037176-LU associated MUP
#3036276-LU associated LBA

MEETING TYPE Early Design Guidance

PROJECT TEAM

ARCHITECT Medici Architects
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10	6.0 Zoning Data
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26-28	9.0 Landscape Plans
29	10.0 Future Developments
30-31	Selected Architectural Works



LEGAL DESCRIPTION "PARCEL B" #3036276-LU associated LBA

PARCEL B (7,642 SQ. FT.)

THAT PORTION OF LOTS 19 AND 20, BLOCK 132, GILMAN PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.W. CORNER OF SAID LOT 20; THENCE S 88°44'07" E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 99.99 FT.; THENCE S 01°11'46" W, 99.97 FT.; THENCE N 88°43'35" H W, 49.99 FT.; THENCE N 01°11'46" E, 47.07 FT.; THENCE N 88°48'14" W, 50.00 FT.; THENCE N 01°11'46" E, 52.94 FT. TO THE **POINT OF BEGINNING**.

DEVELOPMENT OBJECTIVES

Combine four parcels into one, and construct 21 townhomes, connected by a central raised courtyard. Approximately 22 parking stalls at grade, below the deck.

Project will promote density within the neighborhood, while providing access to the neighborhood amenities and emphasizing a transition of scale from the larger multi-family and commercial buildings to the North and West, down to the single-family houses to the East. A contemporary style will bridge the gap between the old and the new and will provide architectural elements that engage the street-scape and pedestrian-oriented activities.

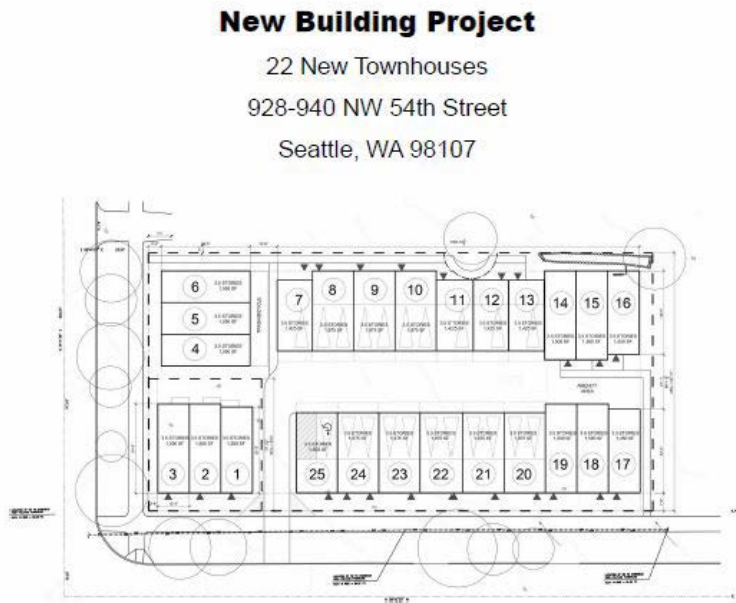
PROJECT INFORMATION

ADDRESS	928-940 NW 54TH ST SEATTLE, WA 98107
SDCI NUMBER	#3036496-EG
PARCEL NUMBER	2768300089 2768300100 2768300105 2768300110
ZONE	LR3 (M2)
LOT SIZE	COMBINED: 17,138 SF
OVERLAYS	NONE
URBAN VILLAGE	BALLARD - HUB URBAN VILLAGE
ALLOWED FAR	2.3 X 17,138 SF = 39,417.4 SF
DENSITY LIMIT	NO LIMIT
ALLOWED HEIGHT	50'-0"
GROSS FLOOR AREA	31,770 SF (PREFERRED OPTION)

3.0 PUBLIC OUTREACH

SUMMARY OF PUBLIC OUTREACH

Fact sheets were distributed via mail to all residences and businesses withing 500 feet of the site, as well as posting to the Department of Neighborhood's website. An on-line survey, email address for feedback and a phone hot-line were made available to the distribution area. The initial outreach plan commenced on May 28th, with a memo submitted to the DoN; information was collected up until July 30th. During this time, no feedback was provided from the residents or businesses.



This property is located in an urban village and is surrounded by transit including a RapidRide line just two blocks away.

To provide feedback or input on this new project, please visit:
www.surveymonkey.com/r/nw54th

Project Description:
Demolish existing buildings. Build 22 new townhomes as illustrated above (three townhomes in lower left corner of illustration not included in this project outreach).

Parcel Numbers: 2768300089 / 2768300110

Zoning: LR3

For questions or comments regarding this new project, please contact:
Monisha Harrell, Outreach Manager
NW54th@ruleseven.com (email)
206-315-9659 (hotline)

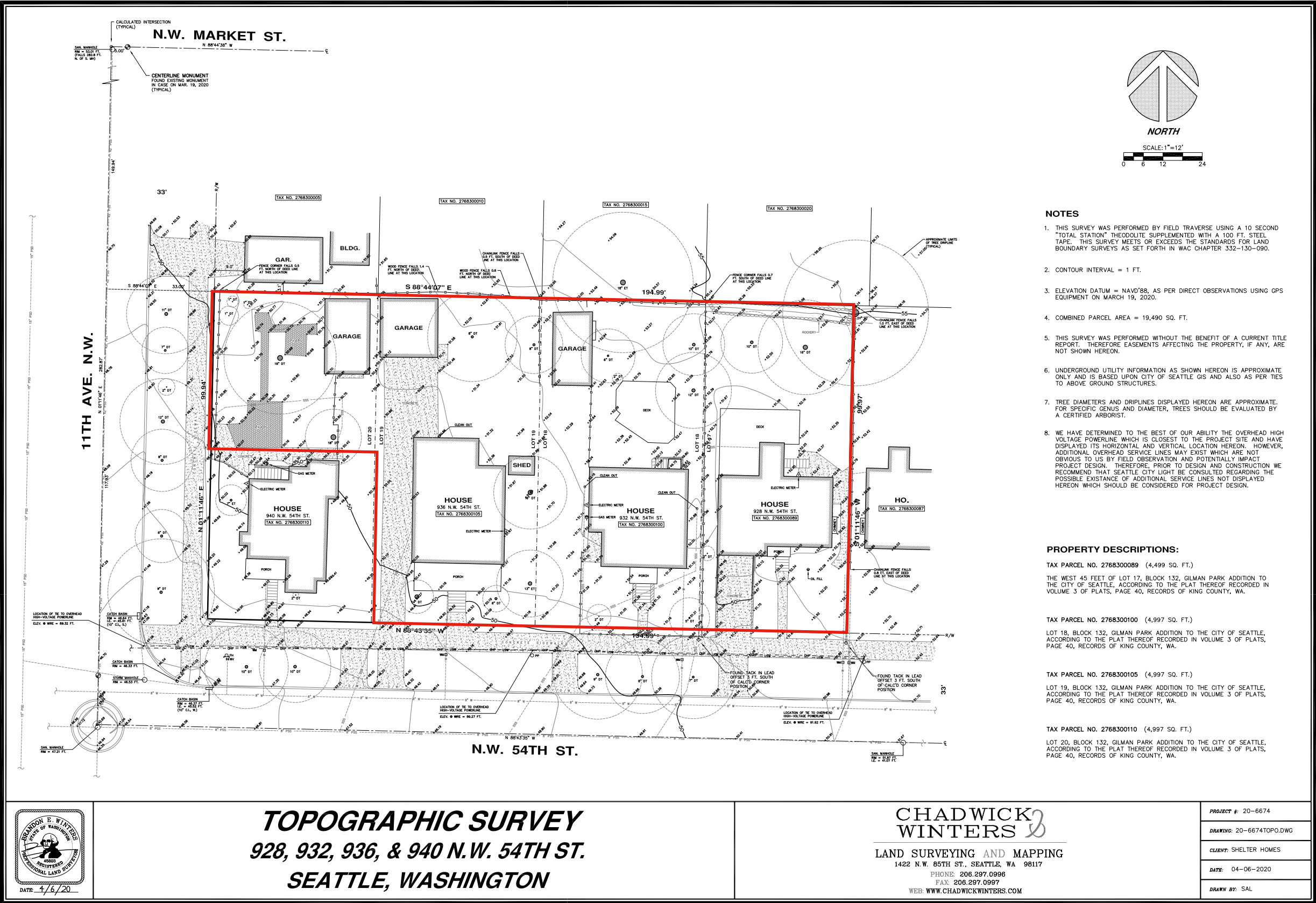


DISTRIBUTION AREA

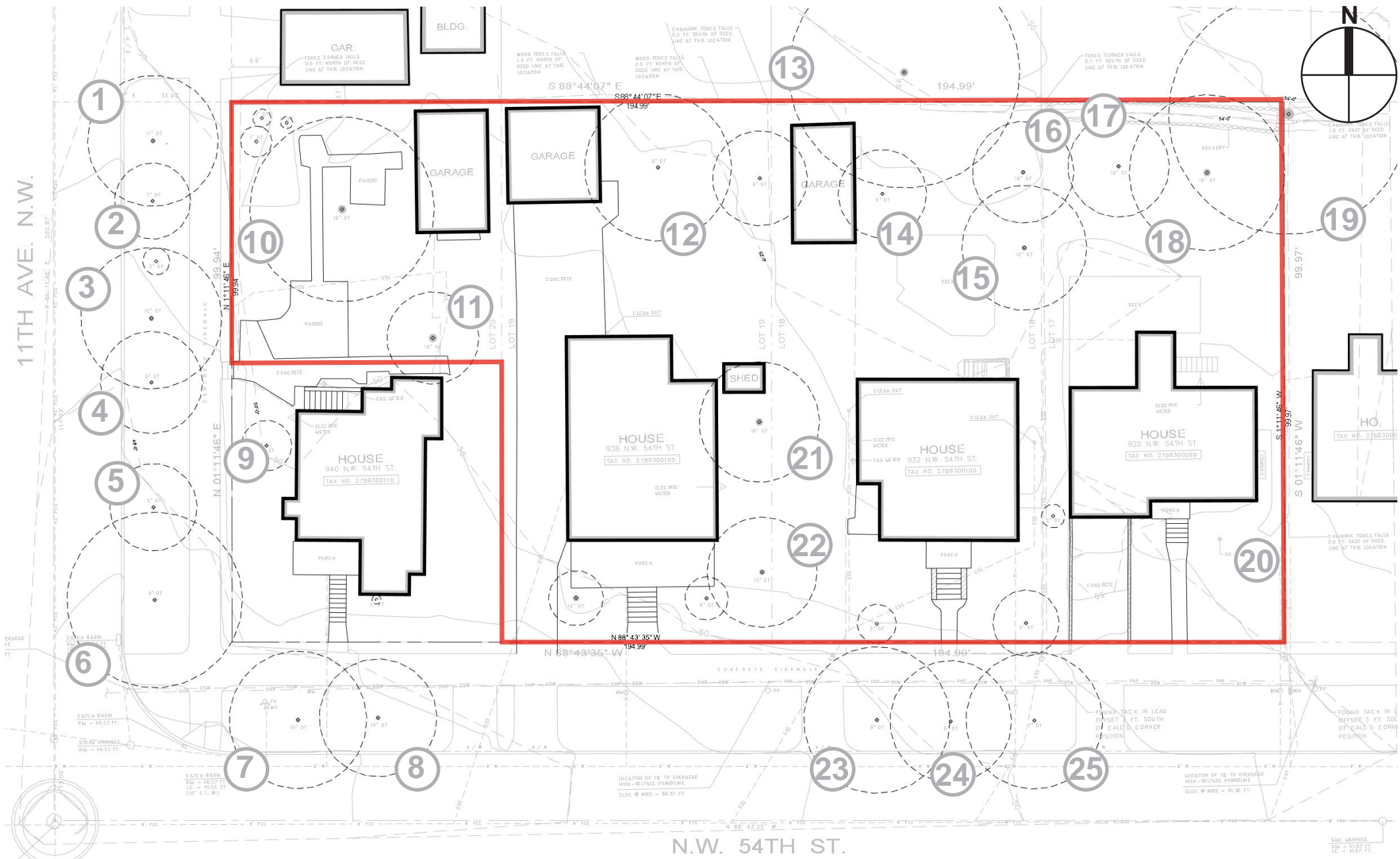
DISTRIBUTION FLYER

4.0 SITE PLAN: SITE SURVEY

EARLY DESIGN GUIDANCE - 09/30/2020
928-940 NW 54TH ST



4.0 SITE PLAN:



EXCEPTIONAL TREES
No exceptional trees located on the project site.

- NON-EXCEPTIONAL TREES**
- FALSE CYPRESS: Tree Tag #3
DBH 16; FAIR
 - CHERRY PLUM: Tree Tag #1
DBH 16; FAIR
 - APPLE: Tree Tag #2
DBH 17; FAIR
 - APPLE: Tree Tag #6
DBH 9; FAIR
 - FLOWERING CHERRY: Tree Tag #7
DBH 7; FAIR
 - FLOWERING CHERRY: Tree Tag #9
DBH 7; FAIR
 - FLOWERING CHERRY: Tree Tag #8
DBH 7; FAIR
 - APPLE: Tree Tag #10
DBH 10; FAIR
 - APPLE: Tree Tag #11
DBH 10; FAIR
 - PEAR: Tree Tag #12
DBH 6; FAIR
 - ENGLISH HOLLY: Tree Tag #5
DBH 15; FAIR
 - MONKEY PUZZLE: Tree Tag #4
DBH 14; GOOD

- OFF-SITE TREES**
- | | | | |
|--|---|---|---|
| 1 EUROPEAN WHITE BIRCH: Tree Tag #101
DBH 12; FAIR-GOOD | 5 EUROPEAN WHITE BIRCH: Tree Tag #105
DBH 8; FAIR | 13 DOUGLAS FIR: Tree Tag #112
DBH 28; FAIR-GOOD | 25 EUROPEAN WHITE BIRCH: Tree Tag #111
DBH 9; FAIR |
| 2 EUROPEAN WHITE BIRCH: Tree Tag #102
DBH 8; FAIR | 6 FLOWERING CHERRY: Tree Tag #106
DBH 10; FAIR | 19 GOLDEN CHAIN: Tree Tag #113
DBH 10; FAIR | |
| 3 EUROPEAN WHITE BIRCH: Tree Tag #103
DBH 13; FAIR-GOOD | 7 EUROPEAN WHITE BIRCH: Tree Tag #107
DBH 13; FAIR | 23 NORWAY MAPLE: Tree Tag #109
DBH 12; FAIR-GOOD | |
| 4 EUROPEAN WHITE BIRCH: Tree Tag #104
DBH 9; FAIR | 8 EUROPEAN WHITE BIRCH: Tree Tag #108
DBH 10; FAIR | 24 SWEETGUM: Tree Tag #110
DBH 9; FAIR-GOOD | |

5.0 URBAN DESIGN ANALYSIS: SITE AND ZONING

EARLY DESIGN GUIDANCE - 09/30/2020
928-940 NW 54TH ST



ZONING LEGEND

- LOWRISE MULTIFAMILY LR2 - LR3 ZONE
- NEIGHBORHOOD COMMERCIAL ZONE
- INDUSTRIAL ZONE

USE LEGEND

- SINGLE FAMILY STRUCTURES
- MULTI FAMILY STRUCTURES
- COMMERCIAL BUSINESS
- COMMUNITY PARK



3D 9X9 BLOCK

5.0 URBAN DESIGN ANALYSIS: TRANSIT & SITE ACCESS



VEHICULAR ACCESS

Access to the site can be taken from either 11th Ave NW or from NW 54th St., by which are multiple existing curb cuts.

TRANSIT ACCESS

Bus route 44 travels along NW Market St: frequent all-day route (every 15 minutes or less until 6pm Mon-Fri) w/ Night Owl service.

Bus route 28x travels along 8th Ave NW: all day route.

Bus route 994 travels West along NW Market St: school route only.

BICYCLE ACCESS

Dedicated bike lanes are located at 8th Ave NE.

LEGEND

- PUBLIC PATH
- BIKE FRIENDLY
- DEDICATED BIKE LANES
- 5 MIN. WALKING RADIUS
- BUS ROUTE(S)
44*, 28X AND 994
- BUS STOP

5.0 EXISTING SITE CONDITIONS: NEIGHBORHOOD CONTEXT



MULTI-FAMILY

1



**BALLARD
HEALTH CENTER**

PRE-SCHOOL

SINGLE-FAMILY

2



PARK

3



**SITE OF FUTURE
APARTMENTS**

4



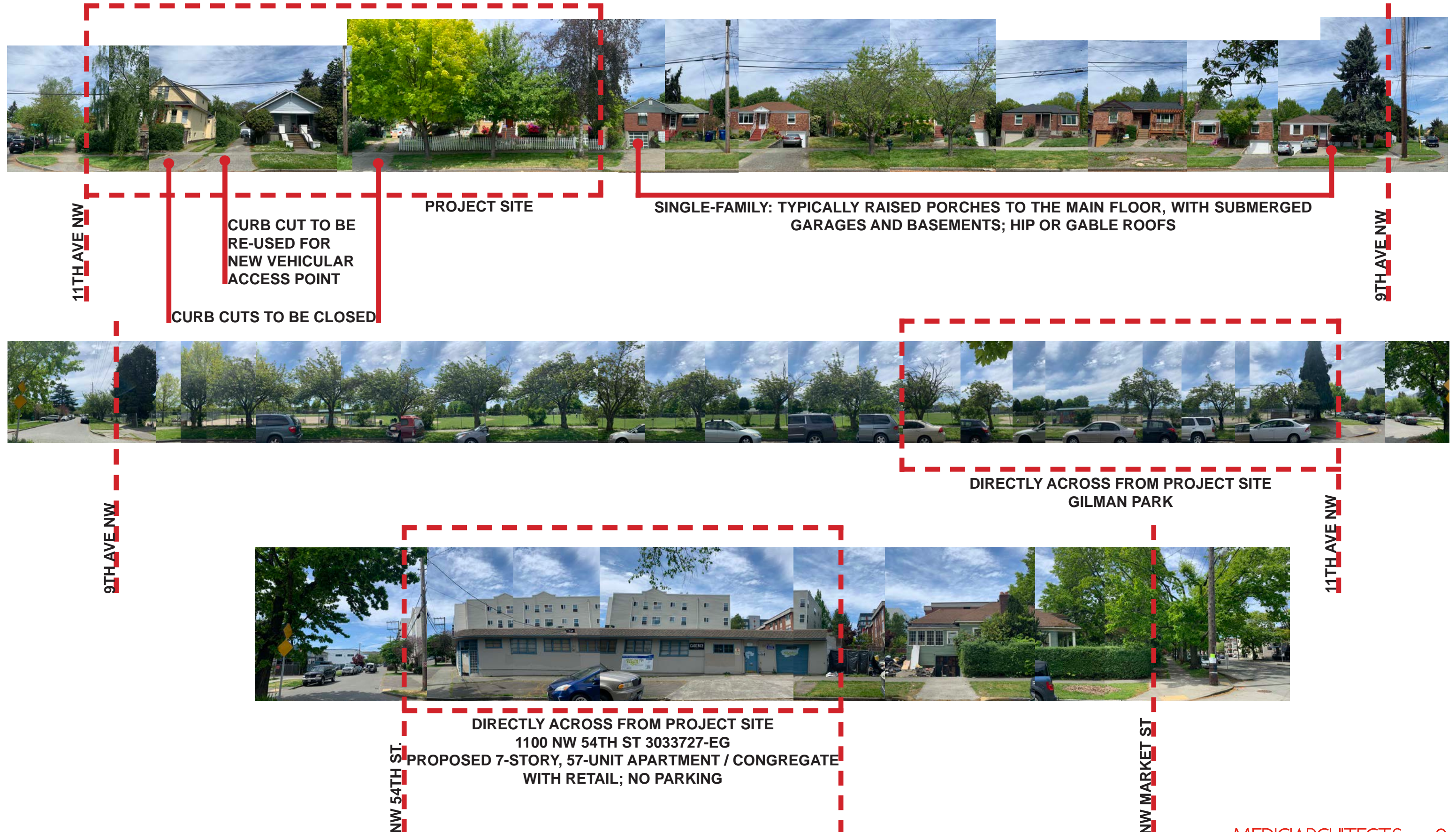
PARKING LOT

5



5.0 EXISTING SITE CONDITIONS: STREET FACADES

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928-940 NW 54TH ST



5.0 EXISTING SITE CONDITIONS: SITE PHOTOS

EARLY DESIGN GUIDANCE - 09/30/2020
928-940 NW 54TH ST



- 1 LOOKING WEST FROM THE INTERSECTION OF NW 54TH ST AND 8TH AVE NW
- 2 LOOKING FROM ACROSS STREET FROM PROJECT, WEST DOWN NW 54TH
- 3 LOOKING FROM THE INTERSECTION OF NW 54TH ST AND 11TH AVE NW
- 4 LOOKING FROM 11TH TOWARD THE PARK ACROSS FROM PROJECT SITE



SITE KEY PLAN

PROJECT INFORMATION

ADDRESS	940 NW 54TH ST SEATTLE
SDCI #	3036496-EG
PARCEL NUMBER	27683000089 2768300100 2768300105 2768300110
ZONE	LR3 (M2)
LOT SIZE	17,138 SF
OVERLAYS	NONE
URBAN VILLAGE	BALLARD HUB UV
FREQUENT TRANSIT	YES
GROSS FLOOR AREA	31,770 SF (PREFERRED OPTION)

LEGAL DESCRIPTION "PARCEL B"
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23.45.504 - PERMITTED USES

Permitted outright: Residential
Proposed: Residential Townhomes

23.45.510 - FLOOR AREA RATIO (FAR) LIMITS

LR3 (M2), Inside an Urban Village: 2.3
Proposed: 19,490 x 2.3 = 44,827 SF

23.45.512 - DENSITY LIMITS - LR ZONES

LR3 (M2): No limit
Proposed: 21 Townhome Units

23.45.514 - STRUCTURE HEIGHT

LR3 (M2), Inside an UV: 50 feet base height
Exceptions:

- Pitched roofs may extend 5-feet above the height limit, with a minimum slope of 3:12;
- Shed and Butterfly roofs may extend 3-feet above the height limit.
- Roofs enclosed by a parapet may exceed height limit, provided that the height of the highest elevation of the roof surface does not exceed 75% of the parapet height
- Stair penthouses may extend 10-feet above the height limit.

Proposed: The pitched roofs and parapets meet the standards

23.45.518 - SETBACKS

- LR3 Townhome Development

Front: 7 average; 5 minimum; Rear: 7 average; 5 minimum
Side: facades 40-feet or less in length: 5
Side: facades greater than 40-feet in length: 7 average; 5 min.

23.45.522 AMENITY AREA

Required amount: 25% of lot area

- Min. 50% of the req'd amenity area shall be provided at ground level
- All units must have access to a common or private amenity area
- Common amenity areas shall not be less than 250 SF with a minimum horizontal dimension of 10-feet.
- At least 50% of a common amenity area at ground level shall be landscaped. Elements that enhance the usability of the space shall be provided.

Proposed: Amenity area provided at ground level and rooftop decks.

23.45.524 - LANDSCAPE STANDARDS

- Landscaping that achieves a Green Factor score of 0.6 or greater is required
- Street trees are required

Proposed: Green Factor will be achieved; existing street trees to remain and be supplemented with replacement and/or new trees as necessary.

23.45.527 - STRUCTURE WIDTH

LR3 (M2), Inside an UV: Townhomes: 150-feet; Rowhouses: No limit.

- The max. combined length of all portions of facades within 15-feet of a side lot line shall not exceed 65% of the length of that lot line.
- For a rowhouse development on a lot that abuts the side lot line of a lot in a single-family zone, the max. combined length of all portions of facades within 15-feet of the abutting side lot line is 40-feet.

Proposed: The combined length of all facades along a side lot line will be under 65%.

23.45.529 - DESIGN STANDARDS

Enhance street-facing and side facades to provide visual interest; foster a sense of community by integrating new pedestrian-oriented development; promote livability by providing a sense of openness and access to light and air; and encourage the compatibility of a variety of housing types with the scale and character of neighborhoods.
Proposed: The street-facing facades will be developed to provide visual interest, through the use of glazing arrangement, materials and pedestrian-oriented layout.

23.45.536 - PARKING LOCATION, ACCESS AND SCREENING

Parking shall be located on the same lot, with access from the street, if no alley. On corner lots, access is permitted from either street. Parking shall be screened from direct street view.
Proposed: No parking required. 22 stalls to be provided and will be located on the same lot, with access from the street as there is no alley. Parking is proposed to be behind the building, out of view from the street.

CONTEXT AND SITE PRIORITY GUIDELINES

CS1 - NATURAL SYSTEMS AND SITE FEATURES

E.2: Adding Interest with Project Drainage

CS2 - URBAN PATTERN AND FORM

- A.2: Architectural Presence
- B.2: Connection to the Street
- D.1: Existing Development and Zoning
- D.5: Respect for Adjacent Sites

CS3 - ARCHITECTURAL CONTEXT AND CHARACTER

- A.2: Contemporary Design
- A.4: Evolving Neighborhoods

CS3 - ARCH. CONTEXT & CHARACTER



CS2 - URBAN PATTERN AND FORM



CS1 - NATURAL SYSTEMS & SITE FEATURES

PUBLIC LIFE

PL1 - CONNECTIVITY

- A.1: Enhancing Open Space
- B.1: Pedestrian Infrastructure

PL2 - WALKABILITY

- B.1: Eyes on the Street

PL4 - ACTIVE TRANSPORTATION

- A.1: Serving all Modes of Travel



PL2 - WALKABILITY

CS1 - DESIGN RESPONSE:

E.2: Adding Interest with Project Drainage: *Incorporating Bio-Planters at entry locations as a functional catchment for rain water adds interest and texture to building fronts.*

CS2 - DESIGN RESPONSE:

- A.2: Architectural Presence: *Street facing facades to be detailed with articulation and materials to provide individual identity and a strong street edge.*
- B.2: Connection to the Street: *Street-facing units will be provided with a visually-important, ground-level main entrance and front yard. This aims to activate the space between street and building by encouraging activity and interaction between people.*
- D.1: Existing Development and Zoning: *Buildings are to be oriented in order to provide a transitional stepping stone from neighboring single family uses to high-density congregate housing.*
- D.5: Respect for Adjacent Sites: *Building program is oriented to provide privacy to neighboring single family uses.*

CS3 - DESIGN RESPONSE:

- A.2: Contemporary Design: *The proposed buildings will utilize contemporary massing, articulation and detail to express a clean, modern style. Clean lines, minimal detail and asymmetrical massing are examples of methods to be used in building design.*
- A.4: Evolving Neighborhoods: *This project site sits within a neighborhood between older single-family and newer multi-family, all at different levels of maintenance and architectural character. This project aims to revive the current corner with a statement project that is not only visually unique and new, but energizes the corner with additional pedestrian activity.*

PL1 - DESIGN RESPONSE:

- A.1: Enhancing Open Space: *Public sidewalks and interior site pathways will be designed to provide access throughout the site and landscaped to add valuable green space. These openings are meant to bring a physical and visual connection to Gilman Playground.*
- B.1: Pedestrian Infrastructure: *Buildings to be broken up into multiple sections in order to provide seamless access in and off site.*

PL2 - DESIGN RESPONSE:

- B.1: Eyes on the Street: *The proposed buildings will have windows placed on all sides. Patios at street-level will encourage natural surveillance.*

PL4 - DESIGN RESONSE:

- A.1: Serving All Modes of Travel: *Multiple access points for pedestrian and bicycle traffic promote alternative transportation from the site to the surrounding neighborhood. There will still be access for vehicular traffic, which will provide valuable off street parking as an option for residents and their guests.*



PL1 - CONNECTIVITY

DESIGN CONCEPT

DC1 - PROJECT USES AND ACTIVITIES

- B.1: Access Location and Design
- C.2: Visual Impacts

DC2 - ARCHITECTURAL CONCEPT

- A.2: Reducing Perceived Mass
- B.1: Facade Composition
- B.2: Blank Walls

DC3 - OPEN SPACE CONCEPT

- A.1: Interior/ Exterior Fit
- B.4: Multifamily Open Space
- C.2: Amenities and Features

DC4 - EXTERIOR ELEMENTS AND FINISHES

- A.1: Exterior Finish Materials
- C.2: Avoiding Glare

DC1 - DESIGN RESPONSE:

- B.1: Access Location and Design: *Vehicular and pedestrian access are to be kept separate, allowing for safe access for all modes of travel.*
- C.2: Visual Impacts: *Vehicular driveways and parking are to be screened behind primary building mass. Planting areas are to be used to soften edges of driveways.*

DC2 - DESIGN RESPONSE:

- A.2: Reducing Perceived Mass: *Buildings will be broken up and architectural elements and materials will be incorporated into the facade to reduce the perceived mass. All facades of all buildings will be designed with consideration to the whole project. Facades will utilize articulation, materials, detailing and architectural elements in proper proportions and locations.*
- B.1: Facade Composition: *Design all building facades - including valleys and visible roofs - considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration and materials, and any patterns created by their arrangement.*
- B.2: Blank Walls: *Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.*

DC3 - DESIGN RESPONSE:

- A.1: Interior/ Exterior Fit: *The preferred architectural massing will incorporate a raised interior courtyard over surface parking. This will function as open-space for the residential community. This will help blur the edge between interior and exterior space while providing the feeling of a ground level unit.*
- B.4: Multifamily Open Space: *The raised interior courtyard will provide opportunities for planters, community space and social interaction.*
- C.2: Amenities and Features: *All schemes would work to improve and soften the building with plantings through raised planters, street trees and trellises.*

DC4 - DESIGN RESPONSE:

- A.1: Exterior Finish Materials: *The preferred material palette includes smooth fiber cement panels, brick and stained cedar. The variety of scale, colors and textures provide interest, and each of the materials are easily maintainable.*
- C.2: Avoiding Glare: *Interior path lighting and unit entry lights will be directed and shielded away from neighbors.*

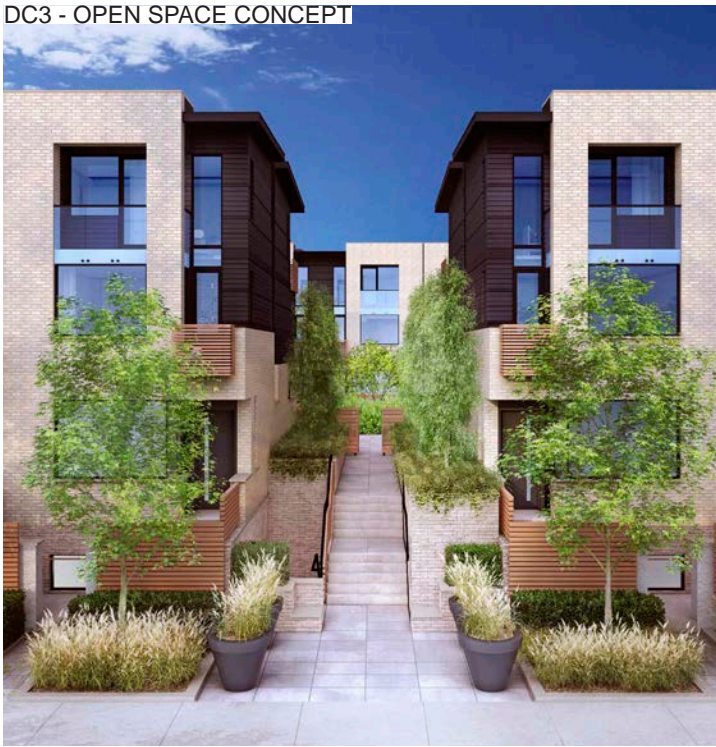
DC4 - EXTERIOR ELEMENTS & FINISHES



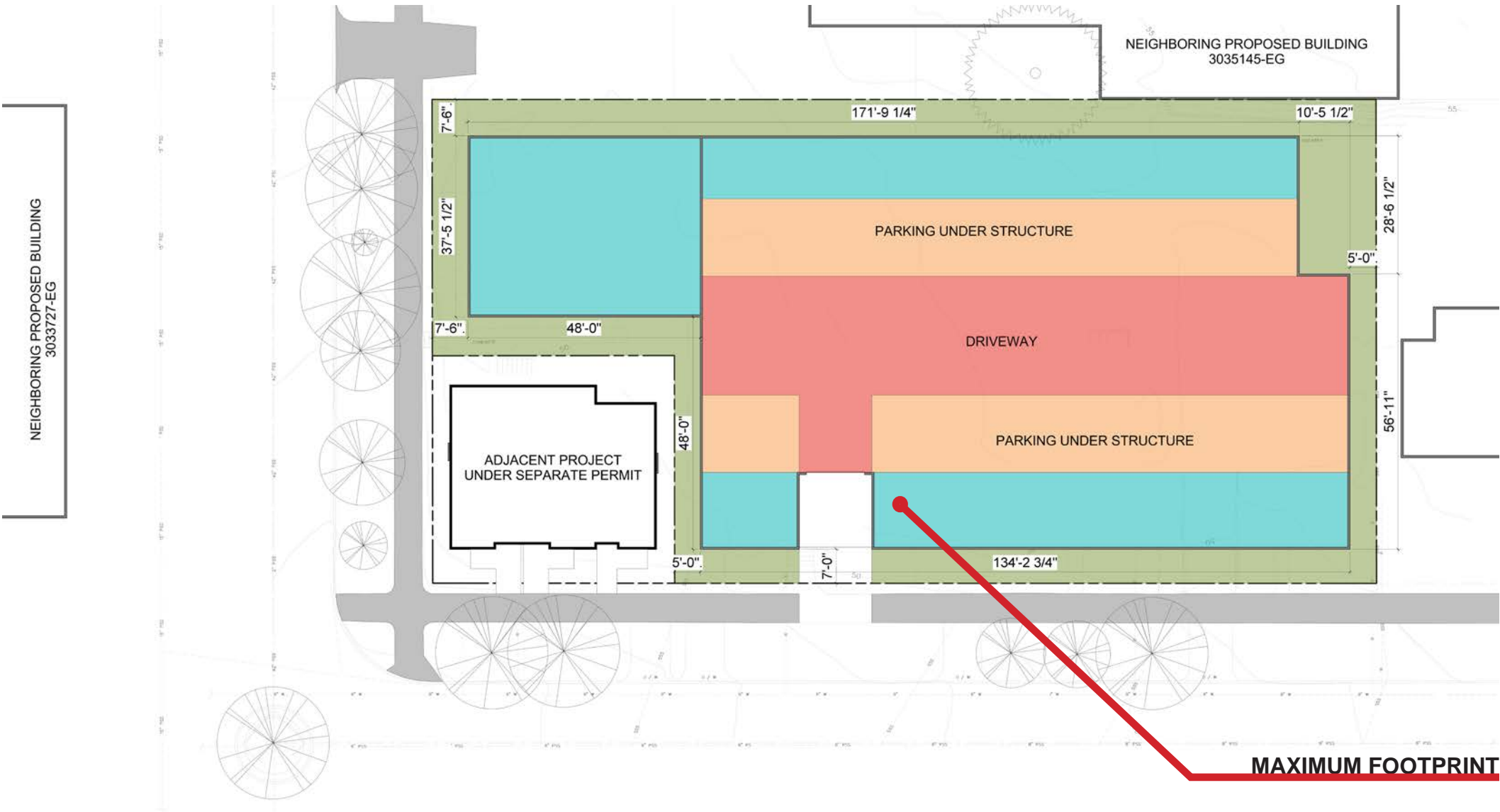
DC2 - ARCHITECTURAL CONCEPT



DC3 - OPEN SPACE CONCEPT



8.0 MAXIMUM DENSITY ENVELOPE PER ZONE



DISTINGUISHING FEATURES

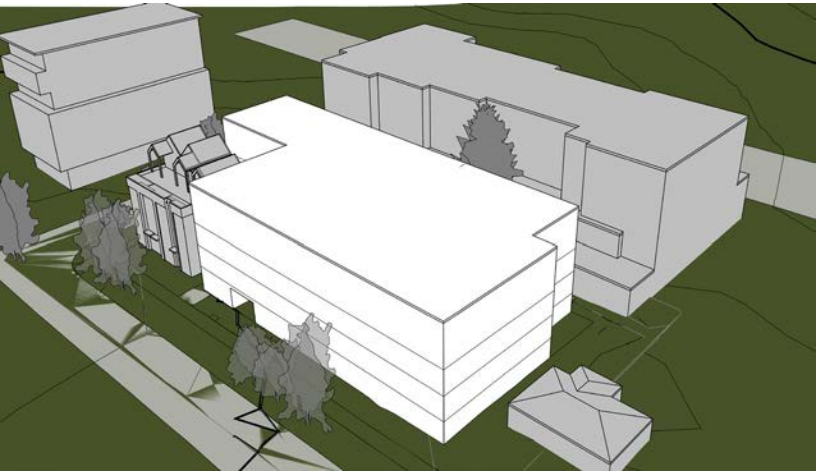
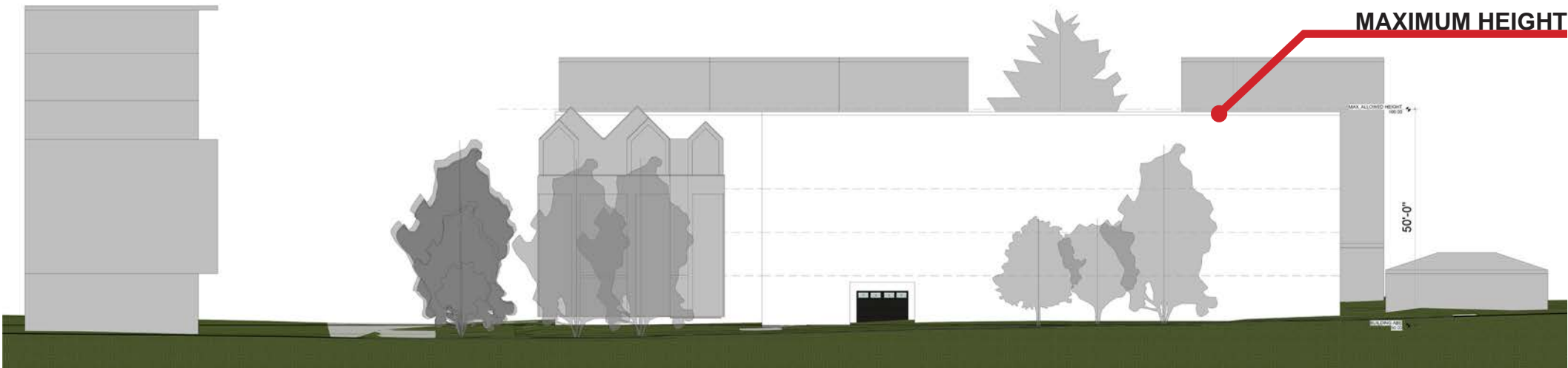
- Ground floor parking
- Maximized living area
- Shared amenity spaces

DESIGN

Proposed G.F.A: 39,417 SF (39,417 SF allowed)
Proposed Parking Area: 3,858 SF
Proposed Units: Apartment

BUILDING LEGEND

- | | |
|--|-------------|
| | LIVING |
| | YARD |
| | GARAGE |
| | CIRCULATION |



8.0 ARCHITECTURAL MASSING CONCEPTS

EARLY DESIGN GUIDANCE - 09/30/2020
928-940 NW 54TH ST



Opportunities:

- Roof and massing forms and materials lend to a contemporary design. *CS3.A.2, DC4.A.1*
- Multiple access points to the site for vehicular and pedestrians. *PL4.A.1*
- Buildings fronts face inward, reducing outward glare. *DC4.C.2.*

Constraints:

- Building orientation does not lend itself toward a street presence or promote social interaction. *CS2.A.2, CS2.B.2*
- Building orientation cuts site in half, and does not promote site-connectivity. *PL1.A.2, PL1.B.1*
- Separate buildings do not typically overlook pedestrian walkways, lending to lighting challenges for a safe site. *PL2.B.2*

ARCHITECTURAL MASSING 1 DEPARTURES REQUIRED

Gross Floor Area: 30,253 sf
Number of Units: 20 units
Average Unit Size: 1513 sf
Parking: 19 stalls



Opportunities:

- Street-facing facades can be detailed with articulation and materials to provide individual identity and a strong “street edge”. *CS2.A.2*
- Multiple buildings allow for an on-site pedestrian infrastructure that can weave in between buildings. *PL1.B.1*
- Existing curb cut is close to the proposed curb cut, and is separated from pedestrian access points. *DC1.B.1*

Constraints:

- Site is mostly paved, with little opportunity for green / open spaces. *CS1.D.1*
- Units overlook neighboring single-family's lot. *CS2.D.1,5*

ARCHITECTURAL MASSING 2 CODE COMPLIANT

Gross Floor Area: 31,358 sf
Number of Units: 21 units
Average Unit Size: 1493 sf
Parking: 21 stalls



Opportunities:

- Bio-Planters at each entry along the street front provides additional interest at the pedestrian level. *CS1.E.2*
- Buildings are oriented to protect privacy of neighboring single-family houses, and the buildings are separated to reduce the visual impact from these neighboring properties. *CS2.D.1,5*
- Raised deck over the parking provides additional green spaces, social interaction and parking screening. *PL1.A.1,2, DC1.B.1, DC1.C.2, DC3.A.1, DC3.B.4, DC3.C.2*
- Buildings are broken up and architectural elements and materials will be incorporated into the facade to reduce the perceived building massing. *DC2.A.2, DC4.A.1*

Constraints:

- Building scale is larger than neighboring single-family. *DC2.C.3*

ARCHITECTURAL MASSING 3 PREFERRED OPTION

Gross Floor Area: 31,770 sf
Total Gross Floor Area: 36,932 sf
Number of Units: 21 units
Average Unit Size: 1513 sf
Parking: 22 stalls

8.0 ARCHITECTURAL MASSING SCHEME 1: COMPOSITE SITE PLAN

EARLY DESIGN GUIDANCE - 09/30/2020
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OPTION 1
This concept provides 20 units and 19 parking stalls in four separate buildings, accessed by one of two proposed curb cuts along 54th. All parking would be at grade, underneath three out of the four buildings. All buildings can be accessed by foot travel on a network of walkways throughout the site. All units will receive a penthouse and roof deck; the majority of the units look in toward the middle of the site, and five units look over the street. Direct access from the units to the street would not be possible with this option, and a number of street trees would need to be removed in order to establish a curb cut for one of the driveways.

- DISTINGUISHING FEATURES**
- Four separate buildings
 - Two curb cuts from 54th
 - Open parking beneath buildings
 - Minimal street-facing units
 - 3-story units w/ either a penthouse or roof deck
 - 7-foot front yard setbacks

REQUESTED DEPARTURES
Maximum facade length along the East property line exceed limits

DESIGN
Proposed G.F.A.: 30,253 SF (39,417 SF allowed)
Proposed Parking Area: 3,251 SF
Proposed Units: 20 Units
Average Unit Size: 1,513 SF
Bed Count: 2 - 3 Bedrooms per Unit
Parking Stall Count: 19 Stalls

BUILDING LEGEND

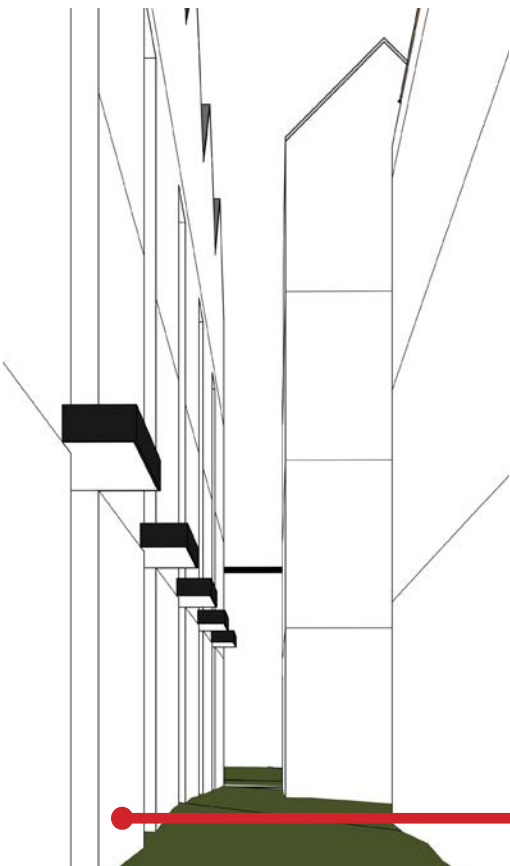
	LIVING
	YARD
	GARAGE
	CIRCULATION

- Opportunities:**
- Roof and massing forms and materials lend to a contemporary design. *CS3.A.2, DC4.A.1*
 - Multiple access points to the site for vehicular and pedestrians. *PL4.A.1*
 - Buildings fronts face inward, reducing outward glare. *DC4.C.2.*

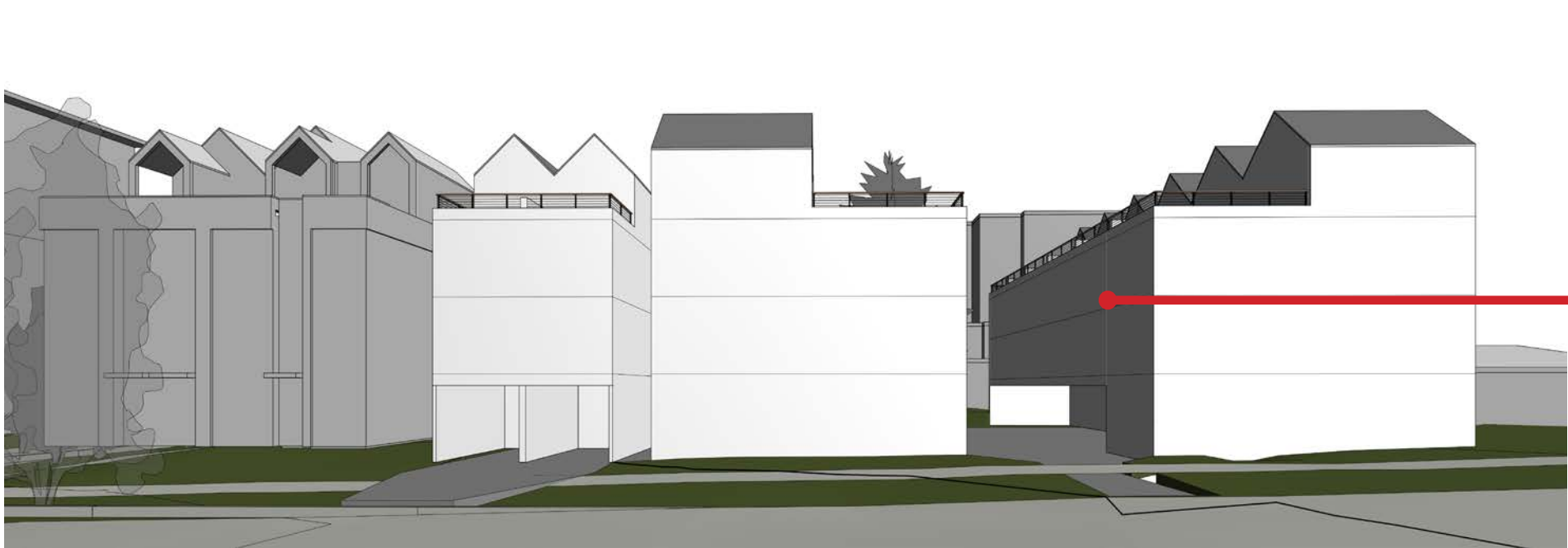
- Constraints:**
- Building orientation does not lend itself toward a street presence or promote social interaction. *CS2.A.2, CS2.B.2*
 - Building orientation cuts site in half, and does not promote site-connectivity. *PL1.A.2 ,PL1.B.1*
 - Separate buildings do not typically overlook pedestrian walkways, lending to lighting challenges for a safe site. *PL2.B.2*

8.0 ARCHITECTURAL MASSING SCHEME 1: CONCEPTUAL PERSPECTIVES

EARLY DESIGN GUIDANCE - 09/30/2020
928-940 NW 54TH ST



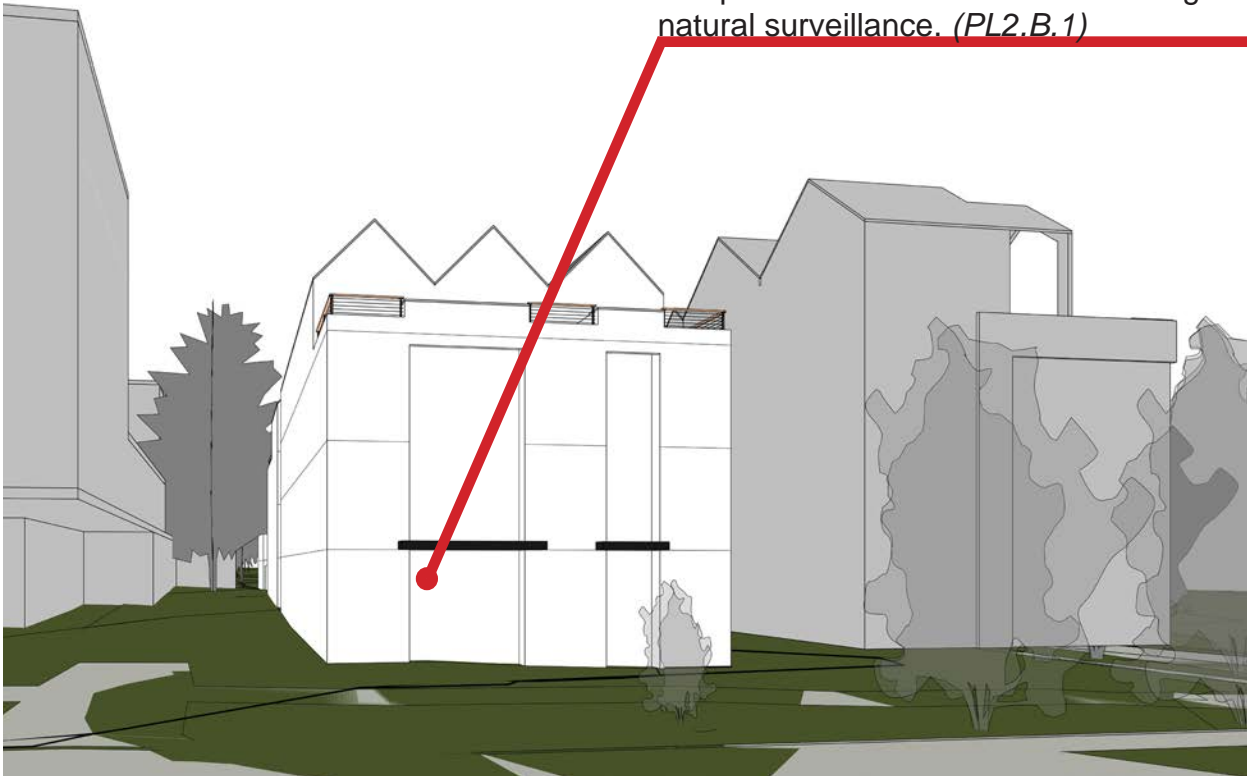
INTERNAL VIEW LOOKING SOUTH



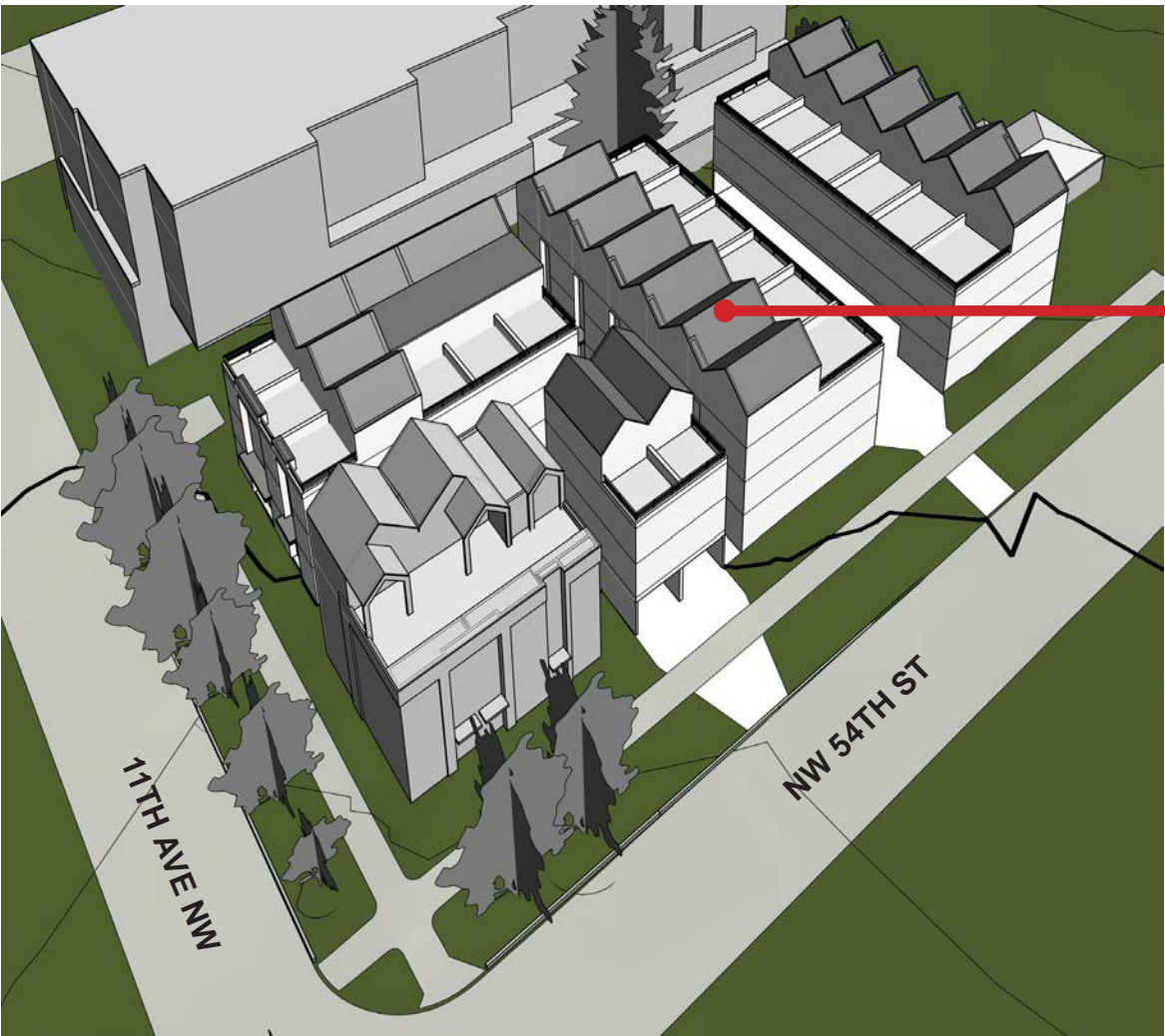
VIEW FROM ACROSS NW54TH ST

Building fronts face inward, reducing outward glare. (DC4.C.2)

Windows will be placed on all sides and patios at street level will encourage natural surveillance. (PL2.B.1)



VIEW FROM ACROSS 11TH AVE NW



AERIAL VIEW FROM THE CORNER OF 11TH AVE NW AND NW 54TH ST

Buildings will be broken up to reduce perceived mass. (DC2.A.2)

Roof and massing forms lend to a contemporary design. (CS3.A2)

8.0 ARCHITECTURAL MASSING SCHEME 1: SOLAR STUDY

EARLY DESIGN GUIDANCE - 09/30/2020
928-940 NW 54TH ST



8.0 ARCHITECTURAL MASSING SCHEME 2: COMPOSITE SITE PLAN

EARLY DESIGN GUIDANCE - 09/30/2020
928-940 NW 54TH ST



OPTION 2
This code-compliant scheme limits the number of curb cuts from 54th, where the proposed driveway would act as a sort of division between the proposed multi-family project and the existing adjacent single-family residences. Parking would be tucked under the front building, shielding it from the street. The building fronting on 54th would create one long façade, with a modulated massing and stoops that open onto the street. The two rear buildings are capped off with rotated units on the ends, overlooking 11th and the neighboring single-family residence.

- DISTINGUISHING FEATURES**
- Three separate buildings
 - Single curbcut from 54th
 - Shared parking under the front row of units
 - Street-facing units
 - 3-story units w/ either a penthouse or roof deck
 - 7-foot front yard setbacks

REQUESTED DEPARTURES
No departures requested

DESIGN
Proposed G.F.A.: 31,358 SF (39,417 SF allowed)
Proposed Parking Area: 1920 SF
Proposed Units: 21 Units
Average Unit Size: 1493 SF
Bed Count: 2 - 3 Bedrooms per Unit
Parking Stall Count: 21 Stalls

- Opportunities:**
- Street-facing facades can be detailed with articulation and materials to provide individual identity and a strong “street edge”. CS2.A.2
 - Multiple buildings allow for an on-site pedestrian infrastructure that can weave in between buildings. PL1.B.1
 - Existing curb cut is close to the proposed curb cut, and is separated from pedestrian access points. DC1.B.1

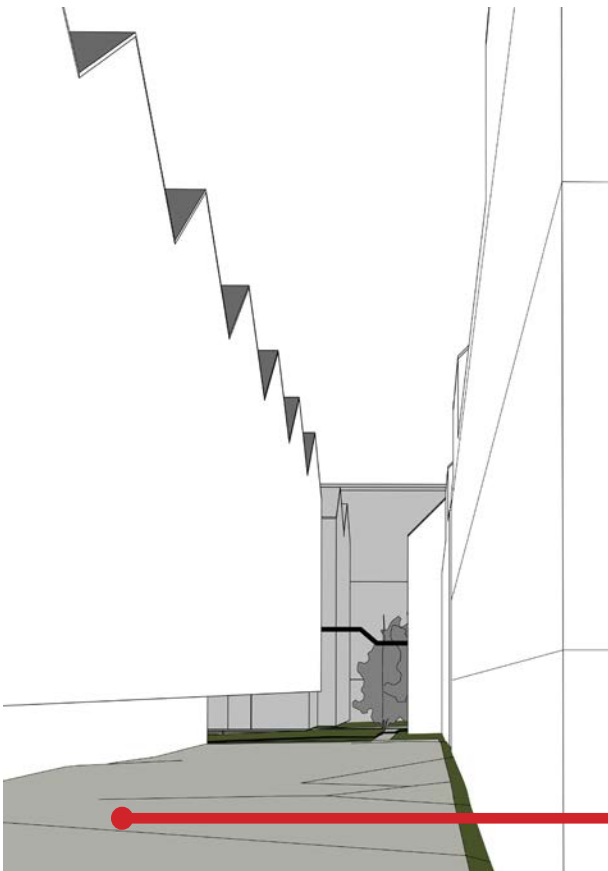
- Constraints:**
- Site is mostly paved, with little opportunity for green / open spaces. CS1.D.1
 - Units overlook neighboring single-family’s lot. CS2.D.1,5

BUILDING LEGEND

	LIVING
	YARD
	GARAGE
	CIRCULATION

8.0 ARCHITECTURAL MASSING SCHEME 2: CONCEPTUAL PERSPECTIVES

EARLY DESIGN GUIDANCE - 09/30/2020
928-940 NW 54TH ST



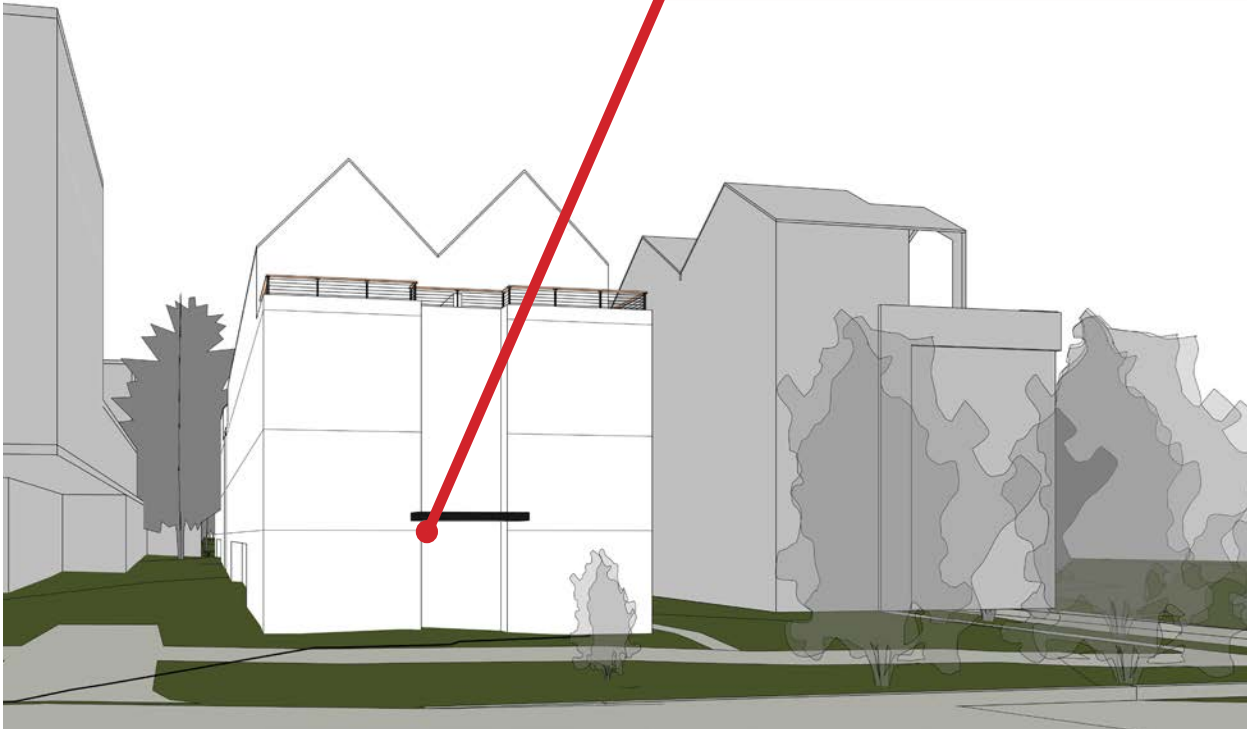
INTERNAL VIEW LOOKING WEST



VIEW FROM ACROSS NW54TH ST

Vehicle access is separate from pedestrian access (DC1.B.1)

Street-facing facades to be detailed with articulation and materials. (CS2.A.2)



VIEW FROM ACROSS 11TH AVE NW

Windows will be placed on all sides and patios at street level will encourage natural surveillance. (PL2.B.1)



AERIAL VIEW FROM THE CORNER OF 11TH AVE NW AND NW 54TH ST

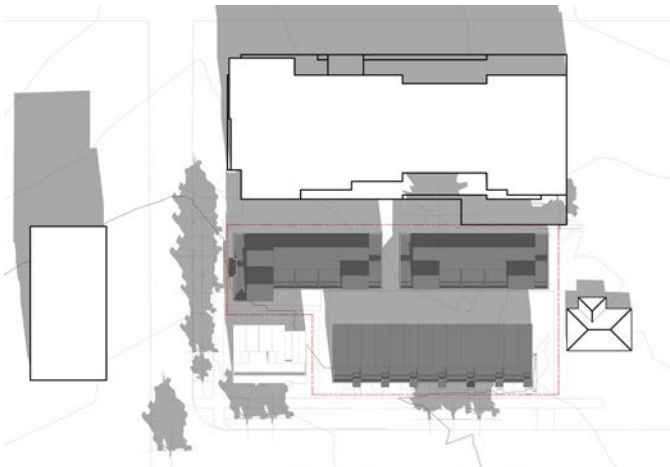
Multiple Buildings allow for an on-site pedestrian infrastructure that can weave in between buildings. (PL1.B.1)

8.0 ARCHITECTURAL MASSING SCHEME 2: SOLAR STUDY

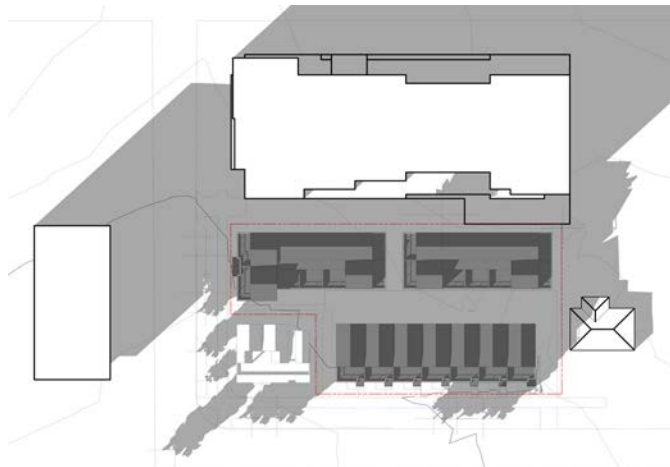
EARLY DESIGN GUIDANCE - 09/30/2020
928-940 NW 54TH ST



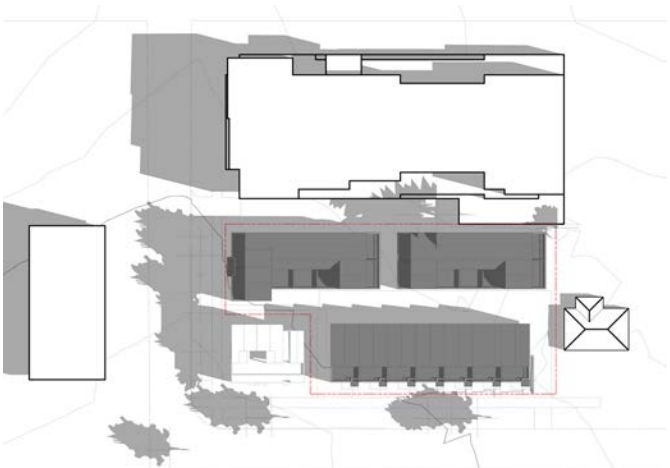
MARCH / SEPT. 21 - 9AM



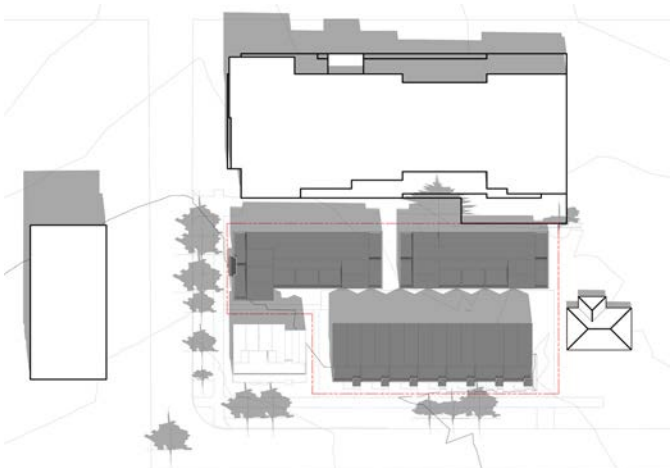
MARCH / SEPT. 21 - 12PM



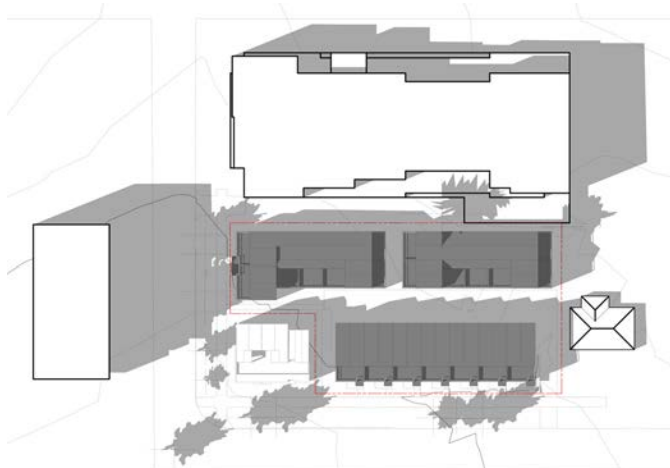
MARCH / SEPT. 21 - 3PM



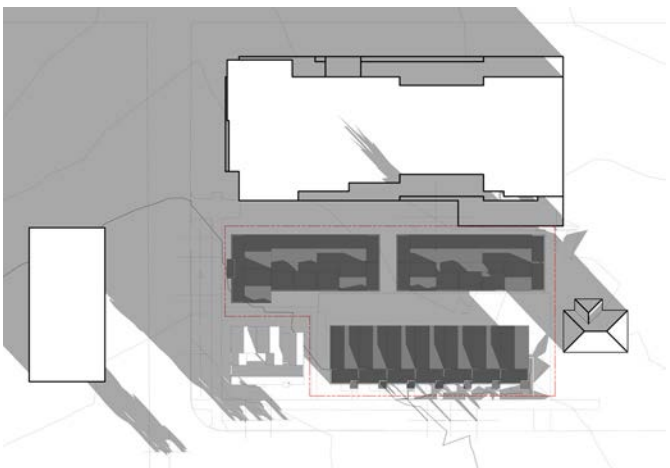
JUNE 21 - 9AM



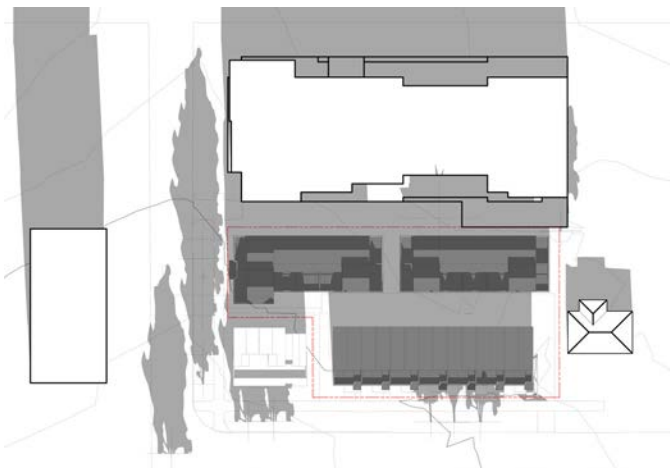
JUNE 21 - 12PM



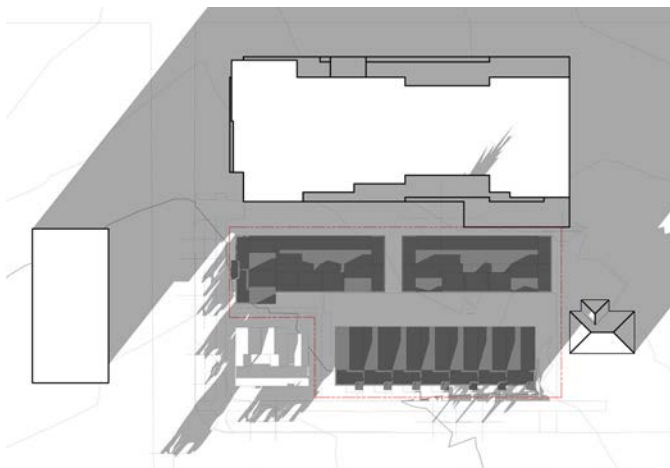
JUNE 21 - 3PM



DECEMBER 21 - 9AM



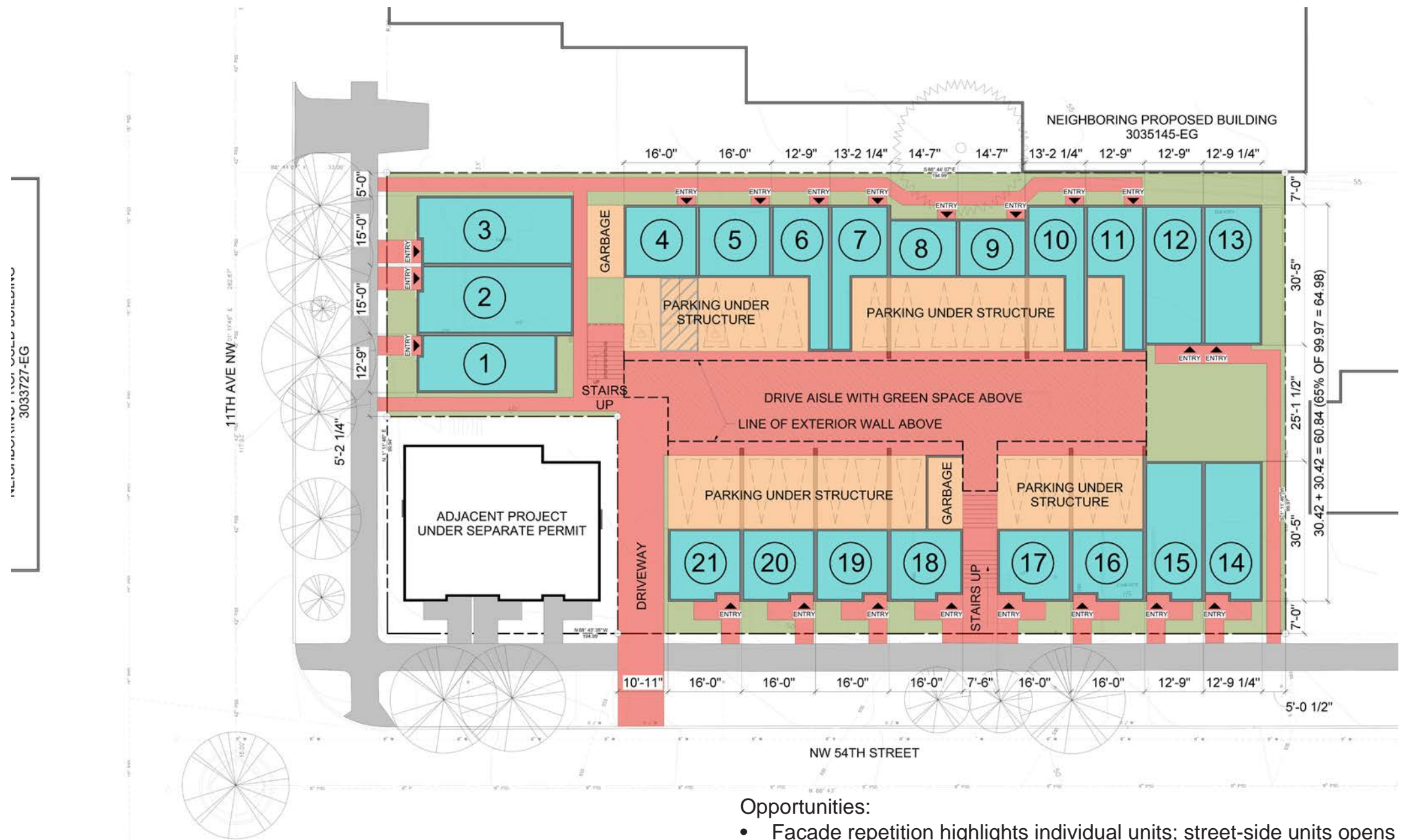
DECEMBER 21 - 12PM



DECEMBER 21 - 3PM

8.0 ARCHITECTURAL MASSING SCHEME 3: PREFERRED SITE PLAN

EARLY DESIGN GUIDANCE - 09/30/2020
928-940 NW 54TH ST



LEGAL DESCRIPTION “PARCEL B” #3036276-LU associated LBA
PARCEL B (7,642 SQ. FT.)

THAT PORTION OF LOTS 19 AND 20, BLOCK 132, GILMAN PARK
ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS
OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE N.W. CORNER OF SAID LOT 20; THENCE S 88°44'07"
E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 99.99
FT.; THENCE S 01°11'46" W, 99.97 FT.; THENCE N 88°43'35" W, 49.99
FT.; THENCE N 01°11'46" E, 47.07 FT.; THENCE N 88°48'14" W, 50.00 FT.;
THENCE N 01°11'46" E, 52.94 FT. TO THE **POINT OF BEGINNING**.

- Opportunities:
- Facade repetition highlights individual units; street-side units opens onto the street (CS2-A-2)
 - Scale of buildings transition from the larger proposed developments from the North and West, down to the smaller massings of the existing single families to the East (CS2-D-1 and 3)
 - Contemporary design with traditional building forms ties the newer developments to the existing houses (CS3-A-2)
 - Raised courtyard for additional amenity space (PL1-A-2, PL1-B-1)
 - Street-side units overlook the park (DC1-A-4)
- Constraints:
- Large massing against the North property line
 - Rear units have limited access options from the street
 - Possibility for seasonal daylight limitation at the courtyard (CS1-B-2)

OPTION 3 - PREFERRED

This preferred option utilizes an existing curb cut from 54th to access parking for 22 stalls under the front and rear buildings. The street-side façade is broken up by a central pedestrian stairway that leads to a large private deck, covering the driveway below and connecting the two larger buildings on the site. The façade along the street is modulated and the large entry stoops provide direct access to the walkway, as well as a place to gather. This option provides the most greenspace, as there is a large open area, available to all residents, as well as the previously mentioned deck, where smaller niches are carved out for each unit with the use of landscape planters. All units are situated in such a manner as to provide as much privacy to the neighbors to both the North and East as can be afforded.

DISTINGUISHING FEATURES

- Four separate buildings
- One curbcut from 54th
- Shared parking under two of the buildings
- 3- and 4-story units w/ a roof deck
- Central courtyard over the shared driveway

REQUESTED DEPARTURES

No departures requested

DESIGN

Proposed G.F.A.: 31,770 SF (39,417 SF allowed)
Proposed Parking Area: 2,897 SF
Proposed Units: 22 Units
Average Unit Size: 1513 SF
Bed Count: 2 - 3 Bedrooms per Unit
Parking Stall Count: 22

BUILDING LEGEND

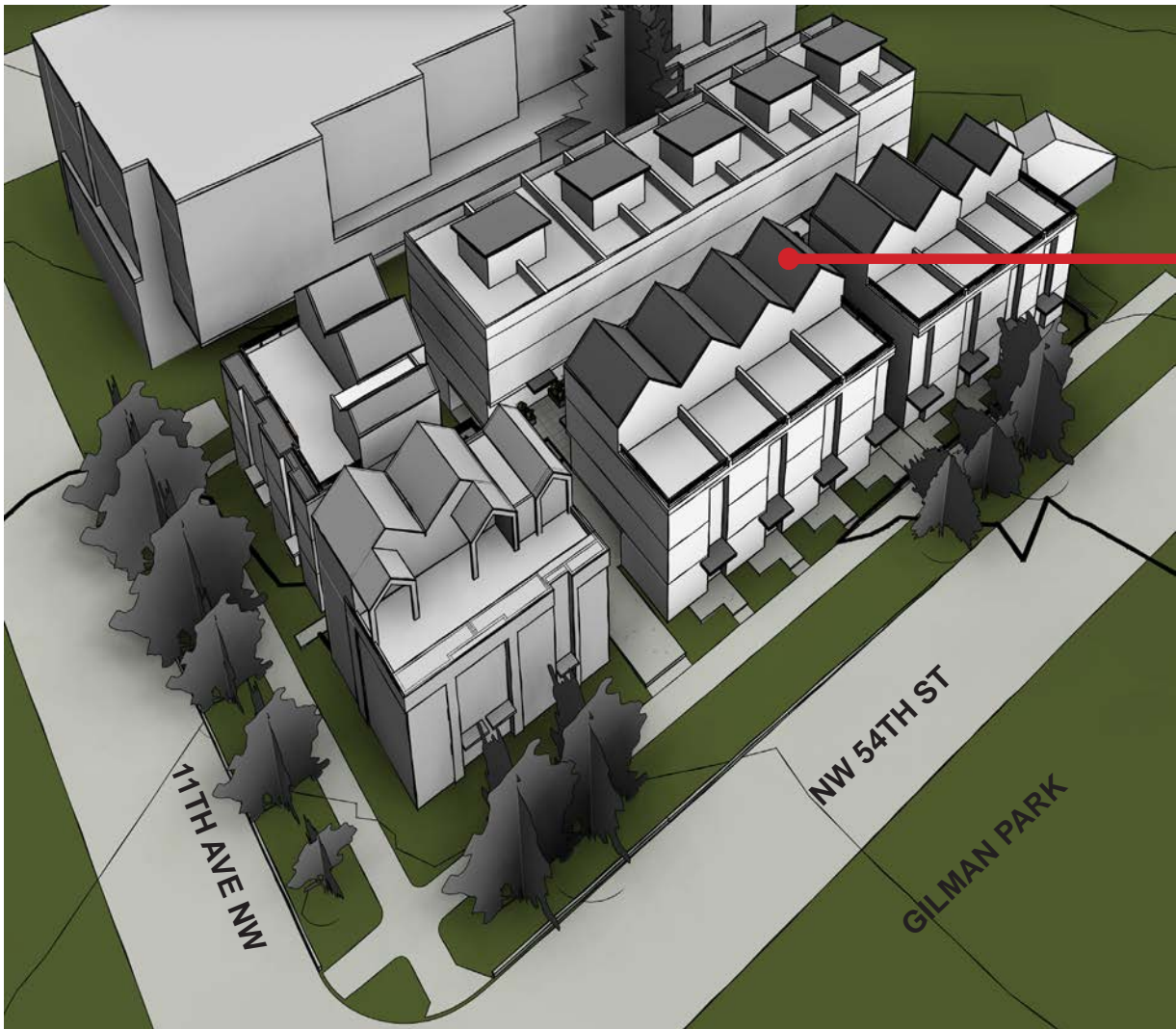
- LIVING
- YARD
- GARAGE
- CIRCULATION

8.0 ARCHITECTURAL MASSING SCHEME 3: CONCEPTUAL PERSPECTIVES

EARLY DESIGN GUIDANCE - 09/30/2020
928-940 NW 54TH ST



VIEW FROM ACROSS NW 54TH ST.



AERIAL VIEW FROM THE CORNER OF
11TH AVE NW AND NW 54TH ST



VIEW FROM 11TH AVE NW

Raised courtyard for
additional amenity space
(PL1-A-2, PL1-B-1)

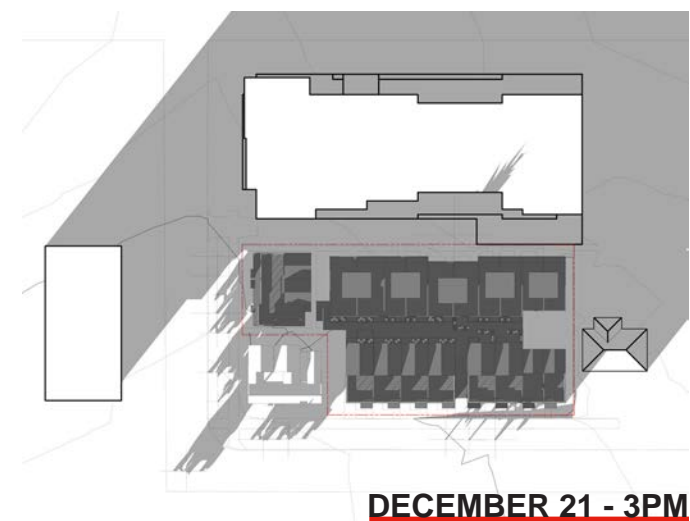
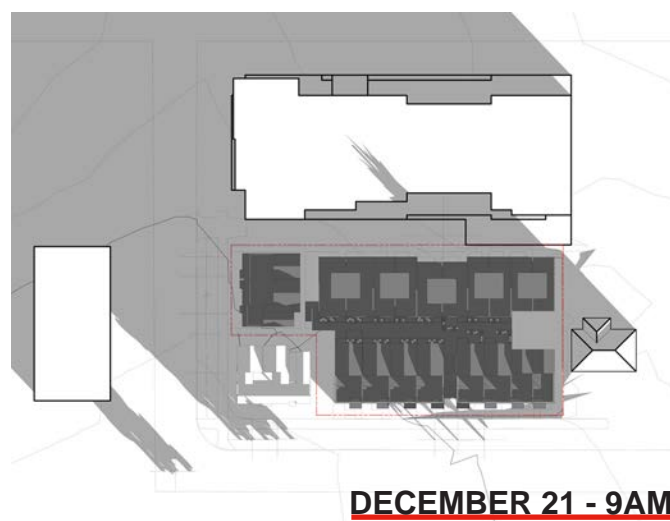
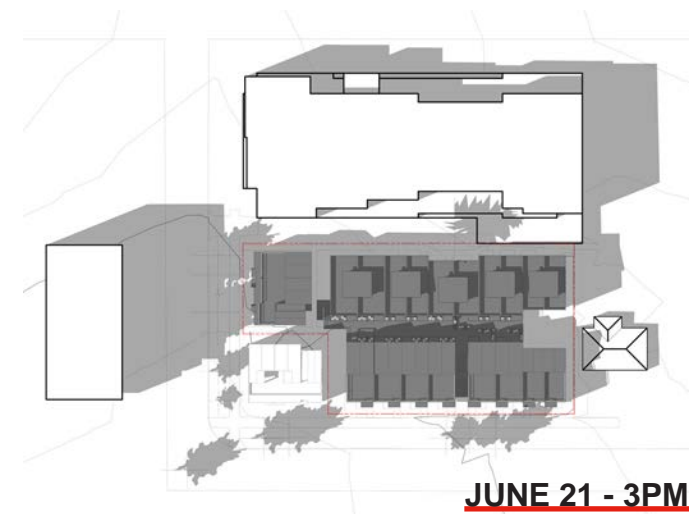
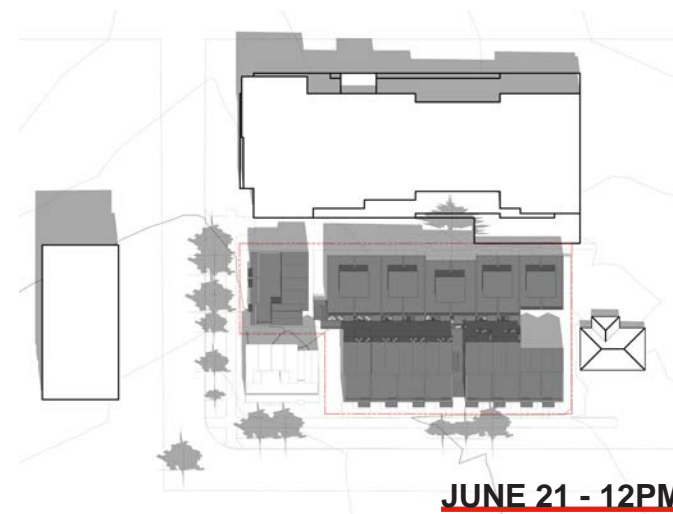
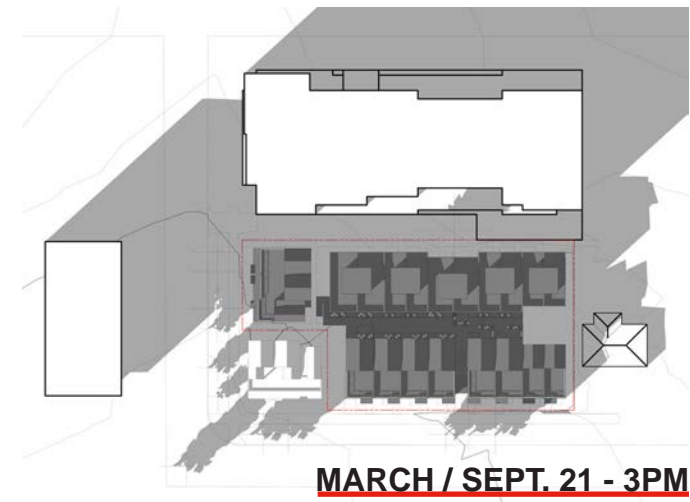
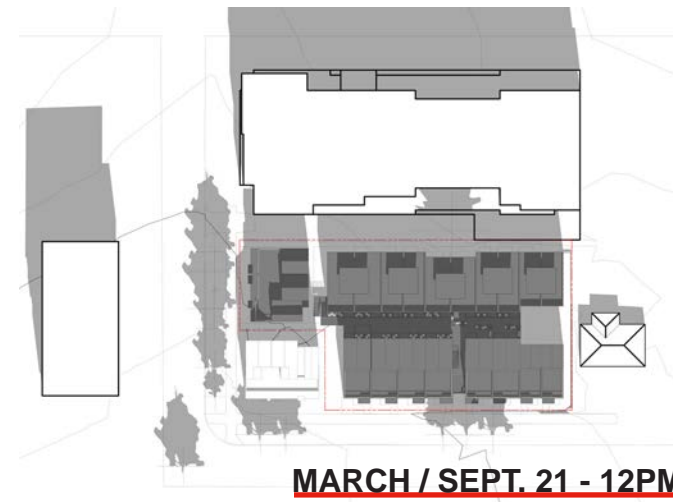


RAISED COURTYARD VIEW

Raised interior courtyard
will provide opportunities
for planters, community
space and social
interaction. (DC3.B.4,
DC3.C.2)

8.0 ARCHITECTURAL MASSING SCHEME 3: SOLAR STUDY

EARLY DESIGN GUIDANCE - 09/30/2020
928-940 NW 54TH ST



8.0 ARCHITECTURAL SCHEME THREE: CONCEPTUAL SKETCH

EARLY DESIGN GUIDANCE - 09/30/2020
928-940 NW 54TH ST



CANTILEVERED AWNINGS



TIE-RODS



FCP LAP SIDING

ACCENT CEDAR
PRIVACY SCREENS

ACCENT TIE-RODS AND
STEEP-PITCHED REPETITIVE
PATTERNS

CANTILEVERED
AWNINGS
STREET-LEVEL
FRONT ENTRY

LIGHT-COLORED-
BRICK ACCENT

PANEL SIDING
CONTEMPORARY
WINDOWS

CEDAR ACCENT
SIDING



LIGHT-COLORED BRICK ACCENT



CONTEMPORARY WINDOWS



STEEP-PITCHED ROOFS AND REPETITION



CEDAR SCREEN & ACCENT

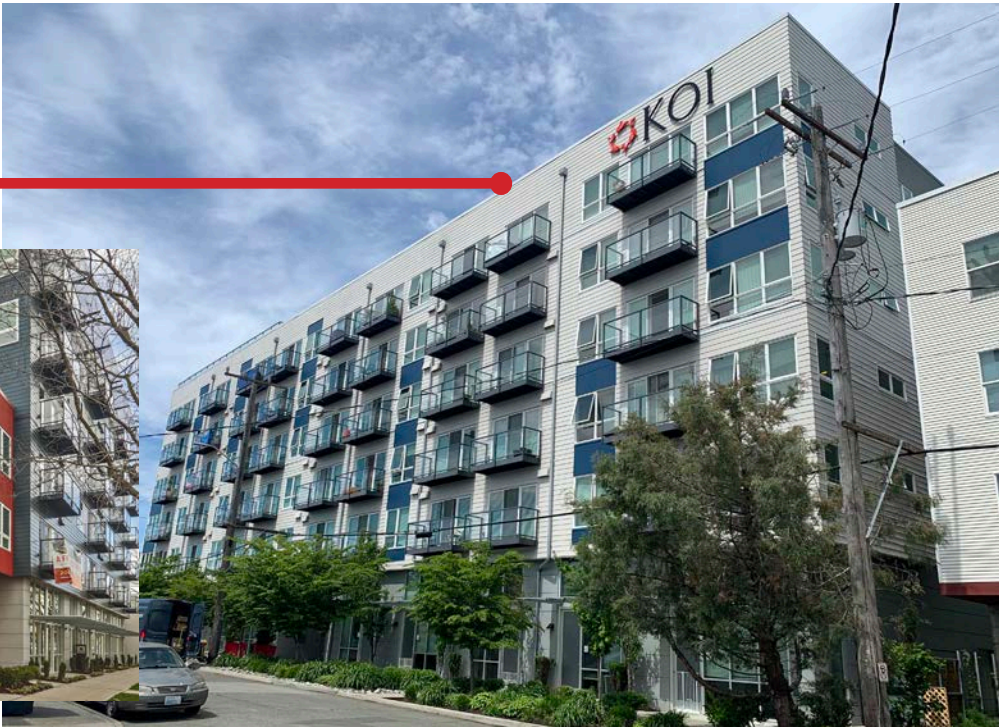
8.0 NEIGHBORHOOD PRECEDENTS



SINGLE-FAMILY HOUSES

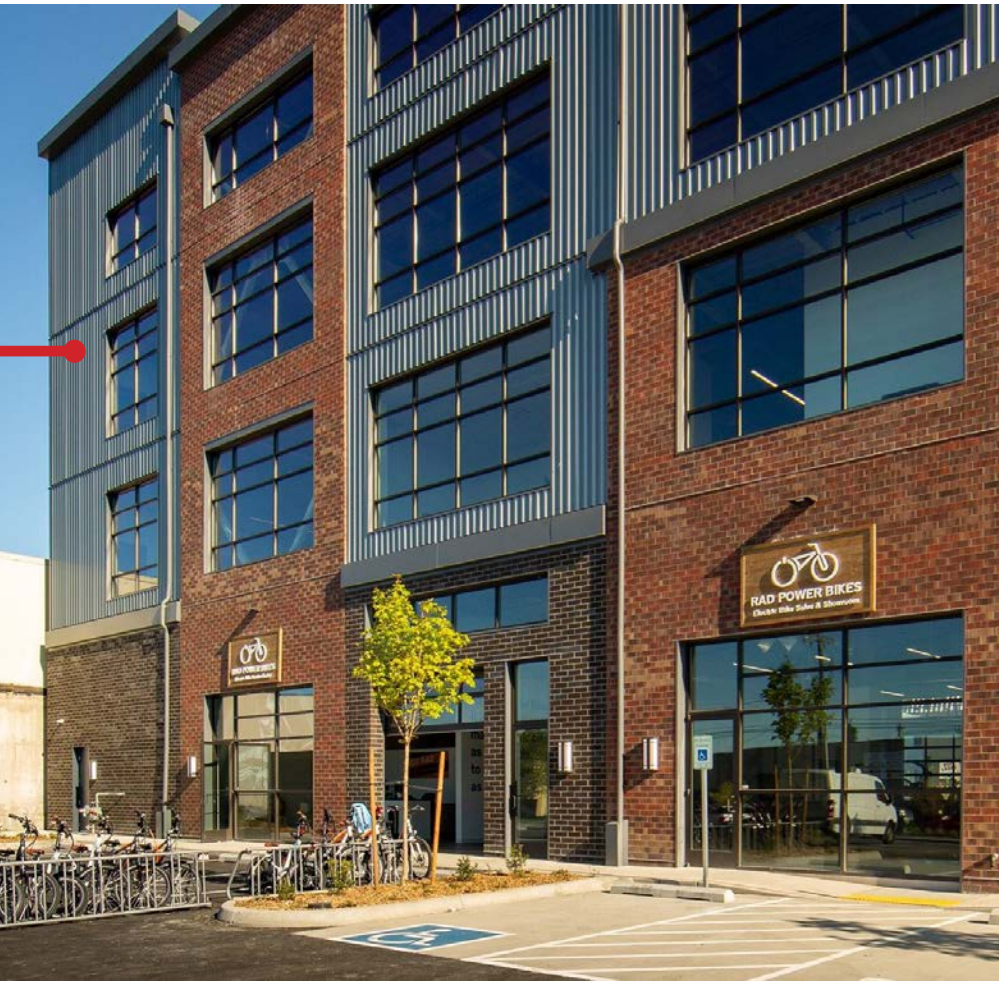


MULTI-FAMILY HOUSING



LOCAL BUSINESSES -
BREWERIES

LOCAL BUSINESSES -
OFFICE BUILDINGS



NEIGHBORHOOD CONTEXT

The surrounding neighborhoods vary from block to block and lot to lot, from single-family houses to medium- and large multi-family buildings, smaller warehouse-style businesses and eateries to multi-storied office structures with retail space.

Styles range from traditional older homes of the 1930s and 1940s, to mid-century stylings of the 50s and 60s, to 80s contemporary. The newer developments are taking hold of the current contemporary styles, utilizing expansive glazing, and exterior materials such as fiber cement panels, mixed with brick, corrugated metal siding, and accented with warmer wood tones. The proposed design schemes continue this facade treatment to tie the larger developments from the north and west to the single family homes to the west.



Root of Design
206.491.4545
PO BOX #232
Stanwood, WA 98292



Devin Peterson
Devin Peterson
certificate no. 1222

PROJECT TITLE

LANDSCAPE PLAN RENDERED

928-940 NW 54TH ST SEATTLE, WA

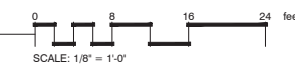
DRAWN KJ	DATE 07.07.20
REVISED ELK	DATE 9.28.20

$$1/8'' = 1'-0''$$

L1




LANDSCAPE PLAN



PLANT SCHEDULE GROUND LEVEL

TREES	BOTANICAL / COMMON NAME	SIZE	QTY	
	Acer circinatum / Vine Maple	3 stem min, 6' Ht	4	
	Fagus sylvatica 'Danyck Purple' / Danyck Purple Beech	1.5" Cal	3	
	Koeleruteria paniculata / Goldenrain Tree	2"- 2.5" Cal	2	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	Epimedium x rubrum / Red Barrenwort	1 gal	18" o.c.	571
	Herniaria glabra / Green Carpet	4"pot	18" o.c.	191
	Pachysandra terminalis / Japanese Spurge	4"pot	18" o.c.	82
	Sedum rupestre 'Angelina' / Yellow Stonecrop	4"pot	18" o.c.	65
	Thymus praecox 'Purple Carpet' / Mother of Thyme	4"pot	18" o.c.	1,209
	Vinca minor 'Illumination' TM / Illumination Dwarf Periwinkle	4"pot	24" o.c.	106

PLANT SCHEDULE GROUND LEVEL

SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Beesia deltophylla / Beesia	1 gal	29
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal	5
	Berberis thunbergii 'Orange Rocket' / Orange Rocket Barberry	2 gal	16
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia	1 gal	51
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	8
	Calluna vulgaris 'Firefly' / Heather	1 gal	44
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	71
	Carex testacea / Orange Sedge	1 gal	42
	Fatsia japonica / Japanese Fatsia	5 gal	5
	Helleborus x 'Cinnamon Snow' TM / Cinnamon Snow Lenten Rose	2 gal	10
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea	5 gal	4
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	1 gal	42
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal	91
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	2 gal	17
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal	38
	Osmanthus heterophyllus 'Goshiki' / Goshiki Holly	2 gal	7
	Pieris japonica 'Cavatine' / Lily of the Valley Bush	3 gal	33
	Polystichum munitum / Western Sword Fern	1 gal	24
	Polystichum polyblepharum / Japanese Tassel Fern	1 gal	17
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal	13
BIORETENTION	BOTANICAL / COMMON NAME	SIZE	QTY
	Cornus alba / Tatarian Dogwood	5 gal	8
	Cornus sericea 'Kelsey' / Kelsey Dogwood	3 gal	16
	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus	1 gal	47
	Polygonatum odoratum / Solomon's Seal	1 gal	14
	Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal	2

Root of Design
206.491.91545
PO BOX #232
Stanwood, WA 98292





State of Washington
Registered
Landscape Architect
Dawn Peterson
Dawn Peterson
certificate no. 1222

PROJECT TITLE

PLANT SCHEDULE

928-940 NW 54TH ST SEATTLE, WA

DRAWN
KJ

DATE
07.07.20

REVISED
ELK

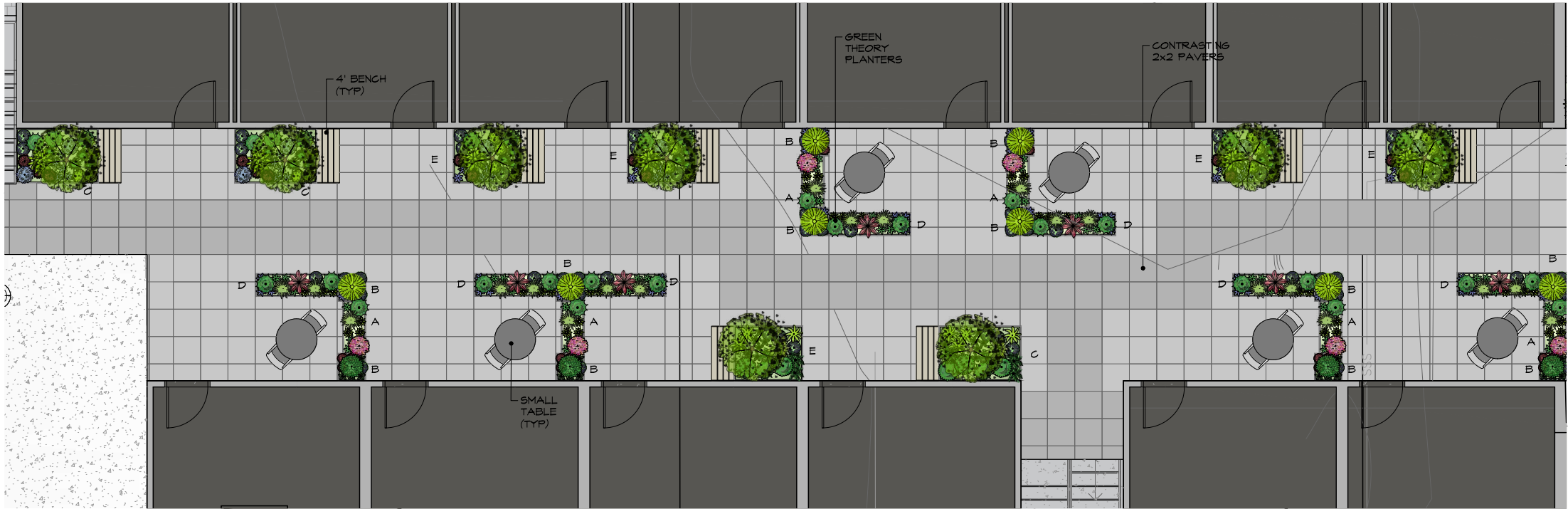
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9.28.20

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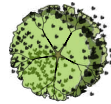
L1

9.0 LANDSCAPE PLAN: RAISED COURTYARD

EARLY DESIGN GUIDANCE - 09/30/2020
928-940 NW 54TH ST
























PLANT SCHEDULE COURTYARD

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Acer palmatum 'Katsura' / Katsura Japanese Maple	1.5\" Gal	8

GREEN THEORY PLANTERS			
PLANTER	QUANTITY	AREA (SF)	TOTAL AREA
(A) 46Lx20Wx24H	6	6.4	38.4
(B) 24Sx24H	12	4.0	48.0
(C) 72Lx48Wx36H	3	24.0	72.0
(D) 72Lx20Wx24H	7	10.0	70.0
(E) 60Lx48Wx36H	5	20.0	100.0
TOTAL			228.4

PLANT SCHEDULE COURTYARD

PLANTERS	BOTANICAL / COMMON NAME	SIZE	QTY
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	1 gal	14
	Bergenia purpurascens / Purple Bergenia	4\" pot	39
	Camellia sasanqua 'Autumn Moon' / Autumn Moon Camellia	2 gal	4
	Cupressus macrocarpa 'Wilma Goldcrest' / Wilma Goldcrest Cypress	5 gal	8
	Cyrtomium Fortunei / Japanese Holly Fern	1 gal	7
	Erica carnea 'Golden Starlet' / Golden Heath	1 gal	22
	Fuchsia magellanica 'David' / David Hardy Fuchsia	1 gal	6
	Geranium x 'Phillippe Vapelle' / Hybrid Cranesbill	4\" pot	53
	Hakonechloa macro 'Aureola' / Golden Variegated Hakonechloa	1 gal	7
	Heuchera x 'Lime Rickey' / Lime Rickey Coral Bells	4\" pot	39
	Heuchera x 'Peach Crisp' / Peach Crisp Coral Bells	4\" pot	18
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	1 gal	8
	Nandina domestica 'Sulf Stream' TM / Heavenly Bamboo	2 gal	36
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	4\" pot	77
	Osmanthus heterophyllus 'Goshiki' / Goshiki Holly	2 gal	2
	Pachysandra terminalis 'Variegata' / Variegated Pachysandra	4\" pot	28
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 gal	20
	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	1 gal	20
	Phormium tenax 'Amazing Red' / 'Amazing Red' New Zealand Flax	2 gal	7
	Phormium tenax 'Variegatum' / Variegated New Zealand Flax	2 gal	6
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	5



Root of Design
206.491.91545
PO BOX #232
Stanwood, WA 98292



PROJECT TITLE

COURTYARD LANDSCAPE PLAN

928-940 NW 54TH ST SEATTLE, WA

DRAWN	DATE
KJ	7.07.20
REVISED	DATE
ELK	9.28.20

1/8" = 1'-0"

L2

10.0 FUTURE DEVELOPMENTS



10.0 SELECTED MEDICI WORKS

EARLY DESIGN GUIDANCE - 09/30/2020
928-940 NW 54TH ST



2601 NW 57TH ST. SEATTLE, WA



203 1ST AVE S. KIRKLAND, WA



216 10TH AVE E. SEATTLE, WA



10125 NE 63RD ST. KIRKLAND, WA



926 BROADWAY E. SEATTLE, WA



SINGLE-FAMILY EXAMPLE



335 3RD AVE S. KIRKLAND, WA

