

839 NW 54th St
Seattle, WA 98107

SDCI Project: #3036911-EG



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Project Data		Key Metrics	Current	Previously
Address:	839 NW 54th Ave Seattle, WA 98107	Zone:	LR2 (M1)	SF5000
Tax ID Number:	1225039015	Urban Village:	Ballard	
SDCI Project Number:	#3036911-EG	Frequent Transit:	Yes	
Lot Size:	4,062 SF		Required/Allowed	Proposed
Architect:	Julian Weber Architects, LTD. 1257 S. King St. Seattle, WA 98144	Density:	Unlimited	(4) Townhouses (1) SFR
Owner/Applicant:	Legacy Group Capital 400 112th Ave NE #400 Bellevue, WA 98004	Vehicle Parking:	(0) Spaces	(2) Open Stalls
Proposal:	Demo house. Construct (1) SFR and (4) town-houses. Future unit lot subdivision.	Bike Parking:	Long-term: (1) Space per Dwelling Unit Short-term: (1) Space per 10,000 SF	(5) Long-term (2) Short-term
		FAR:	1.4 X 4,239.0 SF = 5,934.0 SF	5,932.0 SF
		Gross Floor Area: (For MHA Calculation)		5,726sf SF
		Structure Height:	40'-0" + 4' Parapet + 10' Penthouse Bonus	39'-9" + 4' Parapet + 10' Penthouse Bonus
		Front Setback (NW 54th St):	5' Min. 7' Avg.	Complies
		Rear Setback (South):	5' Min. 7' Avg.	Complies
		Side Setback (East):	5' Min. 7' Avg.	7.11
		Side Setback (West):	5' Min. 7' Avg.	7.06'
		Facade Length (East):	65% (Within 15' of Property Line) 100' X .65 = 65'	Complies (65')
		Facade Length (West):	65% (Within 15' of Property Line) 100' X .65 = 65'	Complies (65')

Gross Floor Area

SFR 1

Level 1	349 SF
Level 2	493 SF
Level 3	482 SF

1,323 SF

TH 1

Level 1	237 SF
Level 2	314 SF
Level 2 Mezz.	178 SF
Level 3	314 SF

1,043 SF

TH 2

Level 1	314 SF
Level 2	314 SF
Level 2 Mezz.	178 SF
Level 3	314 SF

1,120 SF

TH 3

Level 1	314 SF
Level 2	314 SF
Level 2 Mezz.	178 SF
Level 3	314 SF

1,120 SF

TH 4

Level 1	314 SF
Level 2	314 SF
Level 2 Mezz.	178 SF
Level 3	314 SF

1,120 SF

TOTAL

5,726 SF

Marketing SF

SFR 1

Level 1	396 SF
Level 2	547 SF
Level 3	527 SF

1,470 SF

TH 1

Level 1	270 SF
Level 2	352 SF
Level 2 Mezz.	206 SF
Level 3	339 SF

1,167 SF

TH 2

Level 1	352 SF
Level 2	352 SF
Level 2 Mezz.	206 SF
Level 3	338 SF

1,249 SF

TH 3

Level 1	352 SF
Level 2	352 SF
Level 2 Mezz.	206 SF
Level 3	338 SF

1,249 SF

TH 4

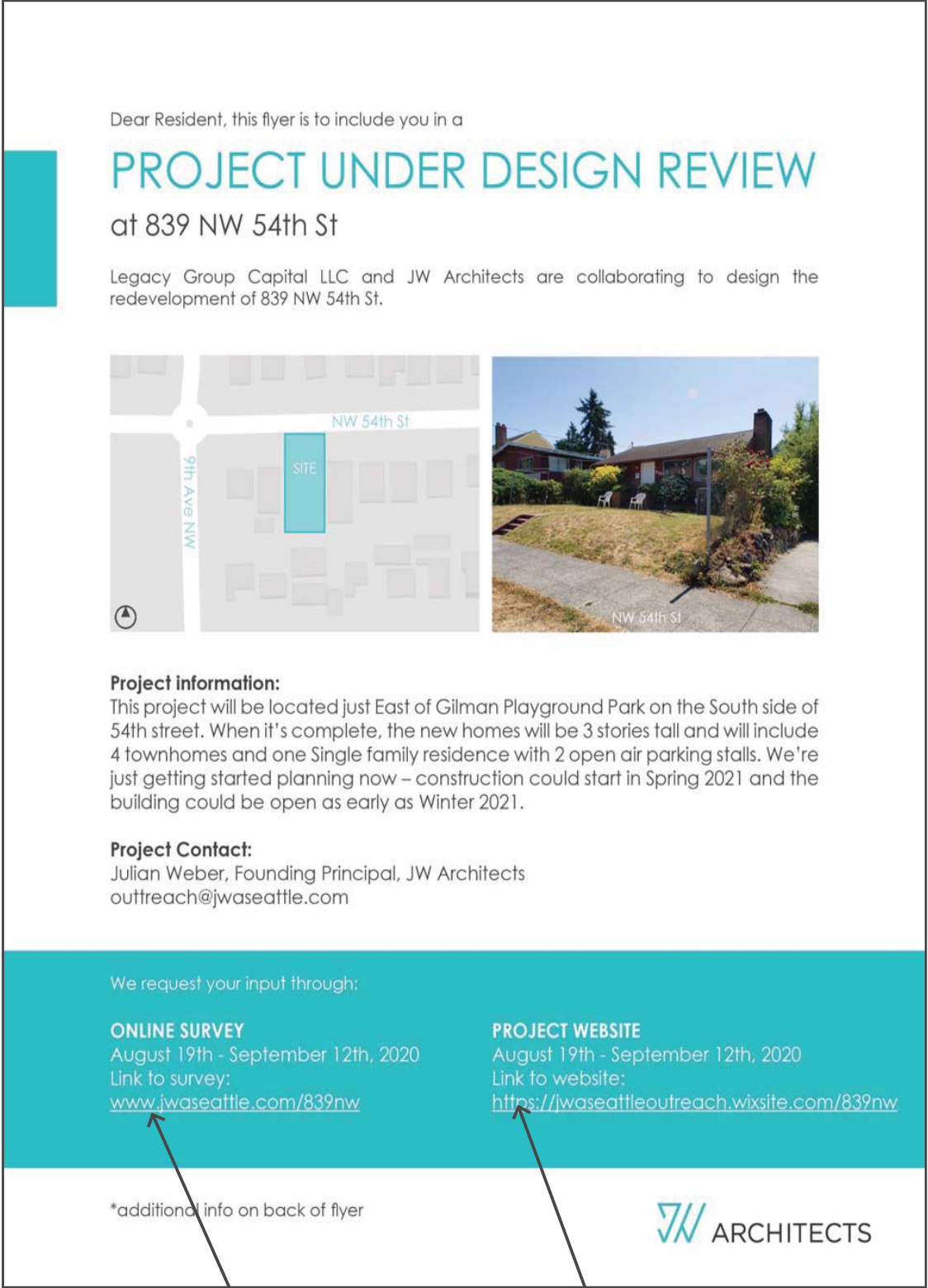
Level 1	352 SF
Level 2	352 SF
Level 2 Mezz.	206 SF
Level 3	339 SF

1,250 SF

6,384 SF

HIGH-IMPACT METHOD:

We distributed flyers in a 500 foot radius from the site. Flyers were mailed to all residences within this area. Flyers provided information about the project and location, as well as a link to the project website and online survey.

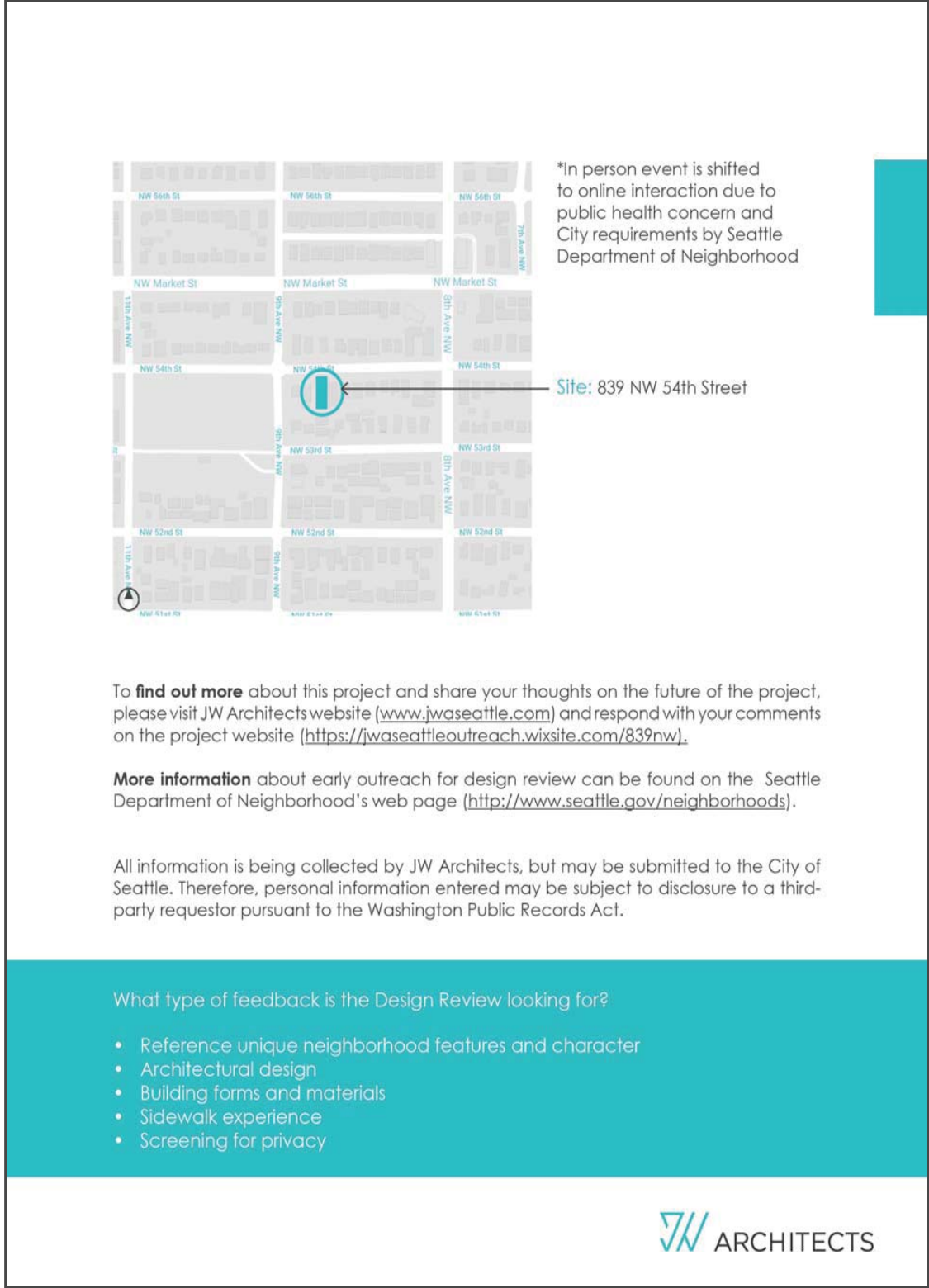


Front page of Flyer.

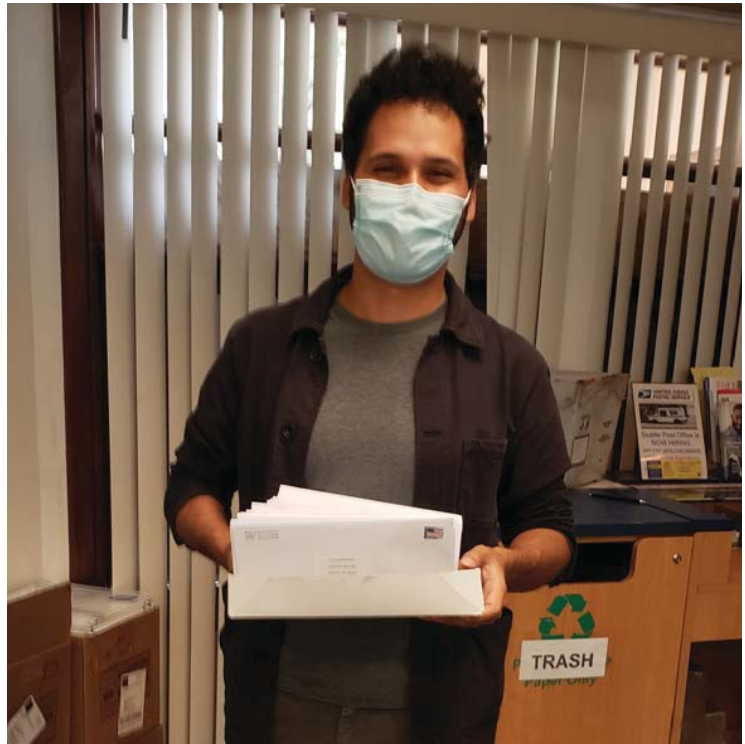
Link to project website and survey.

Link to dedicated project website and public comments.

APPROVED BY DON ON 09.15.2020



Back page of Flyer.



Development Objectives & Public Outreach

DESIGN REVIEW COMMENT:

Unfortunately, no public comments were recieved from the created website. It will remain active until September 30th, and any comments received will be added to the packet.

DESIGN REVIEW OUTREACH SURVEY

This survey will be open from August 19th - September 12th 2020. After that, we'll start preparing for the City's Design Review process and other permitting steps.

To find out more about this project and track our progress through the design review and permitting process, search the project address (839 NW 54th St) or project number (3036911-EG) in the Design Review Calendar and the [Seattle Services Portal](#). To find out more about early outreach for design review, visit the [Department of Neighborhood's webpage](#).

This survey is anonymous, though information you share could be made public. Please do not share any personal/sensitive information. All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

Questions:

1. What is your connection to this development project? (select all that apply)

- I live very close to the project
- I live in the general area
- I own a business nearby
- I visit the area often for work or leisure
- I don't have a direct connection, but I care about growth and development in Seattle
- Other [fill in blank, 100 character maximum]

2. What is most important to you about a new building on this property? (select up to two)

- That it fits into neighborhood look
- That it stands out as a unique and landmark building
- That it brings new services or amenities to the area (businesses, open space, etc.)
- That is affordable for residents and/or businesses
- That it is designed to be family-friendly
- That it is designed with environmental sustainability in mind
- Other [fill in blank, 100 character maximum]

3. We will be improving the sidewalks and landscaping at the street-level. What design features do you prefer? (select up to two)

- Lots of plants/greenery
- Additional designs for safety (street lighting, gates, fences, etc)
- Quality building materials at street-level (brick, large windows,
- Seating/places to congregate (sidewalk cafes, benches, etc)
- Pet friendly areas
- Off-street bicycle parking
- Other [fill in blank, 100 character maximum]

4. What concerns do you have about the project? (select any/all that apply)

- Construction noise/impacts
- The existing residence is going away
- That I will not like the way it looks
- That it will not be affordable
- That it may feel out of scale with other buildings nearby
- I don't really have any specific concerns
- Other [fill in blank, 100 character maximum]

5. Is there anything specific about this property or neighborhood that would be important for us to know? [fill in blank, 300 character maximum]

6. What are some landmarks/spaces that help to identify your neighborhood? [fill in blank, 300 character maximum]

7. What do you like most about living or working in your neighborhood? [fill in blank, 300 character maximum]

8. What do you like least about living/working in your neighborhood? [fill in blank, 300 character maximum]

Additional questions to help us analyze the survey results:

1. What is your age?

- Under 12 years old
- 12-17 years old
- 18-24 years old
- 25-34 years old
- 35-44 years old
- 45-54 years old
- 55-64 years old
- 65-74 years old
- 75 years or older

2. What are the languages spoken in your home? (select any/all that apply)

- English
- Spanish
- Amharic
- Oromo
- Tigrinya
- Other [please specify]

3. How long have you lived in this neighborhood?

- Less than a year
- 1-2 years
- 3-5 years
- 5-10 years
- 10-15 years
- More than 15 years
- I do not live in this neighborhood

Thank you for sharing feedback about our project! Your input is helpful for us to hear as we start to plan for the new building.

To find out more about this project and track our progress through the design review and permitting process, search the project address (839 NW 54th St) or project number (3036911-EG) in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

If you don't want to respond to the survey but do want to share your thoughts, or you have any other project-related thoughts or ideas to share, the contact person for the project is Julian Weber at outreach@waseattle.com

SURVEY RESULTS

We received 5 surveys. All were completed through our online survey via the link provided on our printed outreach flyer. Percentages are based on the information completed. Not all surveys had all questions answered.

Question 1:
100% live very close to the project

Question 2:
11% want it to fit into the neighborhood look
11% That it stands out as a unique and landmark building
33% That is affordable for residents and/or businesses
11% That it is designed to be family-friendly
11% That it is designed with environmental sustainability in mind

Question 3:
44% want lots of plants/greenery
33% want quality building materials at street-level
11% want seating/places to congregate
11% want Off-street bicycle parking

Question 4:
11% are concerned with construction noise/impacts
33% are concerned they will not like the way it looks
22% are concerned that it will not be affordable
33% are concerned with parking

Question 5:
-There is a grave homelessness problem in the neighborhood. How will this project help ease that if the units are expensive?

-There is very limited street parking in the area. The area is also inhabited by several vehicles that homeless people live in. Your project notes that only 2 spaces will be included for 5 homes. This is insufficient and will negatively impact those of us that need to park on this street.

-Please consider a design that is in keeping with the neighborhood. Not another cheaply down townhouse project. Thank you!

Question 6:
-Breweries.
-Gilman park (which is popular with dogs and has beautiful roses!).
-Street trees.
-The various sets of stairs that go up to Phinney/upper Fremont.

Question 7:
-Close to supermarkets, Burke Gilman trail.
-Walkability/bikeability, green spaces
-homes with personality
-interesting architecture
-vegetable and flower gardens

Question 7:
-The homogeneity of all the townhomes with very little open green space or artistic/creative features.

-Crowding, lack of green space, traffic.

-Lack of parking

Question 8:
-Parking can be tough
-Neighborhood is being destroyed by developers

Additional results:

Question 1:
50% were 25-34 years old
50% were 35-44 years old

Question 3:
25% 1-2 years
50% 3-5 years
25% 5-10 years

Question 2:
100% English

DESIGN REVIEW SURVEY COMMENTS:

The comments we recieved from our online survey demonstrated that the public valued the following items in future development. This included; parking availability, concerns of provided greenspace as well as concerns about the buildings quality of materials. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to make informed desisions during the design process.

<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>THAT PORTION OF GOVERNMENT LOT 1, SECTION 12, TOWNSHIP 25 NORTH, RANGE 03 EAST, W.M., IN KING COUNTY, WASHINGTON, BEING A PORTION OF TRACT 41-1/2 OF FARMALDE HOMESTEAD (VACATED) ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 211, DESCRIBED AS FOLLOWS:</p> <p>BEGINNING ON THE SOUTHERLY LINE OF NORTHWEST 54TH STREET, AS NOW ESTABLISHED WHERE IT IS INTERSECTED BY THE EAST LINE OF THE WEST HALF OF SAID TRACT 41-1/2 AN RUNNING; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF NORTHWEST 54TH STREET A DISTANCE OF 80 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 100 FEET; THENCE WESTERLY PARALLEL TO THE SOUTHERLY LINE OF SAID NORTHWEST 54TH STREET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID TRACT 41-1/2; THENCE NORTH ALONG SAID EAST LINE 100 FEET TO THE SOUTHERLY LINE OF SAID NORTHWEST 54TH STREET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING.</p>
<p style="text-align: center;">BASIS OF BEARINGS</p> <p>NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS</p>
<p style="text-align: center;">REFERENCES</p> <p>R1. RECORD OF SURVEY, VOL. 14, PG. 175, RECORDS OF KING COUNTY, WASHINGTON.</p> <p>R2. SHORT SUBDIVISION NO. 3019692 RECORD OF SURVEY, VOL. 350, PG. 094-098, RECORDS OF KING COUNTY, WASHINGTON.</p> <p>R3. RECORD OF SURVEY, VOL. 88, PG. 173, RECORDS OF KING COUNTY, WASHINGTON.</p> <p>R4. HAITZ'S FIRST ADDITION TO CITY OF SEATTLE RECORD OF PLATS, VOL. 15, PG. 81, RECORDS OF KING COUNTY, WASHINGTON.</p> <p>R5. CITY OF SEATTLE MAP NO. 90-16-1, EXTENSION OF 9TH AVE N.W. ET AL, ORDINANCE NO. 50416</p> <p style="text-align: center;">VERTICAL DATUM</p> <p>NAVD 88 PER GPS OBSERVATIONS</p> <p>SITE TBM: SET BENCH TIE IN THE POWER POLE ON NORTH SIDE OF NW 54TH STREET, ACROSS FROM NE CORNER OF SITE. ELEVATION=63.29'</p>

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NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES
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- R3. RECORD OF SURVEY, VOL. 88, PG. 173,
RECORDS OF KING COUNTY, WASHINGTON.
- R4. HAITZ'S FIRST ADDITION TO CITY OF SEATTLE
RECORD OF PLATS, VOL. 15, PG. 4-10,
RECORDS OF KING COUNTY, WASHINGTON.
- R5. CITY OF SEATTLE MAP NO. 90-16-1, EXTENSION OF 9TH AVE
N.W. ET AL, ORDINANCE NO. 50416

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SITE TBM: SET BENCH TIE IN THE POWER POLE ON NORTH SIDE OF
NW 54TH STREET, ACROSS FROM NE CORNER OF SITE.
ELEVATION=63.29'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2020. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 122503-9015
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 4,090 S.F. (0.09 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

VICINITY MAP
NTS

TOPOGRAPHIC & BOUNDARY SURVEY

The drawing is a topographic and boundary survey. It shows a section of land bounded by NW 54TH ST to the north, NW 53RD ST to the south, 9TH AVE NW to the west, and 8TH AVE NW to the east. The central feature is a house with various structures, including a main building, a garage, and a shed. The house has a footprint of 902 SF and is situated on a lot of 4,000 SQ FT (0.09 ACRES). The drawing includes a control map showing the surrounding streets and a legend defining symbols used throughout the survey.

CONTROL MAP

N.T.S.

LEGEND

- BENCHMARK
- AREA DRAIN
- BUILDING
- CENTERLINE ROW
- CONCRETE SURFACE
- RETAINING WALL
- DECK
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- GAS LINE
- IRON PIPE (FOUND)
- MONUMENT IN CASE (FOUND)
- NAIL AS NOTED
- POWER METER
- POWER (OVERHEAD)
- POWER POLE W/ LIGHT
- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- SIZES TYPE
- TREE (AS NOTED)
- WATER LINE
- WATER METER
- APP
- ACU
- BLDG
- C.C.
- CONC
- COR
- DEC
- EL
- FF
- MON
- PROP
- (R)
- SSMH
- SSS
- SF
- AIR CONDITION UNIT
- BUILDING
- CENTER CHANNEL
- CONCRETE
- CORNER
- DECIDUOUS
- ELEVATION
- FINISH FLOOR
- MONUMENT
- PROPERTY
- RECORD DATA
- SANITARY SEWER MANHOLE
- SANITARY SIDE SEWER
- SQUARE FEET

STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE, AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

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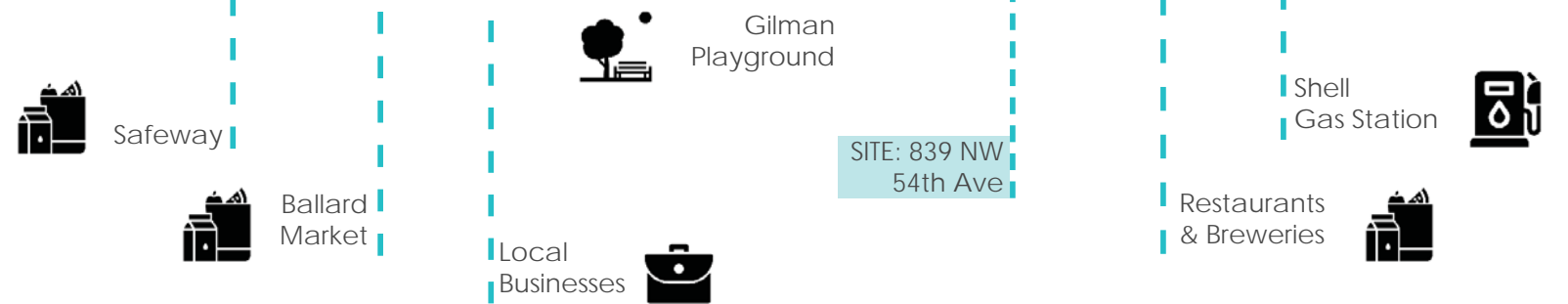
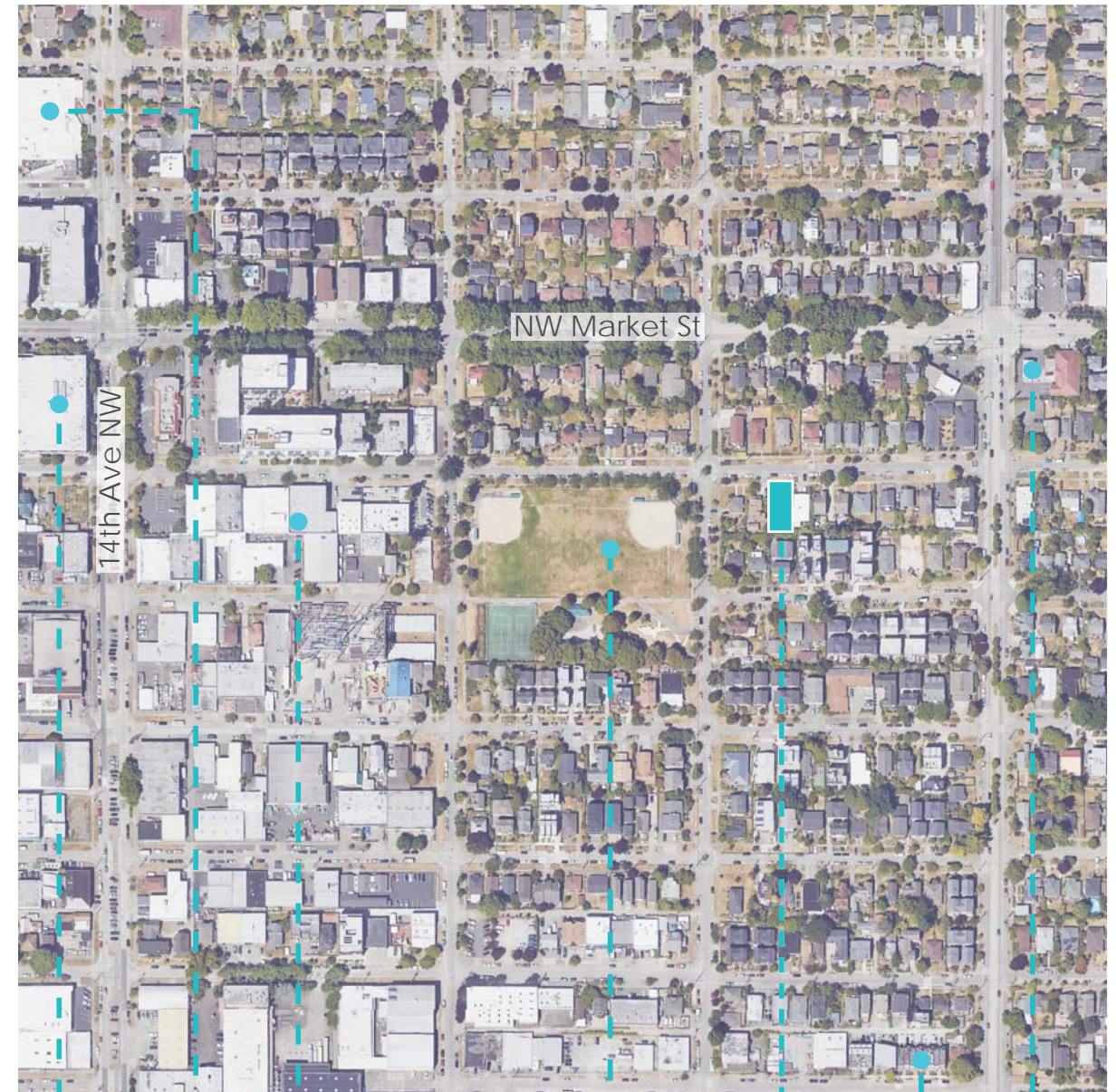
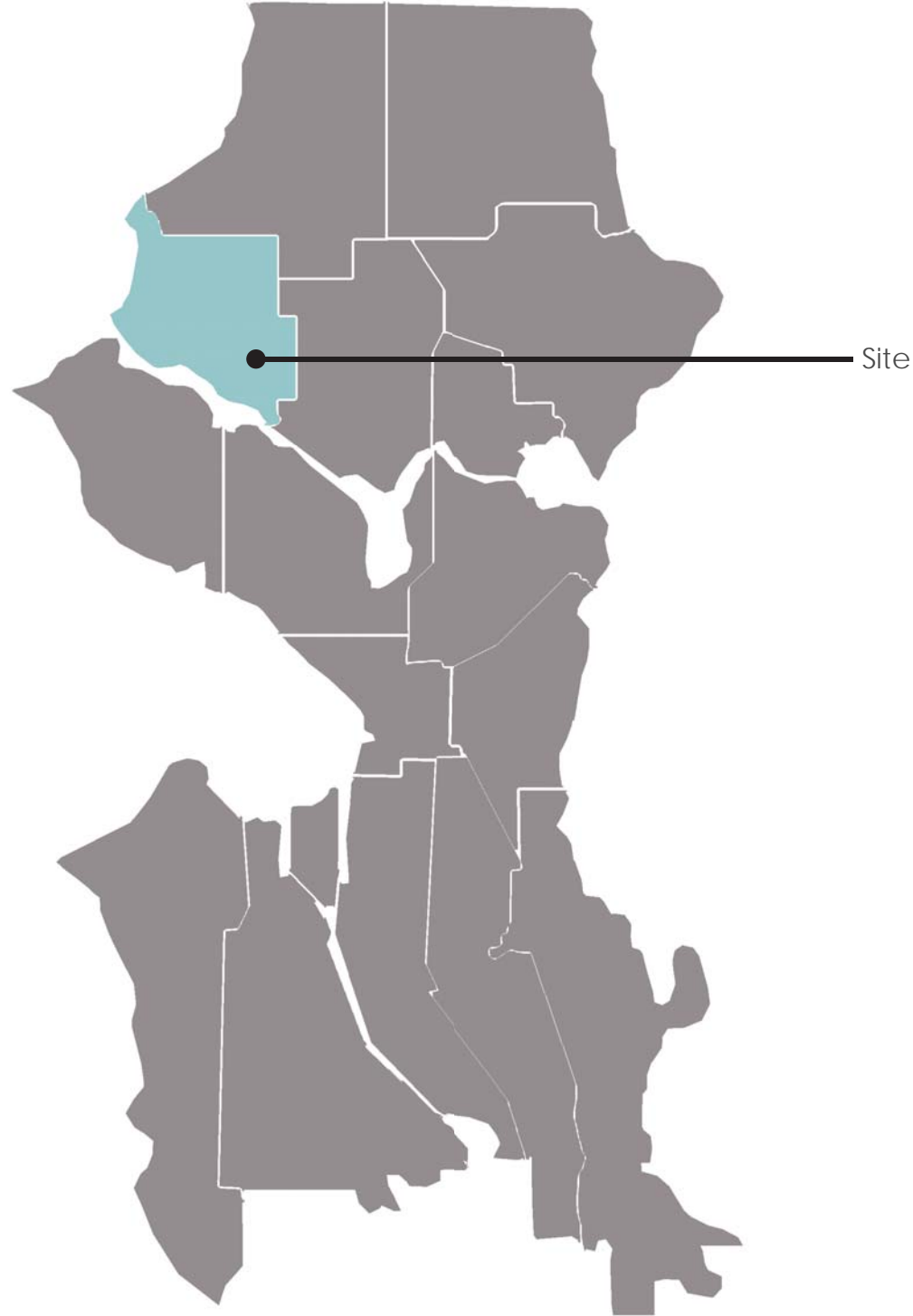
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	AREA DRAIN
	BUILDING
	CENTERLINE
	ROW CONCRETE
	SURFACE RETAINING WALL
	DECK
	FENCE LINE (CHAIN LINK)
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SS	SANITARY SIDE SEWER
SF	SQUARE FEET

JOB NUMBER:		201298
DATE:		7/30/20
DRAFTED BY:		TLR
CHECKED BY:		SRM
SCALE:		1" = 10'
REVISION HISTORY		
SHEET NUMBER		
1 OF 1		

PARCEL NO. 122503-9015

PARCEL NO. 122503-9015

measure success



Scale: NTS

Context & Zoning Analysis



1960's Duplex



Contemporary Townhouse



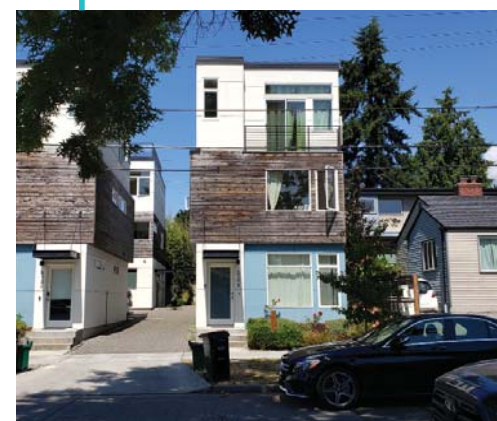
Post WWII Single Family Home
Converted to Duplex.



Proposed Multifamily Project on
Adjacent Lot.



Proposed Multifamily Project on
Adjacent Lot.



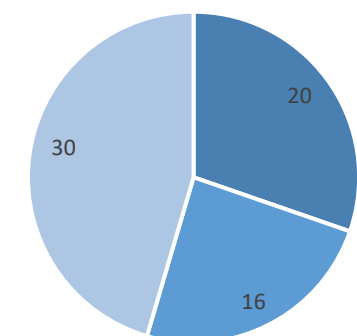
Contemporary Townhouse

Neighborhood Context Inventory

Before beginning the design process, our team took an inventory of all unit types within one block of the site. This included a total of 66 units. Per the King County Department of Assessments website. The surrounding area is comprised primarily of multi-family units, the second most common typology was single family and the least common was Townhomes. The data shows a good balance of units in the neighborhood with no typology being significantly more prominent than the others. The second purpose of this study was to get an accurate representation of what type of architecture is present in this neighborhood both now and in the near future. The following diagram provides examples of what types of buildings are in the area immediately adjacent to the proposed site.

UNIT TYPOLOGY

■ Single Family ■ Townhouse ■ Multifamily



Scale: NTS

Context Analysis

NW 54TH STREET LOOKING SOUTH



NW 54TH STREET LOOKING NORTH



EXISTING RESIDENCE

CS1. Natural Systems and Site Features	A. Energy Use	The project will utilize natural daylighting to help and decrease the required energy load. On top of this the building will be 4-Star Built Green Certified.
CS2. Urban Pattern and Form	A. Location in the City and Neighborhood	The project is located on a site that has recently been upzoned from SF5000 to LR1 (M1). The surrounding area has mostly Multi family and single family homes and across the street is a large park. Because the project is in a transition neighborhood the project will seek to bridge the gap between the SFR and multifamily character of the adjacent houses.
	B. Adjacent Sites, Streets, and Open Spaces	The adjacent sites, streets and open spaces are addressed in numerous ways. First, the color of the existing structure will be represented in the new SFR. Second, by utilizing a gabled roof and constructing a single SFR on the street the proposal looks to achieve a consistent massing with the existing context. Finally, The approach to the building provides plenty of space for beautiful plantings and exterior spaces as do the adjacent buildings.
	D. Height, Bulk, and Scale	To address the existing architectural scales our project is broken into (2) separate masses. A street fronting SFR utilizes a gabled roof and an open guardrail to lower its overall bulk. This SFR maintains the current SFR condition seen on the street front while acting as a buffer between the more dense and larger townhomes behind. To further this scale transition the townhomes were pushed to the southernmost portion of the site. This distance adds some relief to the townhome building mass allowing it to harmonize with the existing and future context.
CS3. Architectural Concept and Consistency	A. Emphasizing Positive Neighborhood Attributes	High quality materials have been selected to complement the existing neighborhood while maintaining contemporary aesthetic. Wood details add to the quality of the project and give presence to secondary architectural features. A brick retaining wall with lush planting nods to the existing conditions in the neighborhood. All Entrances have been articulated with wood details and awnings, while a step-up condition on the SRF's front door reflects the porch conditions found in the neighborhood. The color choice of the SFR is that of the existing building. The landscaping will complement the sidewalk and architecture as do the neighboring buildings.
PL2. Walkability	A. Accessibility	The project addresses accessibility by providing a sloped grade from the sidewalk to all the townhome units. The connections is created by a series of paths along the front entrances to TH 1-4 surrounded by landscaping. This will allow residents to flow from either the parked cars in the alley or the street in front with no issues. The open and landscaped pathway will be pleasant for residents and guests alike when arriving on the site.
	B. Safety and Security	To address safety along NW 54th Ave windows have been placed behind planted areas keeping both the occupants and the neighborhood safe as these openings allow occupants to monitor the neighborhood. A balcony on the second level of the SFR provides a safe lookout for occupants to monitor as well. In the rear of the SFR and north façade of the townhouse building windows and balconies allow for occupants to safely monitor this area. These areas will also be properly lit so that there will be safety and security when the sun is down.

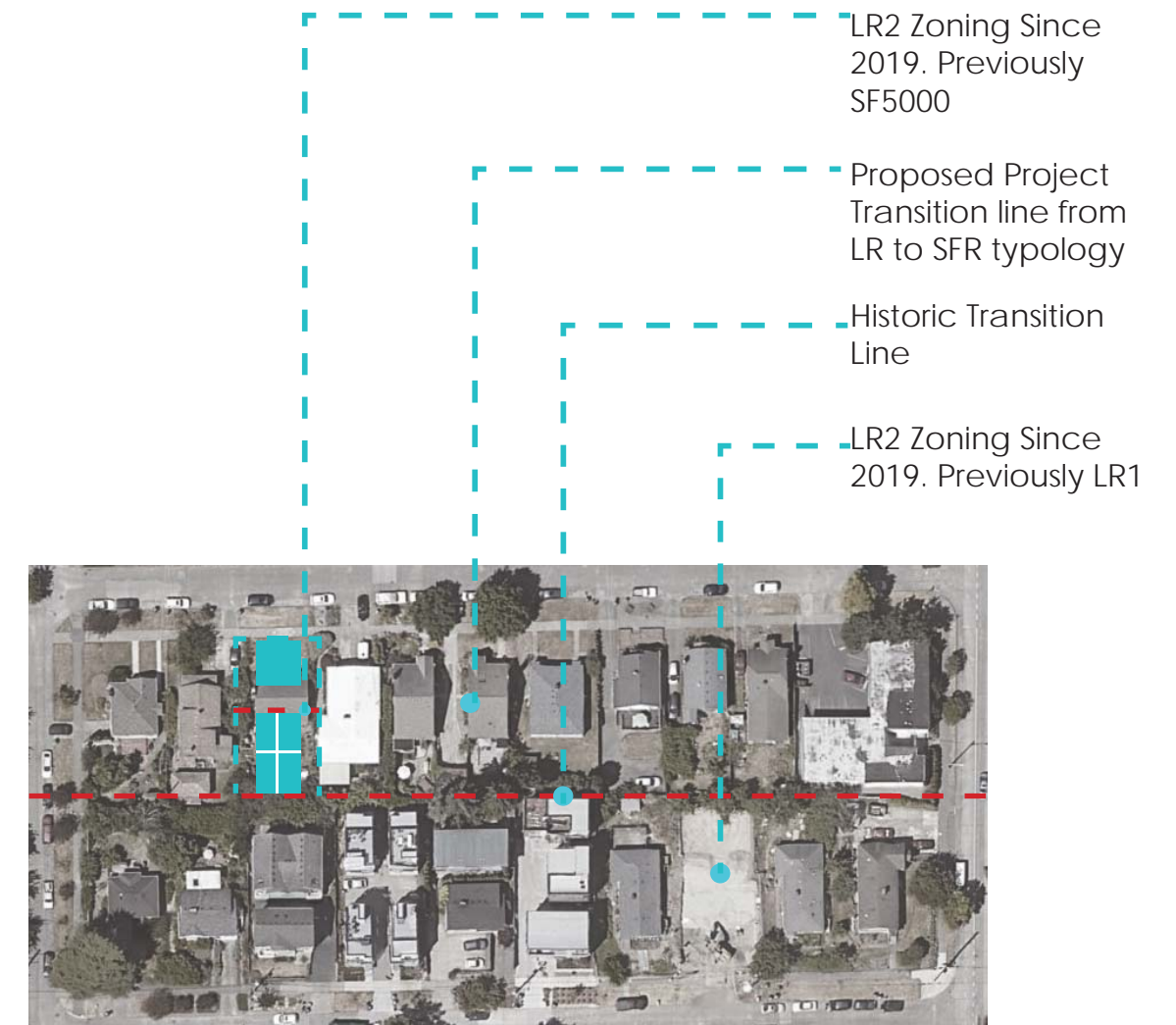
PL3. Street Level Interaction	A. Entries	The entries of the project have been designed so that they are semi-private and easy to find. These spaces are comfortable and inviting by using a cedar siding where the front doors are. Each entry id denoted with a metal awning with the address and lighting for residents and guests.
	C. Residential Edges	The project respects the residential edges by creating a buffer through either a semi-private walkway/ drive, and a raised brick retaining wall with planting. These buffers are pleasant to inhabit as well as look at from a neighboring building so that everyone can appreciate the design. There will be beautiful landscaping throughout so that it is not only hard scape and building facades for neighbors to look at.
PL4. Active Transit	B. Planning Ahead for Bicyclists	The project plans for bicycles by providing accessible, permanent exterior bike racks for every residential unit as well as (2) bike racks for guests. The path that leads to these bike racks is wide enough to accommodate someone who may by push their bike next to them. The bike racks are strategically located in the center of the property so that they are easily accessible by all while providing some security for the residents to watch over them.
DC2. Architectural Concept	A. Massing	Massing was addressed in a few ways for this proposal. First, the SFR fronting NW 54th St sits well above the elevation of the sidewalk which allowed us to greet pedestrians with stairs and landscaping features. Second, the scale of the front facade has been reduced by using gabled roofs, a modulated mass, and transparency through glazing. Last of all, the mass of the Townhome building has been pushed to the southernmost extent of the site breaking down the scale of the project fronting NW 54th St.
	B. Architectural and Facade Composition	The facade and architectural features of this project have been addressed by reducing long blank walls with standard materiality. The front facade uses a nice variety of quality building materials and provides adequate glazing to create a sense of transparency and openness. The facade and building is broken down even more through strategic moves of modulation and roof placement. These areas are visually attractive and provide function for weather protection and views for residents.
	C. Secondary Architectural Features	The composition of the facade has been designed to reference the scale of the surrounding residential neighborhood with material choices and color palettes of those in the neighborhood and of the existing building. The red paint represents the building that once sat in this site. The roof lines and accent bands represent the architectural features found throughout the neighborhood. The scalar proportions compliment the residential setting so that the project does not feel monolithic on the site while providing a precedent for future development.
	D. Scale and Texture	The project addresses the human scale in a few different ways. One of the main ways it is addressed is through the use of textured natural cedar at the entryways ofall units. Another way is by breaking apart the mass to create space above and around pedestrian walkways. The cedar, wood lap, and lush landscaping will provide for a pleasant experience for all humans.
	E. Form and Function	The building takes on a form that will allow all users to feel safe and to feel like they understand the spaces they are approaching. The form is beautiful while also functional. The spaces around the building are easy to access and can be used flexibly in the future if need be.

DC4. Exterior Elements and Finishes	A. Exterior Elements and Finishes	Many of the materials in this project are of high quality to ensure that they are lasting and are something neighbors and residents will appreciate. These materials are used so that they are aesthetically pleasing as well as standing up to the Seattle weather. Wood and the possibility of standing seam metal will provide the look and feel of a quality building.
	C. Lighting	The lighting for this project has been designed so that is provides safety and wayfinding to the residents while still respecting the adjacent properties surrounding NW 54th St Fences are placed to block potential car lights in the early morning or late afternoon, walkway and entry lights are designed so that the pathways are properly illuminated while the light does not pass by into neighboring properties.
	D. Trees, Landscape and Hardscape Materials	The front of the site along NW 54th St is very lush and currently landscaped with a variety of plantings. Our project aims to continue what is already in place by providing plants that will compliment the new architecture as well as continue what the neighborhood is already doing. The plants compliment all hardscape spaces while having enough room to ensure that they can mature and grow to their full potential.



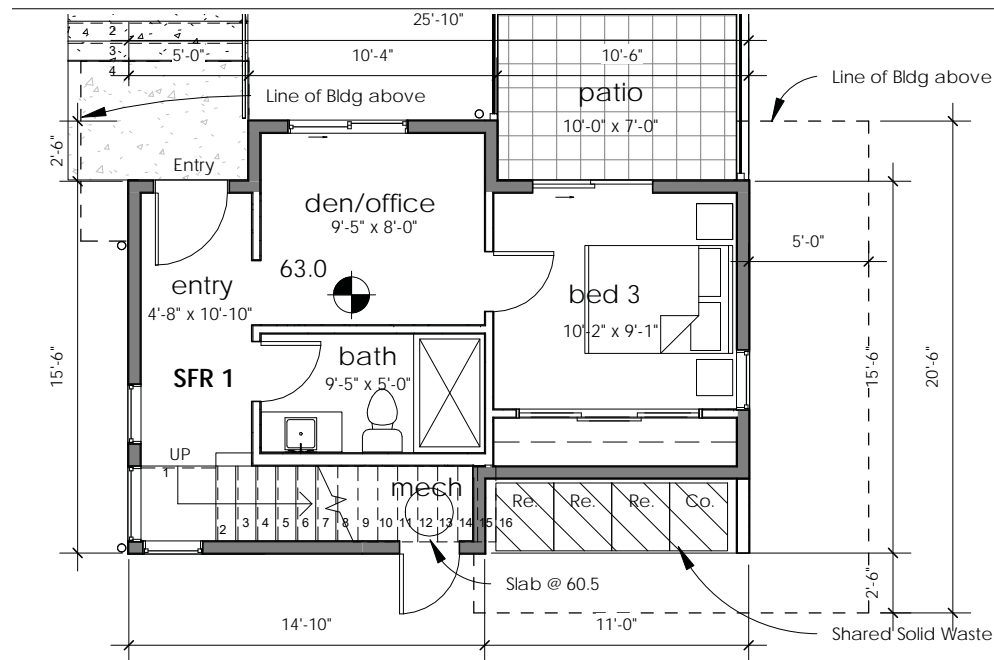
Connection to The Neighborhood

The proposed project merges with the existing context in multiple ways. First, the SFR fronting NW 54th St sits well above the elevation of the sidewalk which allowed us to greet pedestrians with stairs and landscaping features. Second, the scale of the front facade has been reduced by using gabled roofs, a modulated mass, and transparency through glazing. Last of all, the mass of the Townhome building has been pushed to the southernmost extent of the site breaking down the scale of the project fronting NW 54th St. The red vertical siding, gable roof, white accents and dark roof are very common in Scandinavian residential architecture and is a good connection to the heritage of the ballard neighborhood.

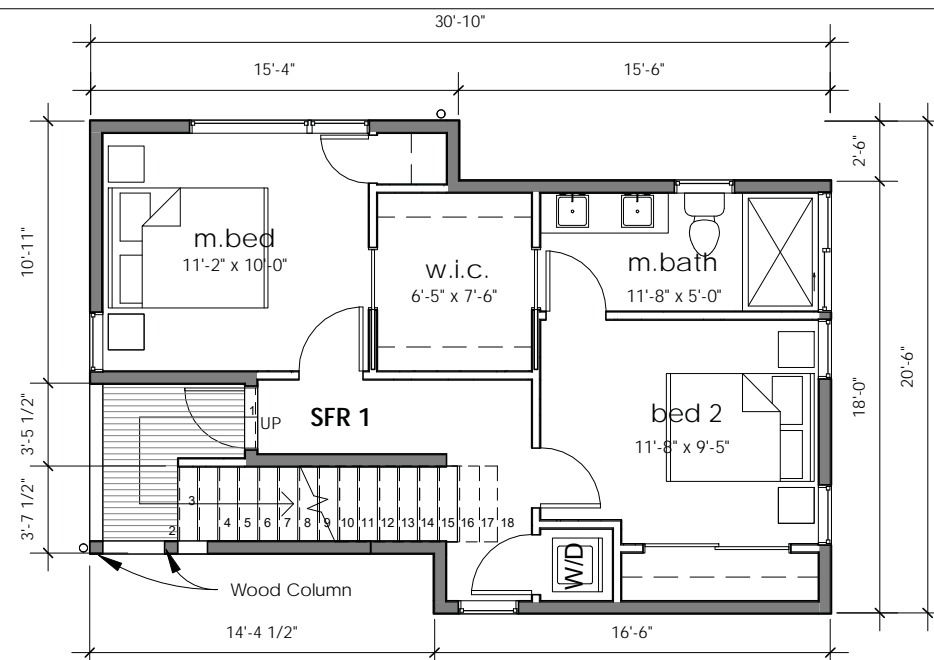


Townhouse to SFR Transition

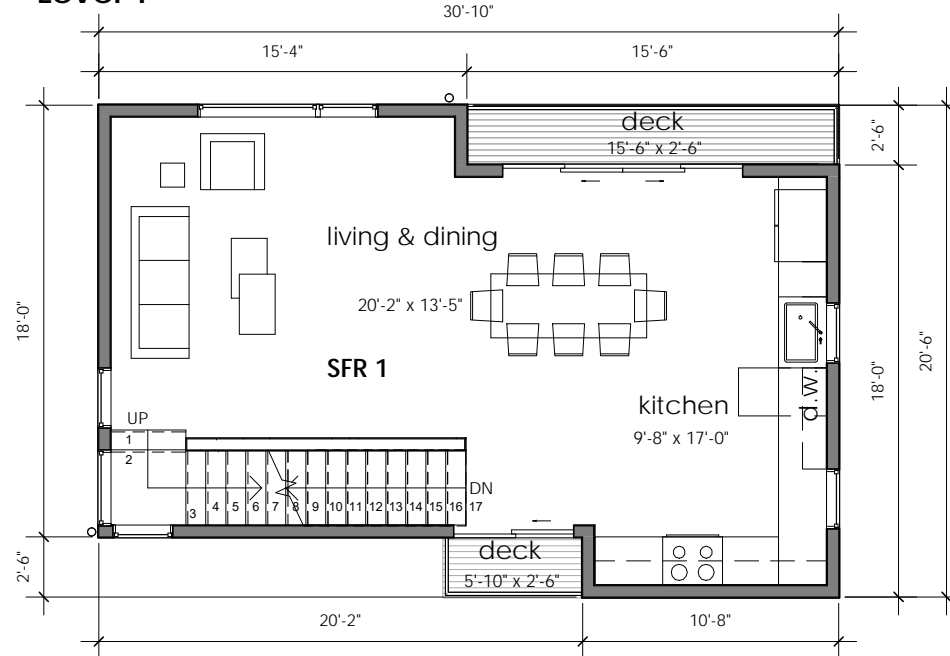
The proposed site lies on the border of a historic transition line between LR1 zoning and SF5000 zoning. Our project seeks to ease that transition by fronting NW 54th St with a SFR which relates to the existing context while simultaneously providing Multiple townhomes and density on the southern portion of the site. This concept respects the existing context while also providing the density of the new LR2 zoning typology. It eases the density with an SFR appropriate to existing scale and a townhouse building adjacent to existing townhouse buildings



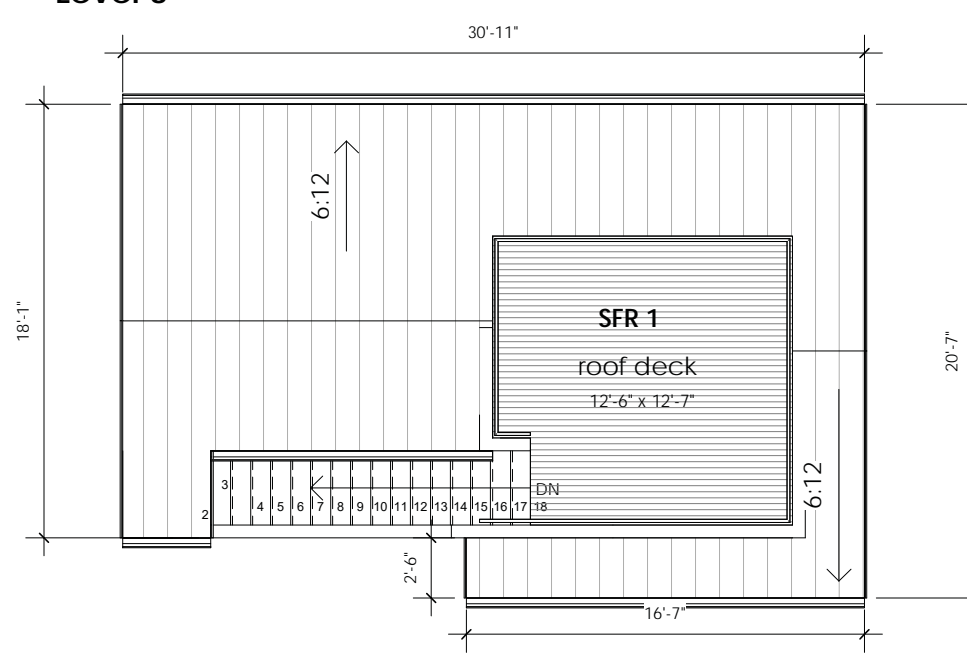
Level 1



Level 3



Level 2

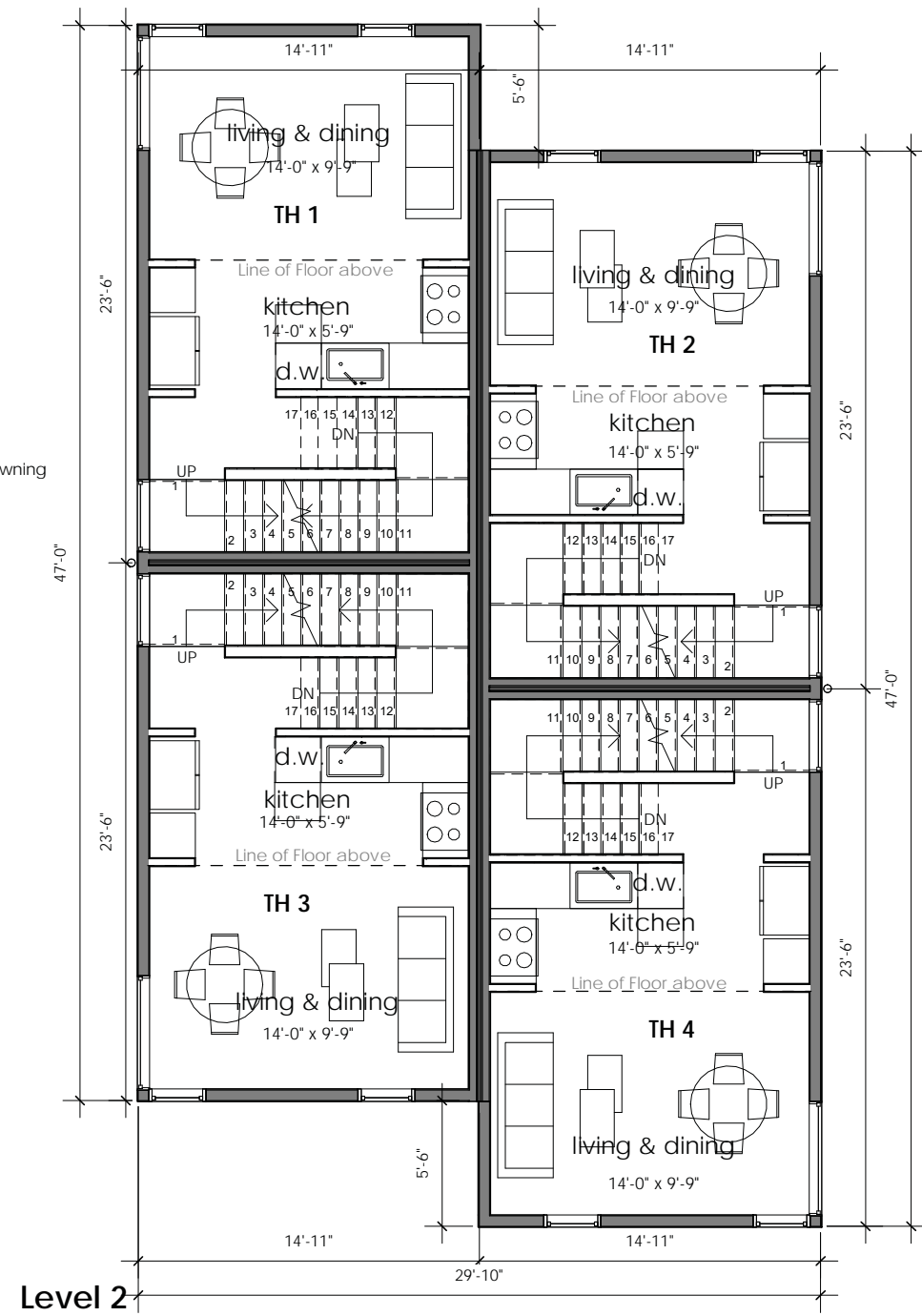
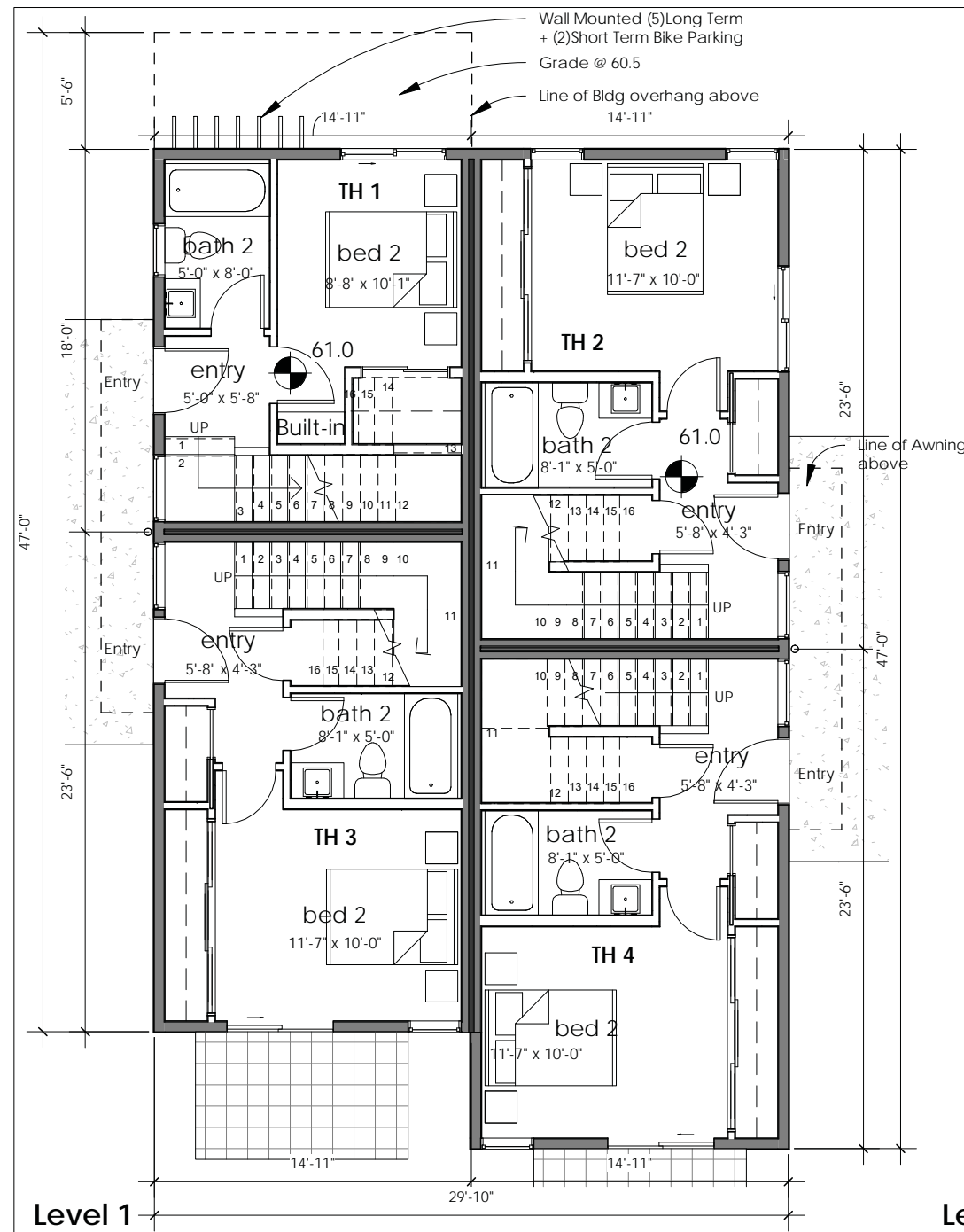


Roof Deck



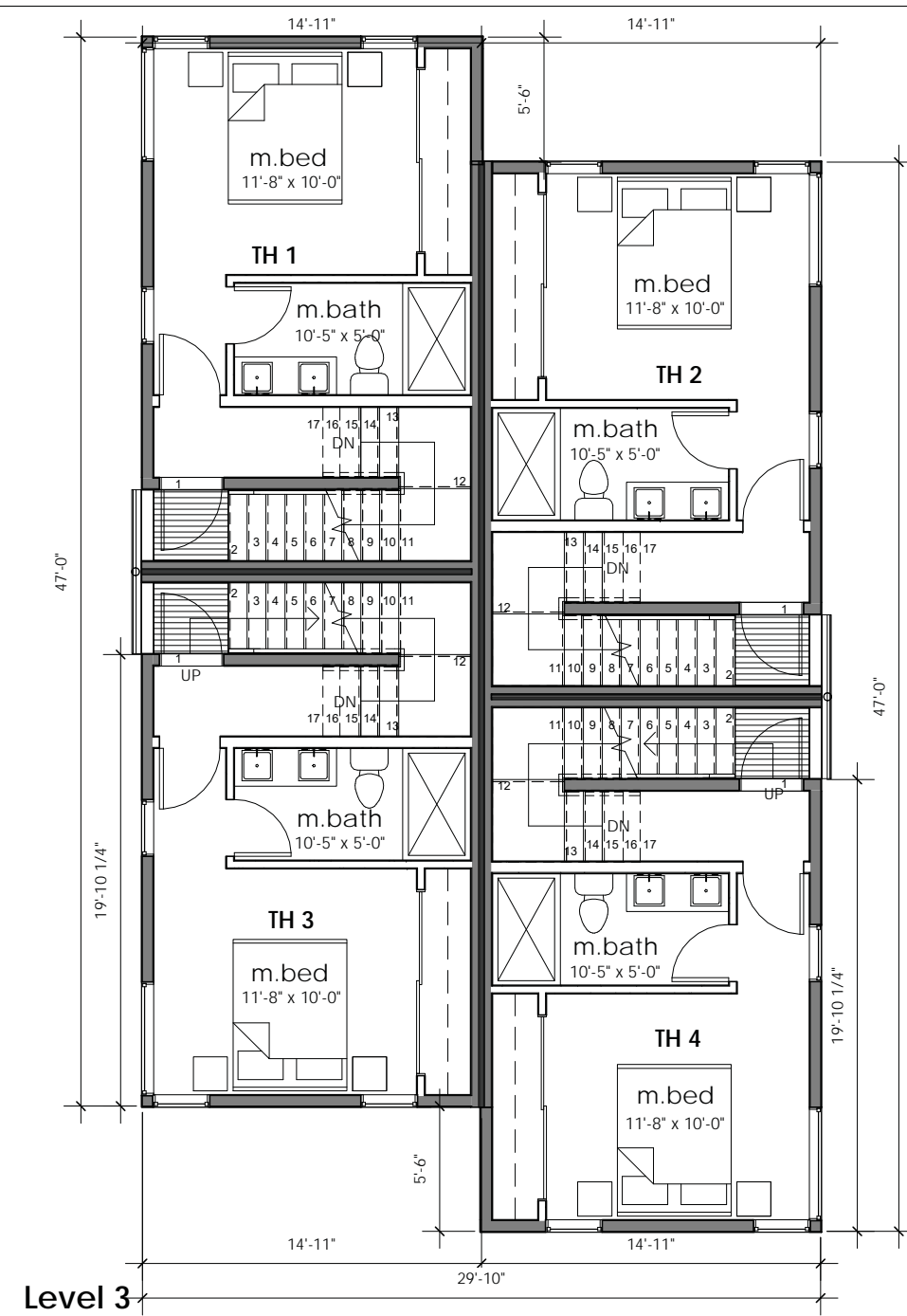
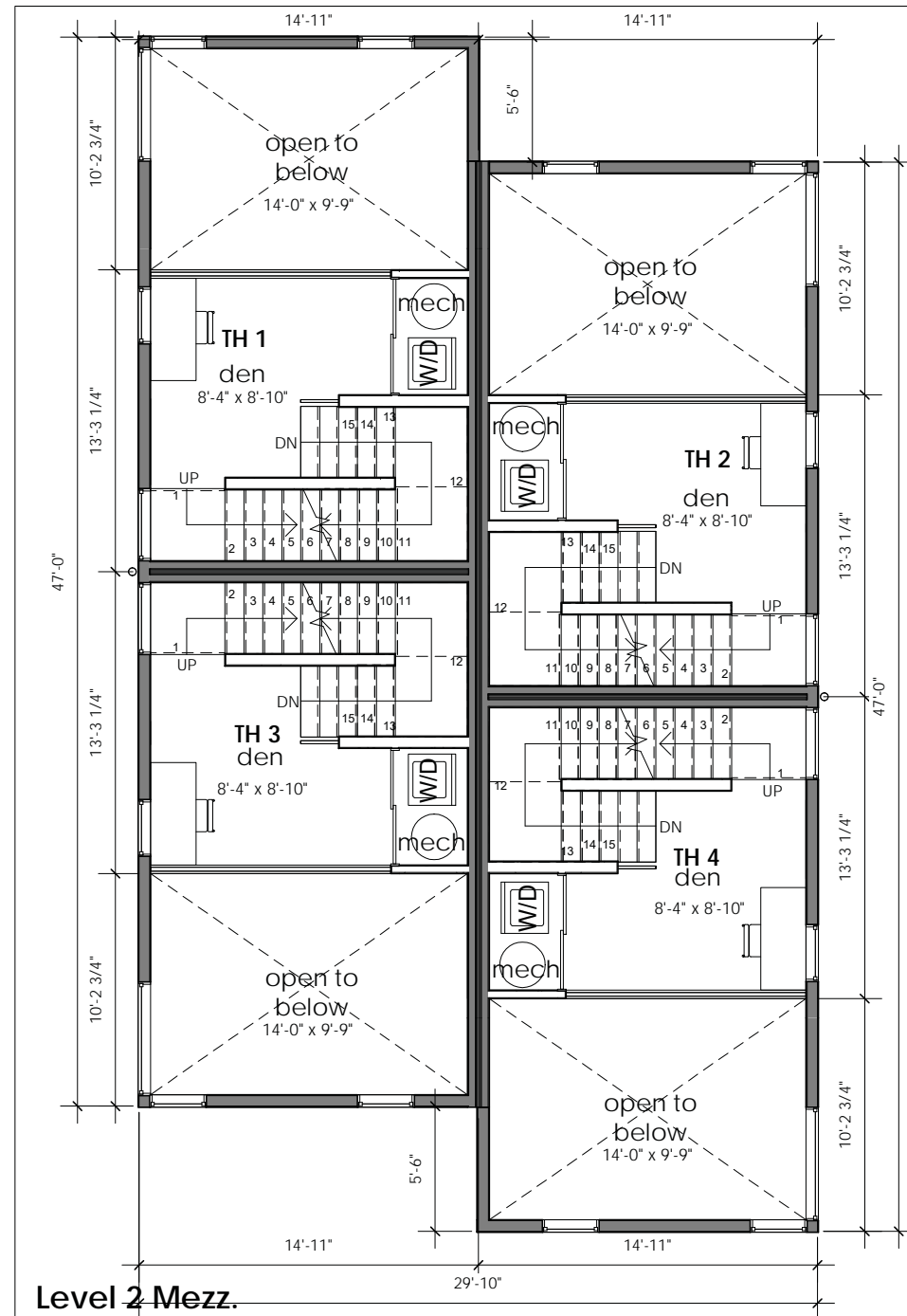
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SFR Floor Plans



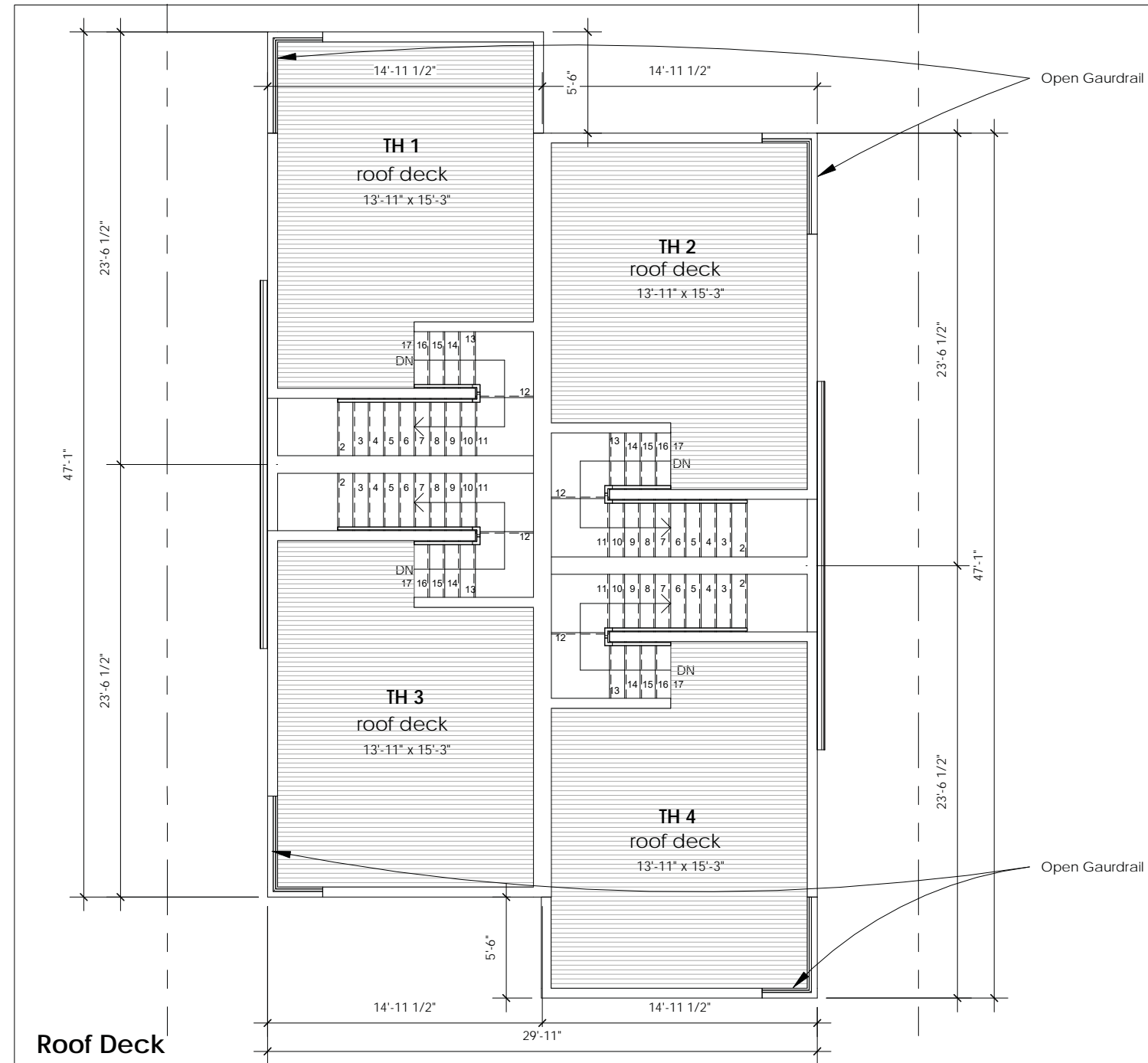
Scale: 1/8" = 1'-0"

TH Floor Plans Lv 1-2



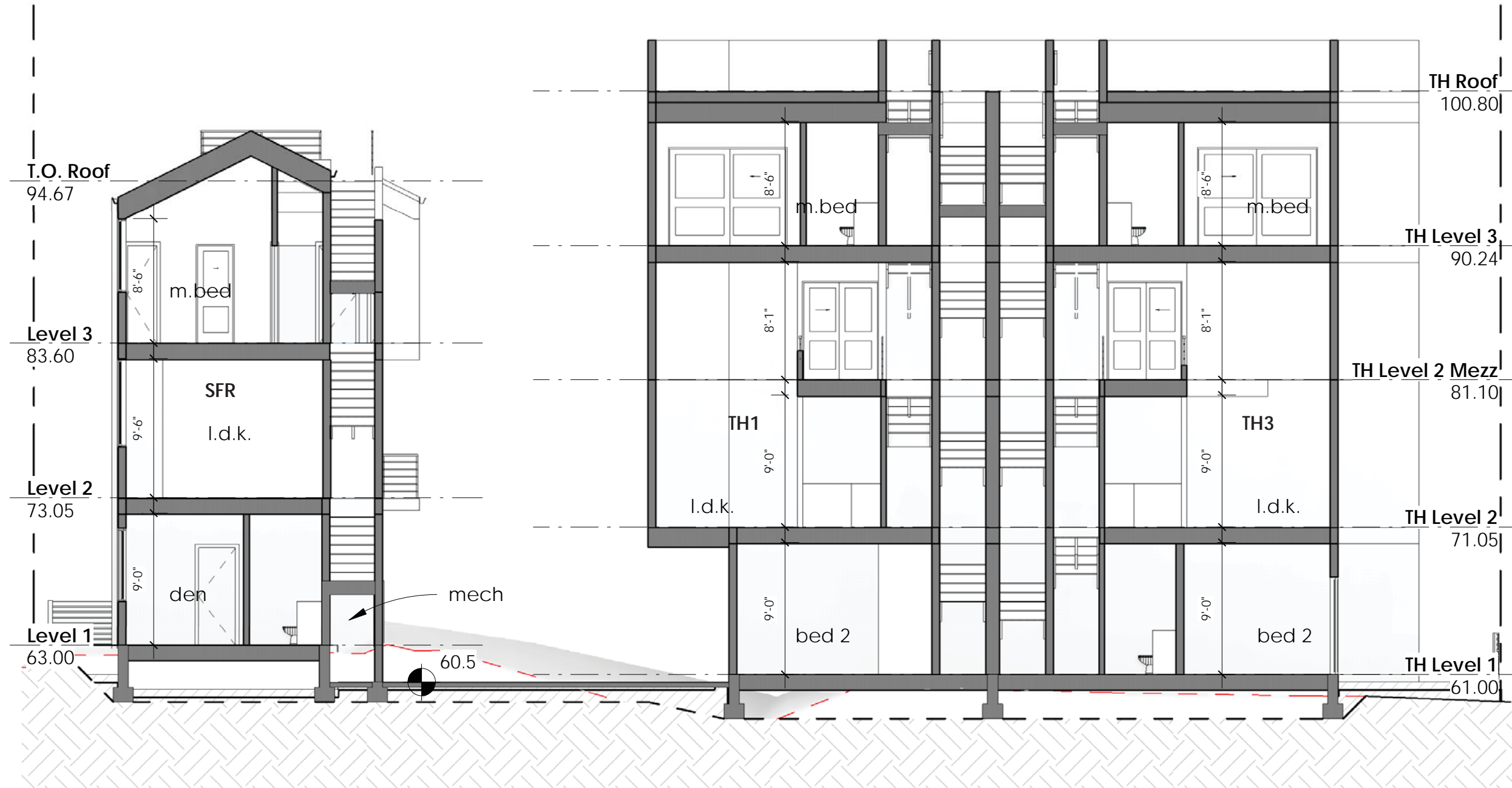
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TH Floor Plans Lv 2 Mezz.-3



Scale: 1/8" = 1'-0"

TH Floor Plans Roof



Scale: 1/8" = 1'-0"

Building Section



East Elevation

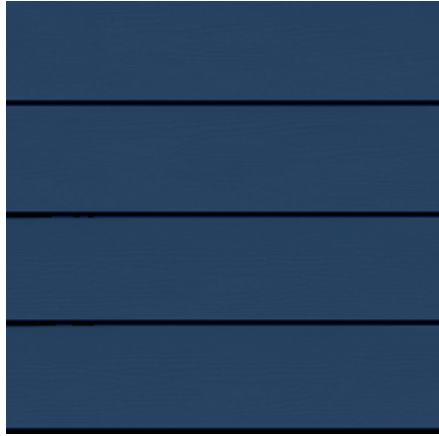


West Elevation



This area represents the windows on the adjacent properties.

1. Blue Lap

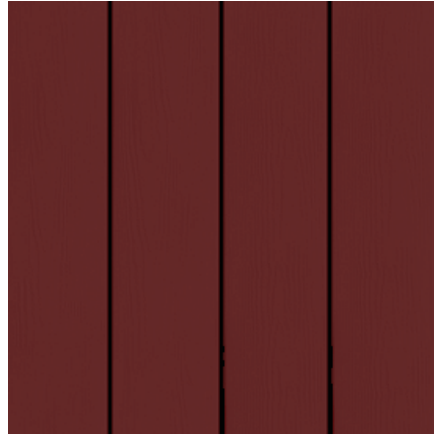


12" Cementitious Lap Siding w/ 10" reveal

Blue

Accent Siding Material TH Building

2. Red Board & Batt



1x2 cedar Batts @ 6" o.c. over 4'x8' cementitious panel

Red

4" Vertical Wood on SFR Building Facing NW 54th St

3. Standing Seam Metal Roof



18" wide Standing Seam Metal w/ pencil ribs @ 6" o.c.

Dark Grey

SFR Roof

4. Cedar T&G



1" x 4" T+G Natural Cedar

Soffits of Entry Awnings, and lower level siding.

5. Face Brick



3 5/8" x 8" Face Brick

Aspen White

Planter on Street Front.

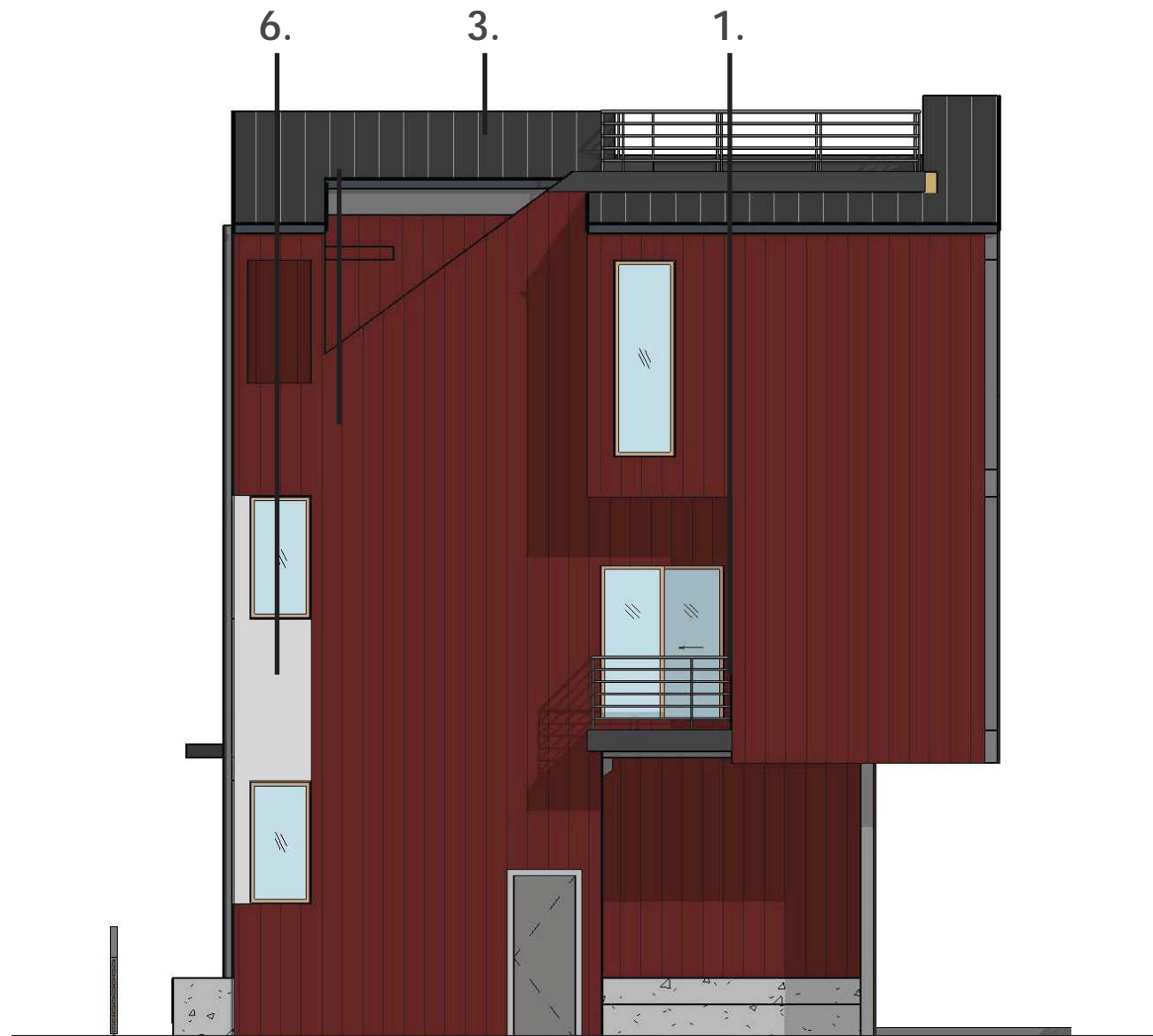
6. White Panel



White Cementitious Panel

Window Accent Panel on SFR & primary material on TH building.

- 1. Blue Lap
- 2. Red Lap
- 3. Standing Seam Metal
- 4. Cedar T&G
- 5. Face Brick
- 6. White Panel

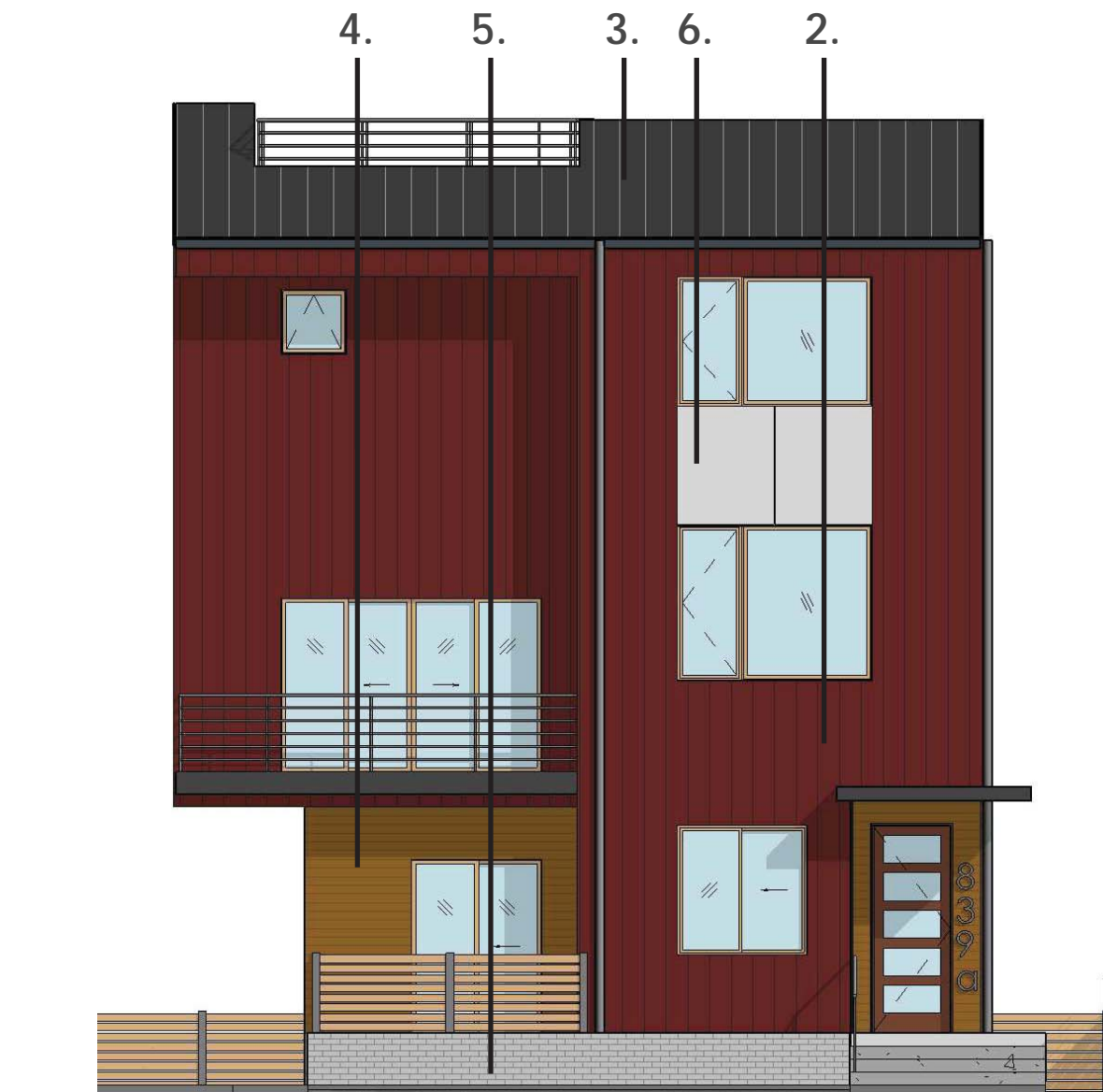


SFR SOUTH ELEVATION

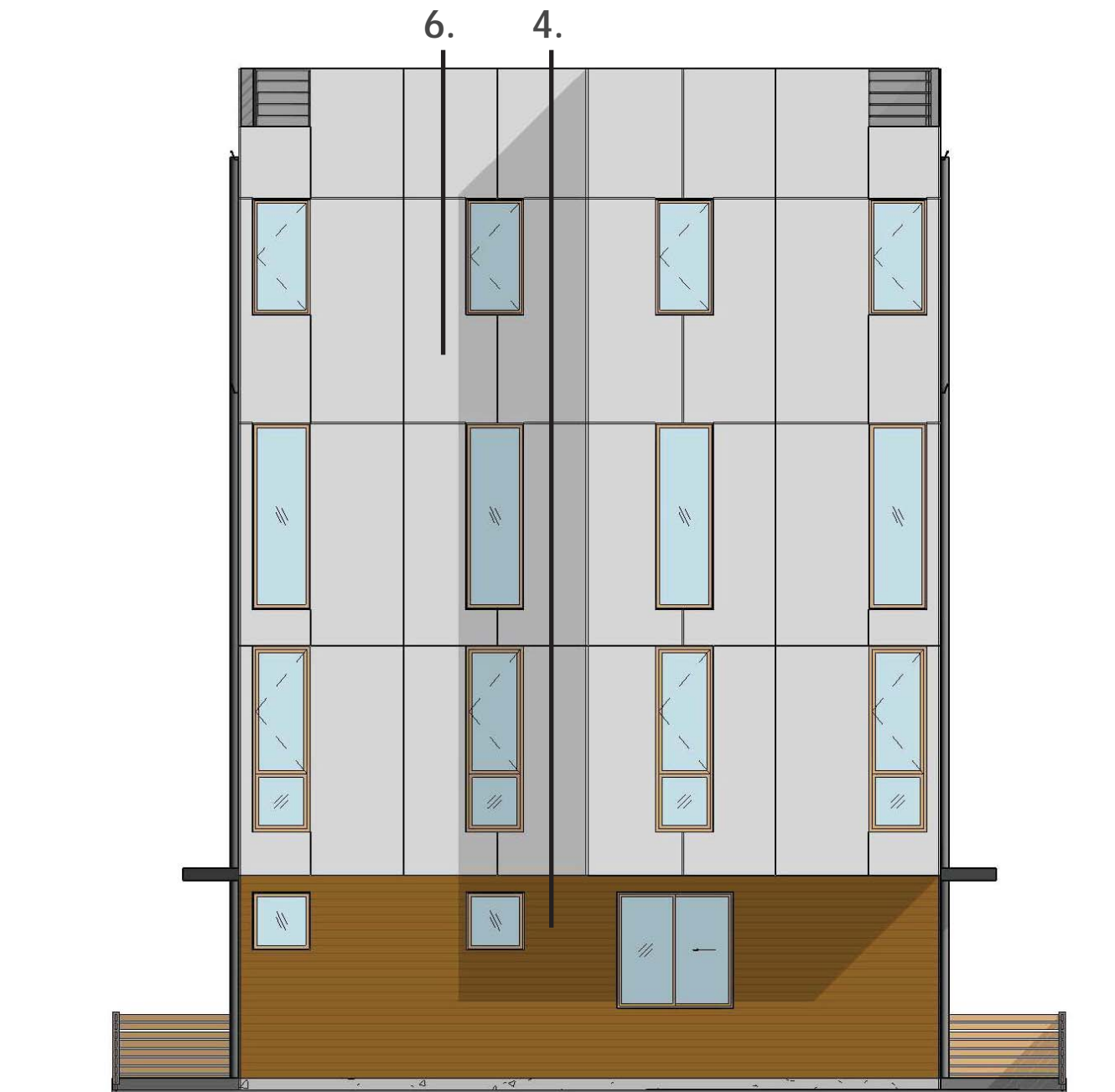


TH 3, 4 SOUTH ELEVATION

- 1. Blue Lap
- 2. Red Lap
- 3. Standing Seam Metal
- 4. Cedar T&G
- 5. Face Brick
- 6. White Panel



54th Ave (North) ELEVATION



TH 1, 2 NORTH ELEVATION

- 1. Blue Lap
- 2. Red Lap
- 3. Standing Seam Metal
- 4. Cedar T&G
- 5. Face Brick
- 6. White Panel



SFR & TH 2, 4 EAST ELEVATION

Scale: 1/8" = 1'-0'



SFR & TH 2, 4 WEST ELEVATION



1. SFR NW 54th Street Approach



2. SFR Entry



2. TH Building Approach/ Bike Parking



2. SFR NW 54th Street Approach

Renderings



Proposed (6) Unit Project
on Adjacent Parcel SDCI
Project #3036638-EG

Proposed (10) unit Project
on Adjacent Parcel SDCI
Project # 3035989-LU

2. Aerial from North