DRAFT

STREAMLINED
DESIGN
REVIEW

PCI # 3796417-CN
[redacted]NW 56th STREET
Seattle, WA 98107

Applicant:
Cone Architecture, LLC
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Seattle, WA 98115
Contact: Michelle Laliond

Owner:
GreenCity Development
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Lynnwood, WA 98087
Contact: Vitaliy Gurfeld

DCI Contact:
Holly Godard
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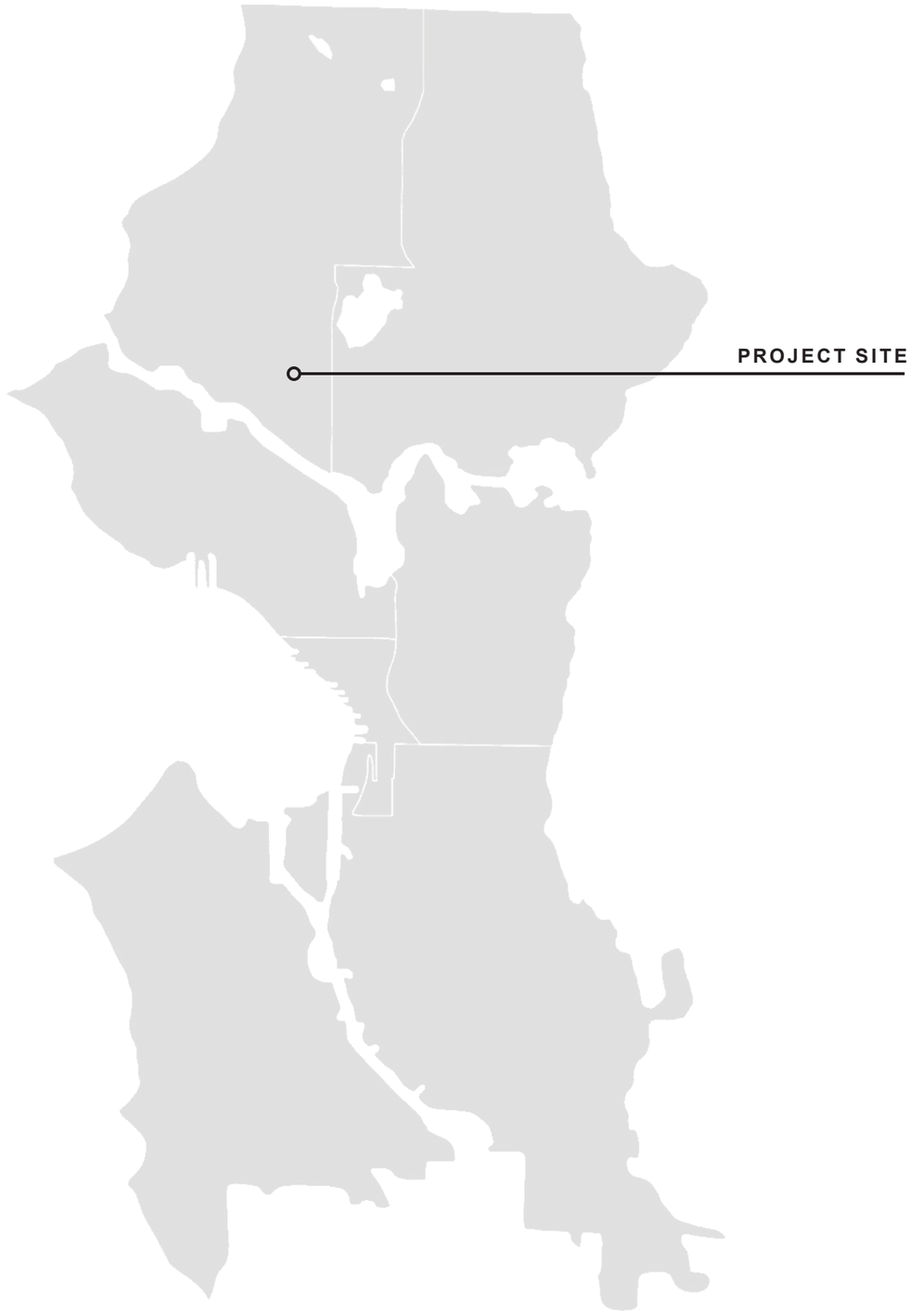
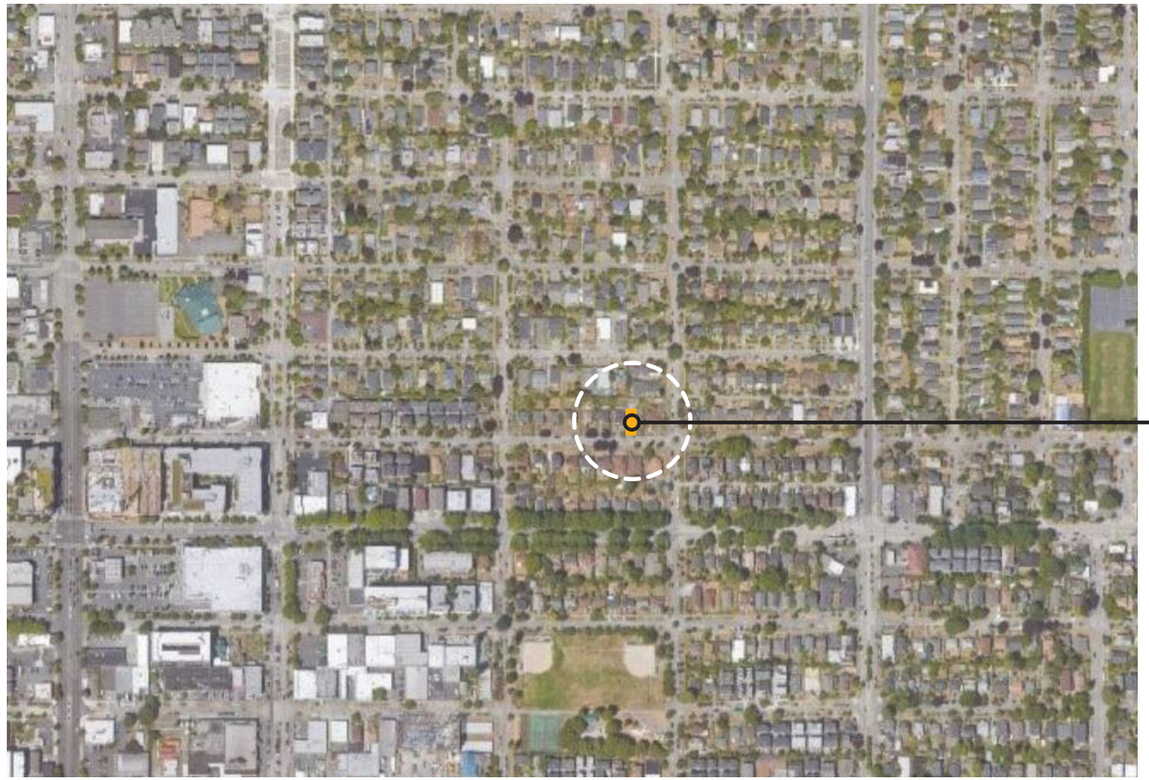
206-684-7188

CONE ARCHITECTURE





EXISTING SITE

The project site is parcel #276810-0070 located on 912 NW 56th Street between 9th Ave NW and 11th Ave NW. The lot measures roughly 100’ deep by 50’-0” wide, and is approximately 5,000 SF. Currently there is a single family structure on the site that will be removed for the proposed project. The site is position in the Low Rise Zone(LR2). All parcels abutting the projects site are one story single family housing located within the same zoning designation (Low Rise Zone) as the subject parcel.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 (M1). One block south is zoned Neighborhood Commercial with access to public transportation. This property is part of the Ballard Hub Urban Village. Due to overlay of the Urban Village proximity to transportation systems of the frequent transit zone overlay, no vehicular parking is required.

DEVELOPMENT OBJECTIVES

The project proposes the construction of a new multi-family residential buildings containing 6 townhouse units. The existing single family residence will be demolished under this proposal. The townhouses will be approximately 1300 SF square feet per unit.

No parking is required for all residential uses in commercial and multifamily zones within urban villages that are not within an urban center or the station area overlay district if the residential use is located within a frequent transit service area. The parcel is located withing a frequent transit service area and Ballard Hub Residential Urban Village.

Although parking is not required in the Urban Village overlay, the project wants the address neighborhood concerns of parking issues and provide a solution of 4 on site parking spaces.

NEIGHBORHOOD CUES

The subject parcel is located in the highly developing portion of the Ballard Hub residential urban village, and less then a block away south of the neighborhood commercial zone on Market Street. A prime location for increased density, the neighborhood offers high walking scores and access to commercial areas in Ballard. Public transportation is readily available being so close to Downtown Seattle. Surrounding the proposed project site are predominantly one to two level single family homes and multi-family apartment buildings. The neighborhood is in transition with multiple townhouse projects currently under development within just one block of the site. As the neighborhood increases density, the precedents found include a variety of architectural styles including roof forms and material choices.

VICINITY MAP

SITE LOCATION
912 NW 56th St
Seattle, WA 98107

ZONING SUMMARY
ZONE: LR-2 (M)
OVERLAY: BALLARD HUB URBAN VILLAGE
ECA: NONE

PROJECT PROGRAM
Site Area: 5000 SF
Number of Residential Units: 6
Number of Parking Stalls: 4
Approx. FAR = 7,882 SF
Approx. FAR Per Unit = 1313 SF

ADJUSTMENTS REQUESTED
None

Address: 912 MW 56th St, Seattle, WA 98107
Parcel #: 276810-0070
Zoning: LR2 (M)
Overlays: Ballard Hub Urban Village
Site Area: 5,000.00 SF

23.45.504 Permitted Uses
Permitted outright: Residential

23.45.514 Structure height

Allowed Maximum Base Height:	40'-0"
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.)	44-0"
10'-0" additional allowed for stair penthouses:	50'-0"

23.86.006 Structure height measurement
The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. ("Average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 floor area ratio
Maximum FAR: 2.3 (7,443.95 SF)

23.45.518 Setbacks requirements

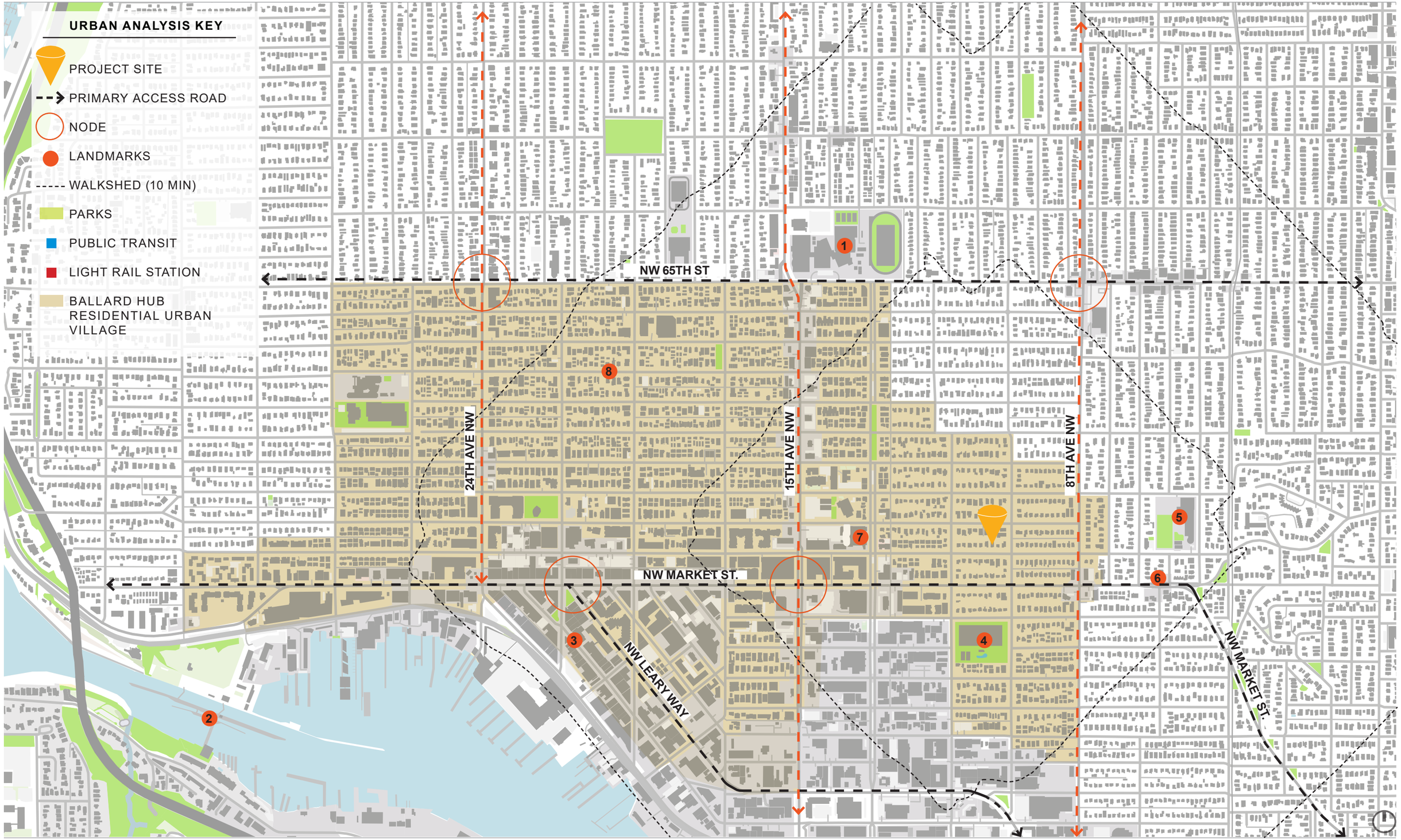
Front Setback:	7’-0” average/5’-0” minimum
Rear Setback:	7'-0" average/5'-0" minimum
Side Setback for Facades <40' in length:	5’-0” minimum
Side Setback for Facades ≥ 40' in length:	7’-0” average/5’-0” minimum

23.45.524 Landscaping and Screening Standards
- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.54.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.45.522 Amenity Area
Required: 1250 SF (25% of lot area)
625 SF (50% provided on ground level)

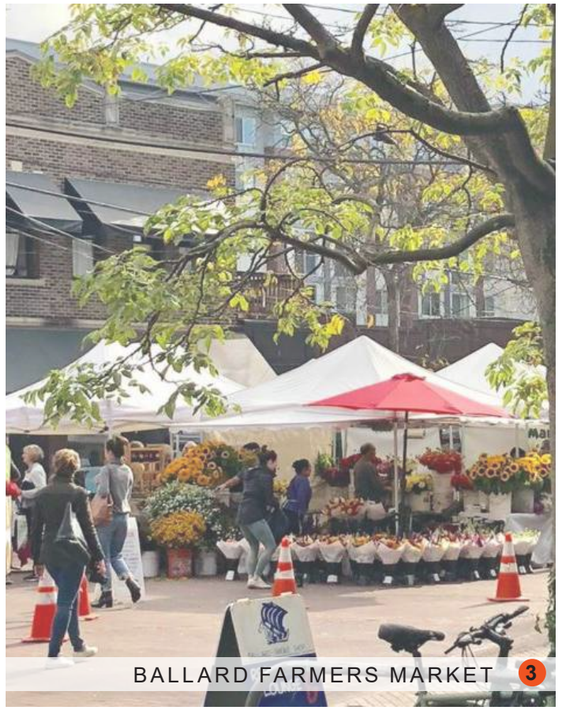
23.54.015 Required Parking
The project is located within an Urban Village and no parking is required for residential and non residential uses. Location qualifies for frequent transit designation.

23.54.040 Solid Waste & Recyclable Materials Storage and Access
SPU approval will be obtained for the storage area shown on the site plan


URBAN ANALYSIS KEY
PROJECT SITE
PRIMARY ACCESS ROAD
NODE
LANDMARKS
WALKSHED (10 MIN)
PARKS
PUBLIC TRANSIT
LIGHT RAIL STATION
BALLARD HUB RESIDENTIAL URBAN VILLAGE
NW 65TH ST
24TH AVE NW
15TH AVE NW
8TH AVE NW
NW MARKET ST.
NW LEARY WAY
NW MARKET ST.
1
2
3
4
5
6
7
8

BALLARD HIGH SCHOOL 1

BALLARD LOCKS 2



BALLARD FARMERS MARKET 3

GILMAN PLAYGROUND 4

WEST WOODLAND ELEMENTARY SCHOOL 5

BALLARD COMMUNITY CENTER 6

LOCAL GROCERY MARKET 7

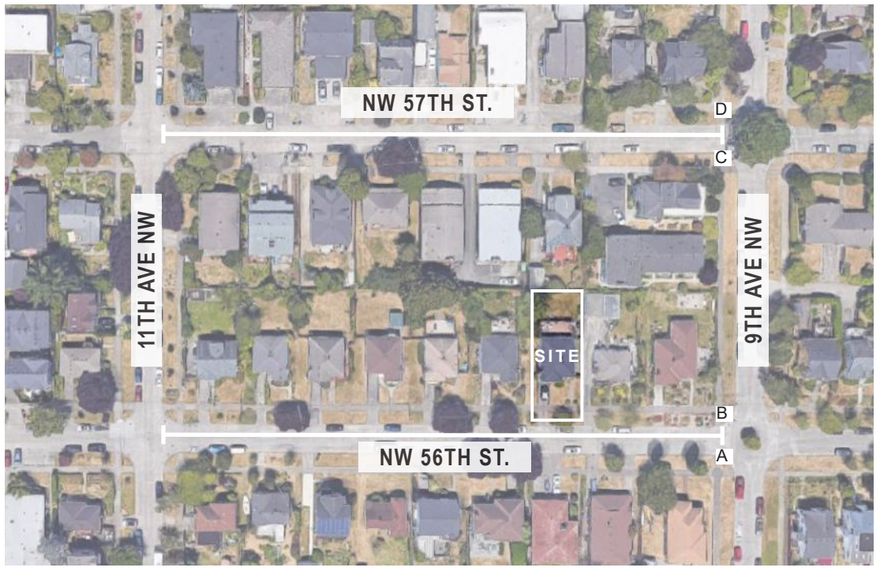
LOCAL BREWERY 8

PROJECT SITE

NW 56TH STREET LOOKING NORTH(B)

ADJACENT PROPERTIES
SOUTH OF SITE

NW 56TH STREET LOOKING SOUTH(A)

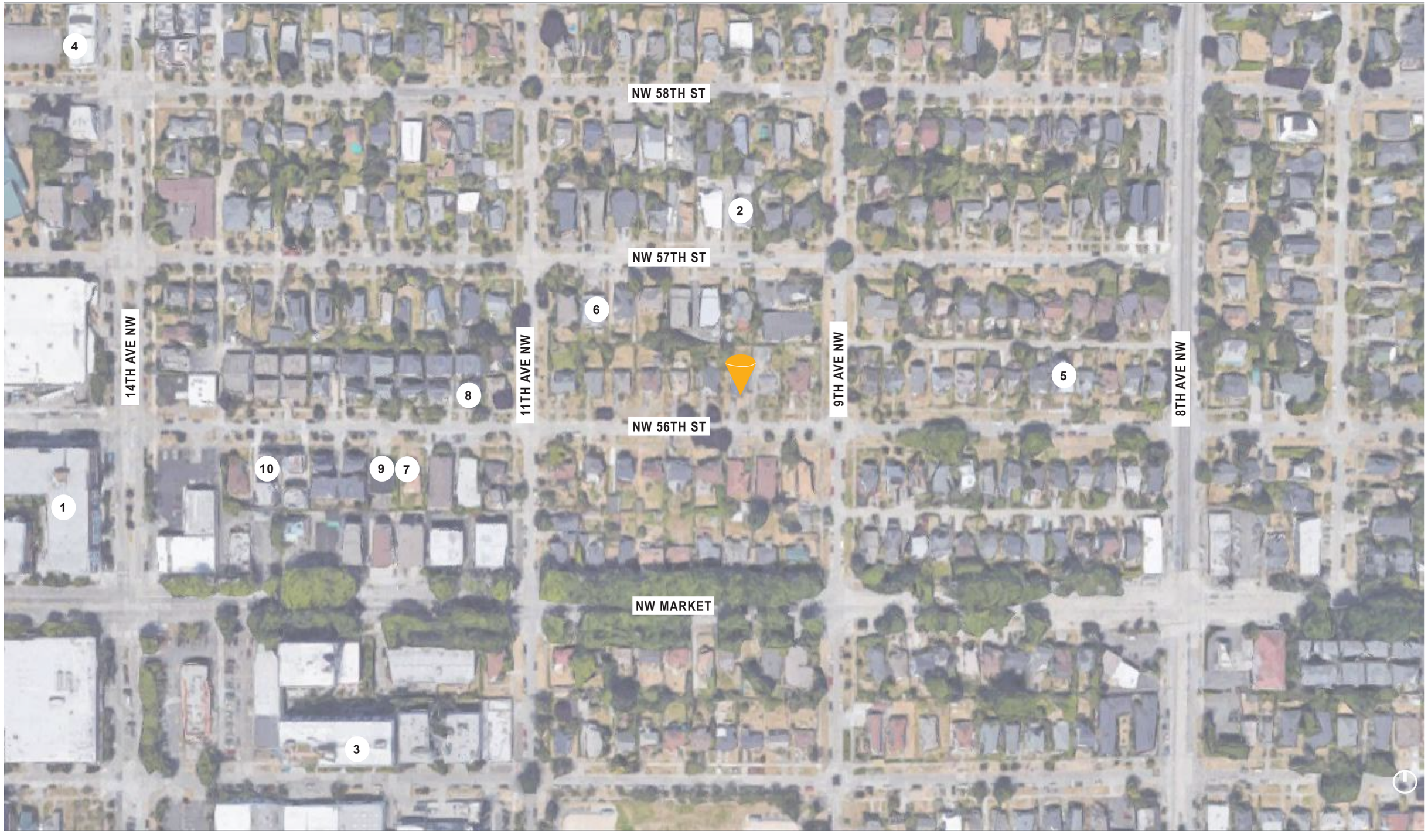


NW 57TH ST. LOOKING NORTH (D)

ADJACENT PROPERTIES
NORTH OF SITE

NW 57TH ST. LOOKING SOUTH (C)

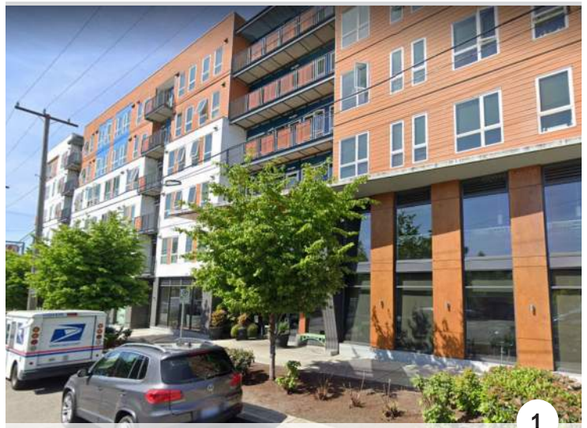

NW 57th St
NW 57th St
11th Ave NW
9th Ave NW
SITE
NW 56th St
NW 56th St
4 UNIT TOWN HOUSE
4 UNIT TOWN HOUSE
11th Ave NW
9th Ave NW
NW Market St
NW Market St



Roosevelt Urban village - Context around site - single family and mix use buildings+ mix of traditional and contemporary architecture

SURROUNDING MULTIFAMILY CONTEXT ANALYSIS

The Ballard neighborhood offers residents an urban suburban mix feel. The neighborhood is adjacent to commercial streets offering bars, restaurants, coffee shops, and parks restaurants, coffee shops, and parks. The surrounding context is mixed with new modern apartment buildings, along with traditional established multi-story single family homes. The residential characteristic has similar traditional roof shapes and massing approaches. This project proposes the use of high quality material throughout the building along with open railing, allows transparency of the neighborhood and hoping to reduce perceived scale. The focus of this project is to connect the neighborhoods characteristics, special attention to detailing and most importantly street design.


1 STREET FRONT CONNECTION

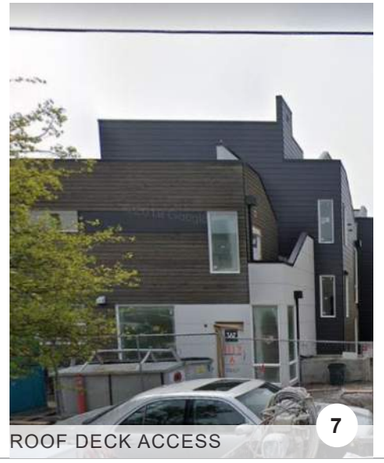

2 INTEGRATED LANDSCAPE

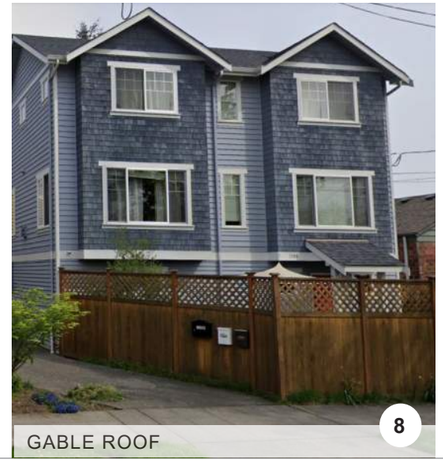

3 UPPER LEVEL DECKS


4 PARAPET WALLS

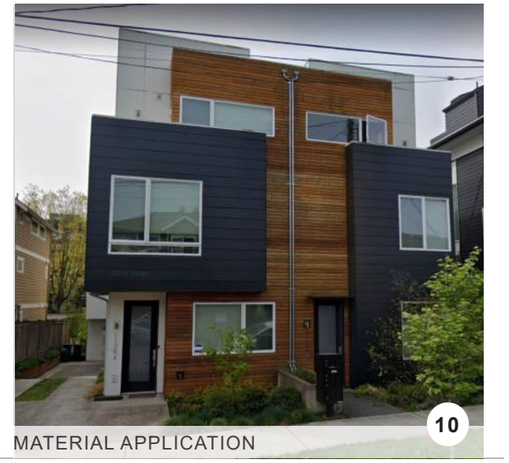

5 UPPER MODULATION


6 CANTILEVERED MODULATION


7 ROOF DECK ACCESS


8 GABLE ROOF


9 STRONG ROOF LINE


10 MATERIAL APPLICATION

COMMUNITY OUTREACH SUMMARY

1. Printed Outreach
a. Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site (high impact method)
b. Flier will advertise the proposed project, and will contain links to an online survey and interactive project website.

Date: Flyers were mailed **10/01/2020**
Materials attached: Flyer and spreadsheet with addresses

2. Electronic/Digital Outreach: Cone Architecture designed an online survey that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, a site plan, and five survey questions.

Public informed by: Printed outreach flyer
Date: Survey launched **09/28/2020**
Survey closed **10/22/2020**
Survey: https://www.surveymonkey.com/r/N6CKPNX

Material attached: Screenshot of survey

3. Electronic/Digital Outreach 2 (COVID replacement for In-Person)
Cone Architecture designed a project-specific website which presented the project via a site-location map, a preliminary site plan of the proposed development, and a summary of the project. The website also provided project information including the project's address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site provided a link to the project survey with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback.

Public informed by: Printed outreach flyer and survey
Date: website launched **08/28/2020**, website closed **10/22/2020**
Website: https://www.cone-outreach.com/56triplea

Summary of Community Responses:

1. Electronic/Digital Outreach: Cone Architecture did not receive any comments from the survey.

2. High-Impact Outreach: The comment box provided on the project website did not receive any feedback or questions.

CLIP OF INTERACTIVE WEBSITE:

Community Outreach

56th Triple Lot A

912 NW 56th St., Seattle, WA
Early Outreach for Design Review

About the project

Greencity Development and Cone Architecture are partnering on the development of Lot A at 912 NW 56th St., Seattle, WA. The new development will be 6 townhouses with parking. Planning has just begun, and construction could start as early as Fall 2021.

ADDRESS: 912 NW 56th St., Seattle, WA
SDCI RECORD NUMBER: 6798417-CN
APPLICANT: CONE ARCHITECTURE
CONTACT: Michelle LaLonde, info@cone-arch.com
206-693-3133

Take our survey

Use this online survey to provide feedback.

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

This survey link will be available through 10/22/20.

Take Survey

Additional information

You can track our progress through the permitting process. Search the project address "912 NW 56th St." or project number "6798417-CN" in the Design Review Calendar and the Seattle Services Portal.

To find out more about early outreach for design review, visit the City of Seattle's Department of Neighborhood's web page.

Share your thoughts

Please share your concerns and priorities for this new building, and for the neighborhood overall, on the project website.

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

Name

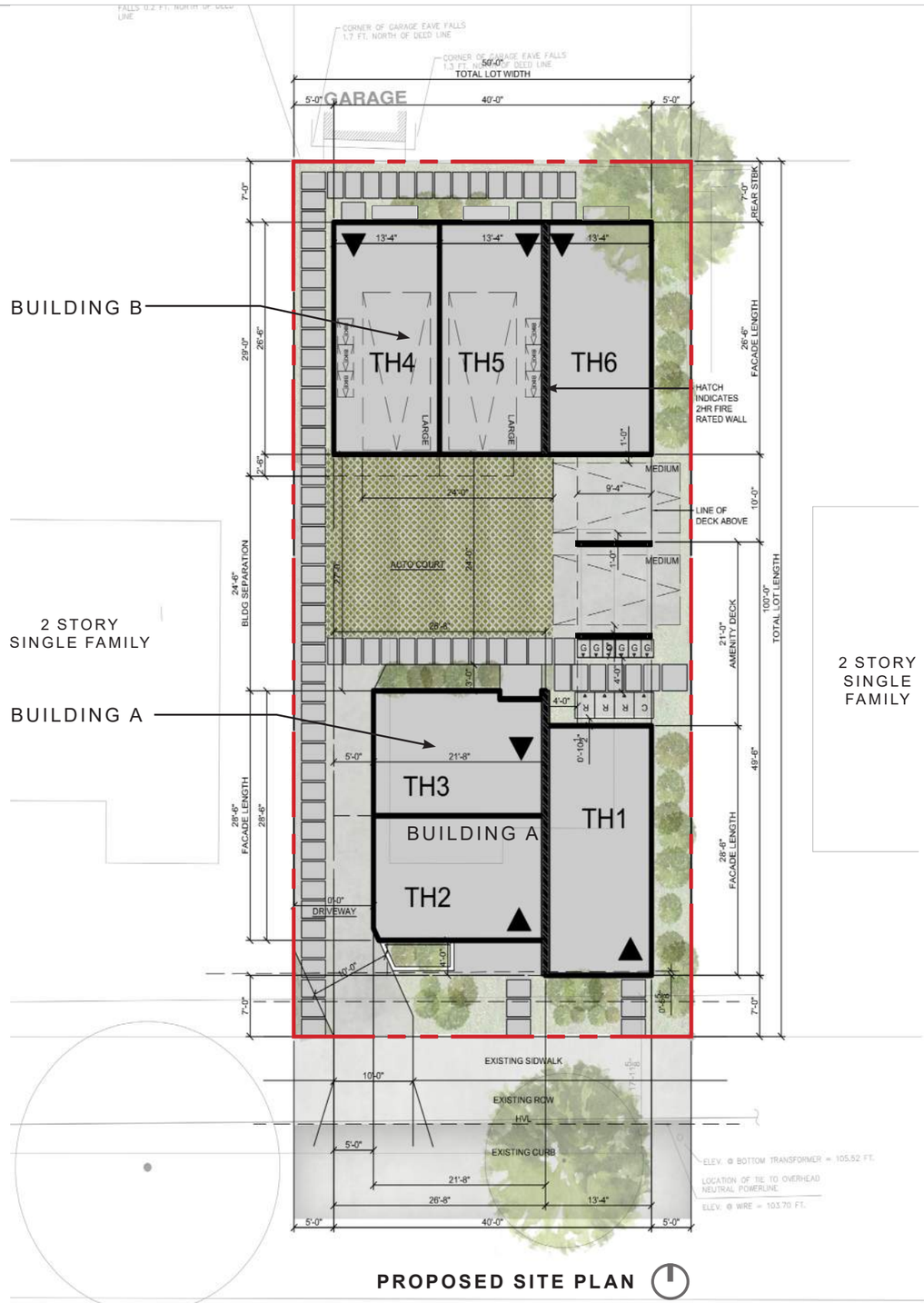
Email

Tell us more

Submit

CONE ARCHITECTURE

https://www.cone-outreach.com/56triplea 1/2



PROPOSED SITE PLAN

SITE PLANNING + LANDSCAPE APPROACH

The six proposed townhouse units are designed with a driveway on the east property. The central courtyard designated two individual car garages and two surface parking stalls under a carport. The courtyard also provides access to shared solid waste receptacles and provides open spaces for residential usage. Townhouse 1 and 2 have a main street frontage are accessed from the pedestrian path right off of NW 56th Street. The northern units primary pedestrian path at the southwest corner of NW 56th street and provides access to the main entrances of townhouses 3, 4, 5, and 6. Townhouse 3 has the main entrance off the autocourt. Townhouse 4, 5, and 6 entrances are located at the north end of the property to provided a safe and secure access without vehicular interference.

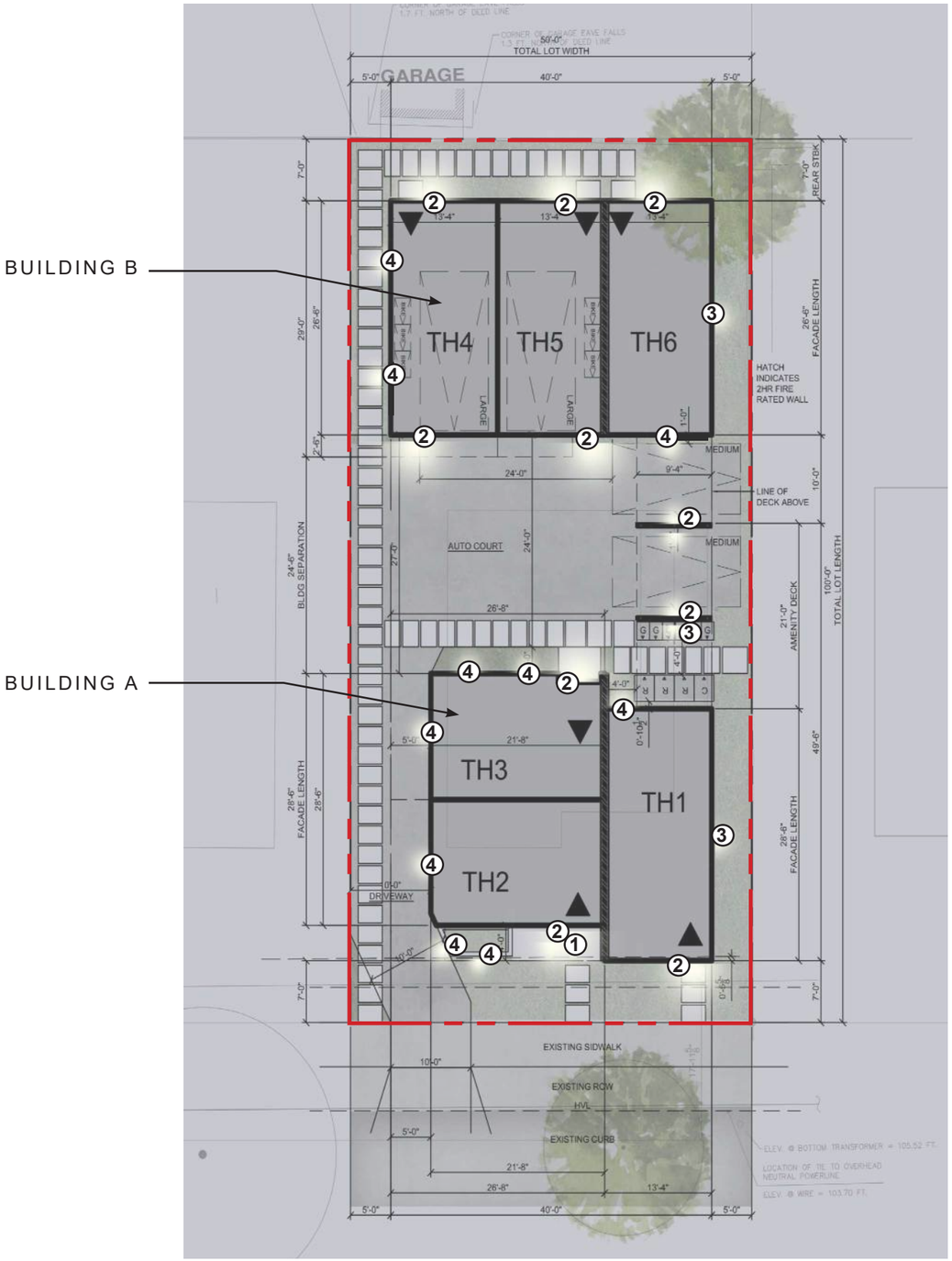
Landscaping will be added to all areas seen here in green, with the intention of framing pathways and creating a generous landscape buffer adjacent to the west, east and north sides of the neighboring properties. Townhouse 1 and 6 have access to a deck amenity space over the carport and is perceived as an extension to the Living, Dining and Kitchen Level. The deck space provides views over the autocourt and allows spaces for individual garden beds. The street facing Townhouse 2 unit will have a autocourt allows in order to provide a buffer from the street and opportunity for an upper level deck. Roof decks will also be proposed for amenity spaces that will have views to the Olympic Mountains.


ACORUS GRAMINEUS OGON


SEDUM ANGELINA


CAREX EVERCOLOR EVERIL


NANDINA DOMESTICA GULF STREEM



PROPOSED LIGHTING PLAN

PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy way-finding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common pathways, and under cantilevers. Fixtures will be at path, entry, and driveway related and shielded from interfering with neighboring buildings.

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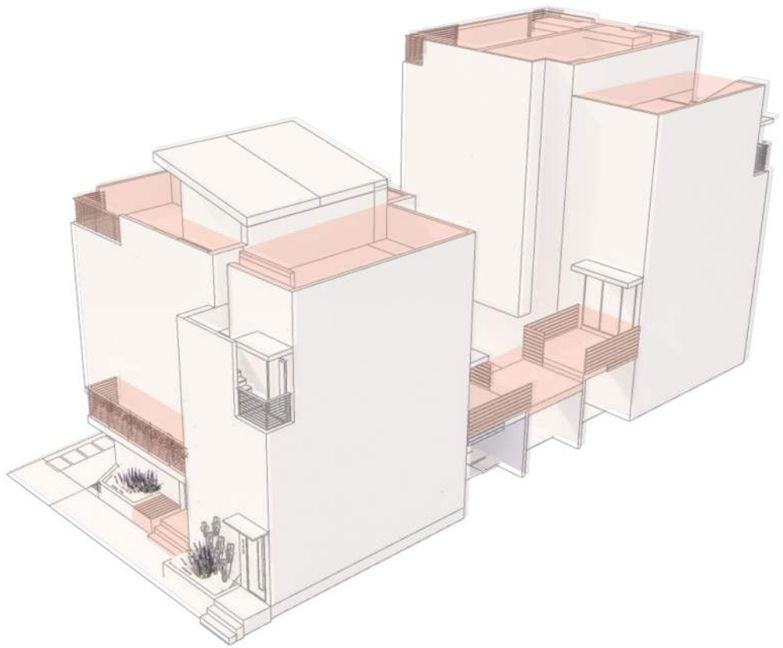
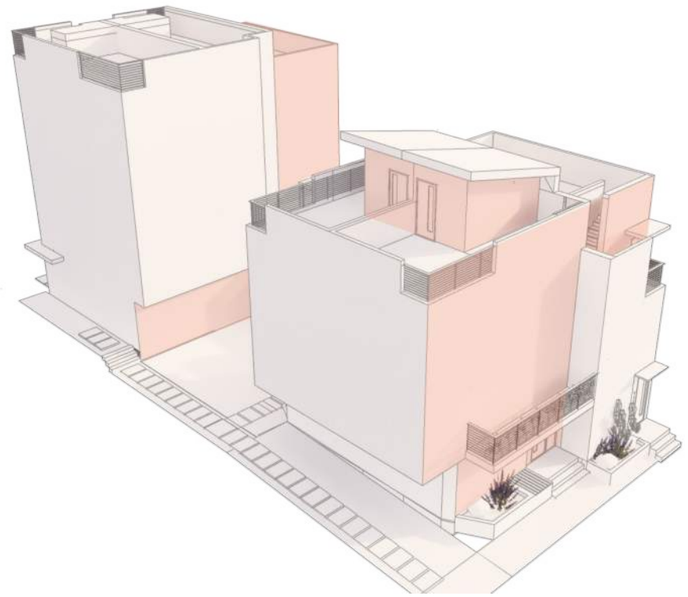
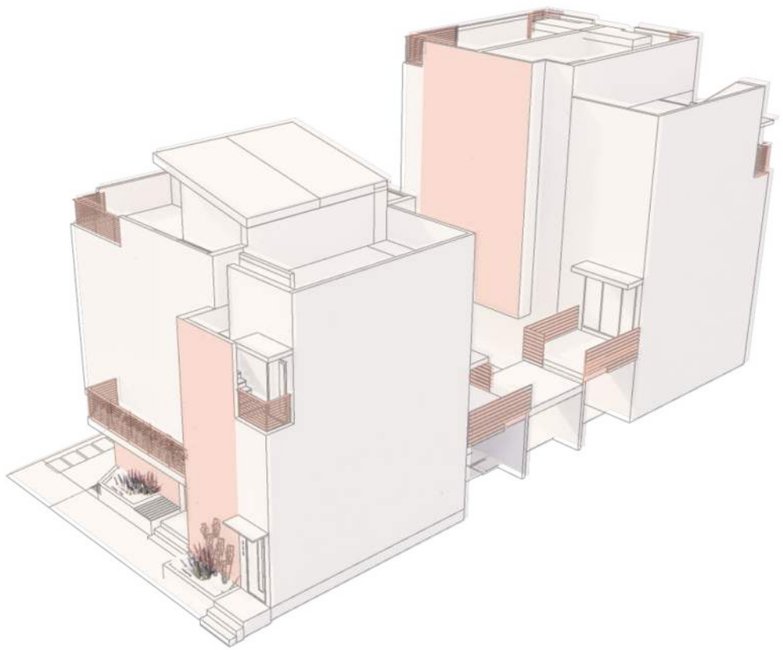


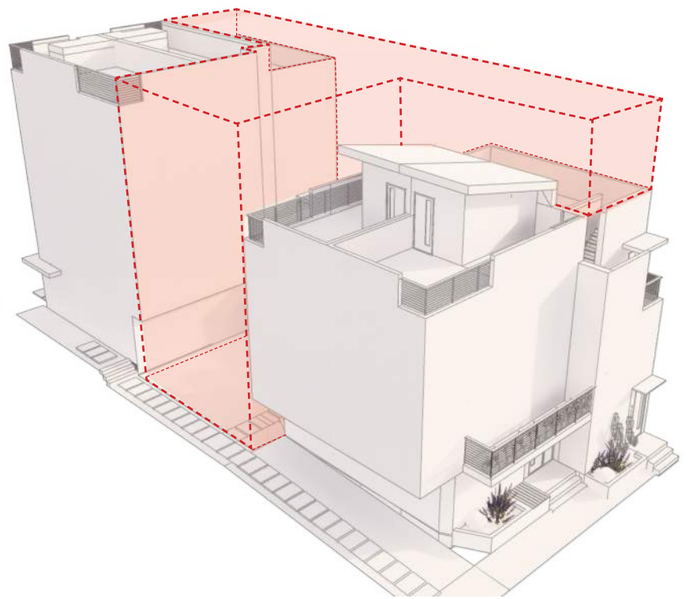
OPEN SPACE CONNECTION
Increased open space and planting areas are highlighted throughout the project including a central grass-paved court that will encourage increased foot activity. The central open space is additionally activated with wide decks off the living spaces. Roof decks and balconies also strengthen the open space relationship. (DC3.A.1)



MODULATION
MAJOR AND MINOR
The proposed design features a three story street front building and a four story building at the rear. The height and mass is also reduced by proposing reduced penthouses or situating stair towers away from the street with a large amount of modulation at the street front. Additionally, variation in setbacks and heights in both buildings help to break down the scale.
(CS2.D.1)



HIGH QUALITY MATERIALS
Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. Brick is used at the street facade to define building modulation and provide high quality texture. Cedar siding will be positioned at pedestrian levels to created a larger pedestrian experience at the street front and main entry doors. (DC.4.1.A)



OVERALL MASSING AND RESIDENTIAL SCALE
The buildings are positioned on the site to create a central open space that will allow for increased landscapping as well as increased light to all units. The buildings sit well below the allowable building height to relate to the existing single family context and create more of a residential scale. This location willalso encourage more community interaction between the residents.

CS1. NATURAL SYSTEMS AND SITE FEATURES	Use natural systems and features of the site and its surroundings as a starting point for project design.	EARLY RESPONSE
CS1-I. Plants and Habitat	A. In the Residential In-Town and Civic Core (see Ballard's Character Areas map on page 4), integrate landscaping in front of residences, within the planting strip, setbacks, or in street-level open spaces to add visual interest for people walking by, habitat, or a buffer from sidewalks for residents. With Seattle Department of Transportation approval, select plants that will provide interest year-round and create a variety of color and texture along the street.	The proposed design situates the buildings to offer areas for plantings that will be experienced by the residents and pedestrian traffic. The majority of the street facing building is set back an additional four feet from the required setback to create a natural buffer between uses. The increased planting areas are intended to correspond to an overall expansion of landscaping opportunities throughout the project including a central grass-paved auto court. A variety of native vegetation is proposed to support open space and natural habitats and create a visual interest.

CS2. URBAN PATTERN AND FORM	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	
CS2-II. Urban Pattern & Form	f. Residential In-Town: Ballard's higher density multifamily areas provide in-town living opportunities that enjoy easy access to shops, services, and jobs. The design characteristics and street scape support a diverse population including singles, families, and seniors.	Townhouses two and three are set back even further from the sidewalk adjacent to the driveway which is typical of the surrounding single family street rhythm. These additional setbacks smooth the transition from new construction into existing context. A variety of unit types are proposed in this design to meet the needs of a diverse population and create a sense of community at the small scale that reflects the existing and growing Ballard neighborhood.
CS2-D Height, Bulk and Scale	1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.	The proposed design features a three story street front building and a four story building at the rear. The height and mass is also reduced by proposing reduced penthouses or situating stair towers away from the street. Additionally, variation in setbacks and heights in both buildings help to break down the scale. As this neighborhood and block is in transition the proposed project aims to respect the current context while also looking to the future proposed developments occurring just within a two block radius.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER	Contribute to the architectural character of the neighborhood.	
CS3-A. Emphasizing Positive Neighborhood Attributes	3. Established Neighborhoods: In existing neighborhoods with a well defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.	The surrounding context is currently composed of mostly single family homes with five new future developments along this block. The proposed development on the subject site will complement the transitional neighborhood by introducing traditional and natural materials with a modern and clean color palette. A shed roof breaks the linear form of upper parapet walls and adds a functional sense of residential shelter.

PL1. CONNECTIVITY	Complement and contribute to the network of open spaces around the site and the connections among them.	
PL1-B. Pedestrian Amenities	1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.	The increased proposed setback will be filled with a landscape buffer to promote pedestrian connection between outdoor spaces. Upper level decks at the street facing units help to activate the connection between the street and the residential use. The central grass-paved court will slow down traffic wheels, and encourage increased foot activity. The central open space is additionally activated with wide decks off the living spaces which will promote neighbor connection. We are further activating the shared space by providing a well screened, but central location for the common recycling. In many ways this location will increase and encourage more community interaction in the large central open court.

PL3. STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	EARLY RESPONSE
PL3. 2. Residential Edges	• Use strong design elements in setbacks (e.g. sitting walls, raised patios planters, paving changes, stoops, and porches) to indicate the transition from public to private. • Encourage clearly differentiated residential or commercial street level uses. Encourage ground-related residential uses to follow development standards.	The street facing units entries are clearly articulated by overhead protection from awnings or a deck and are raised about two feet off of the grade. The public to private separation is further defined by an entry stoop and a landscape buffer. Bioplanters are proposed along the front at a height that provides bench seating for the users to engage with their front yard and help define a residential transition. A central auto court adds additional ground related residential use that will be shared with all occupants.

DC3. OPEN SPACE CONCEPT	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	
DC3.A. Building-Open Space Relationship	1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	The architectural and open space concept is to create intelligent and livable high-density design. The two proposed buildings are arranged to increase front setbacks for landscaping and a central multi purpose court for all users to experience. These increased planting areas are intended to correspond to an overall expansion of landscaping opportunities throughout the project including a central grass-paved court that will function as a permeable pavement facility, slow down the traffic wheels, and encourage increased foot activity. The central open space is additionally activated with wide decks off the living spaces. We are envisioning the railings at these elevated amenity areas to create both shielded and unshielded open spaces. A planting zone is placed between the deck to provide a space for a potential garden or a planting bed with tall grass for privacy.

DC3. OPEN SPACE CONCEPT	Integrate open space design with the design of the building so that each complements the other	
DC3.3. Design	a. Amenites and Features: In the Residential In-Town and Civic Core, (see map on page 4) integrate landscaping in front of residences within the planting strip and/or in the required setback to add visual interest for people walking by, a habitat, and a privacy layering from sidewalks for residents.	The proposed design situates the buildings to offer areas for plantings that will be experienced by the residents and pedestrian traffic. The majority of the street facing building is set back an additional four feet from the required setback to create a natural buffer between uses. A variety of native vegetation is proposed to support open space and natural habitats and create a visual interest. Outdoor spaces will be a mix of landscaping and handicapping to create pleasant multi use spaces and features for the development.

DC4. EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces	
DC4.I.A Building Materials	4. Residential buildings should incorporate operable windows, and fine-scaled detailing without relying on single-family residential materials such as vinyl clapboards and shingles.	Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. Brick is used at the street facade to define building modulation and provide high quality texture. Cedar siding will be positioned at pedestrian levels to created a larger pedestrian experience at the street front and main entry doors. Cedar is introduced for warmth and texture and also located at specific volumes on the upper levels and placed at all soffits. Operable windows are incorporated throughout to ensure user controlled comfort and promote interior to exterior connection. Metal open rail will be introduced at roof tops, decks and street front patio to add fine-scaled detailing.

① CEDAR SIDING

② CEMENTITIOUS PANEL AND INFILL - DARK GREY

③ LAP SIDING - WHITE

④ BLACK VINYL WINDOWS (ALL WINDOWS TO BE BLACK WHEN INSET IN BLACK PANELS OR GRAY LAP SIDING)

⑤ WHITE VINYL WINDOWS (ALL WINDOWS TO BE WHITE WHEN INSET IN WHITE PANELS OR GRAY LAP SIDING)

⑥ STRAIGHT BOND BRICK - GRAY

⑦ METAL RAIL

PROPOSED MATERIALS

Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. The cedar siding will be positioned at pedestrian levels to created a larger pedestrian experience at the street front and main entry doors. Cedar is introduced for warmth and texture and also located at specific volumes on the upper levels and placed at all soffits. Lap siding and cementitious panels has been chosen to respond to the traditional residential context and will be strategically positioned to decrease the building mass and height. Black vinyl windows will be used everywhere else. Metal open railing will be introduces at roof tops, decks and street front patio.

SOUTH ELEVATION (BUILDING A)

NORTH ELEVATION (BUILDING A)

① CEDAR SIDING

② CEMENTITIOUS PANEL AND INFILL - DARK GREY

③ LAP SIDING - WHITE

④ BLACK VINYL WINDOWS (ALL WINDOWS TO BE BLACK WHEN INSET IN BLACK PANELS OR GRAY LAP SIDING)

⑤ WHITE VINYL WINDOWS (ALL WINDOWS TO BE WHITE WHEN INSET IN WHITE PANELS OR GRAY LAP SIDING)

⑥ STRAIGHT BOND BRICK - GRAY

⑦ METAL RAIL

EAST ELEVATION

① CEDAR SIDING

② CEMENTITIOUS PANEL AND INFILL - DARK GREY

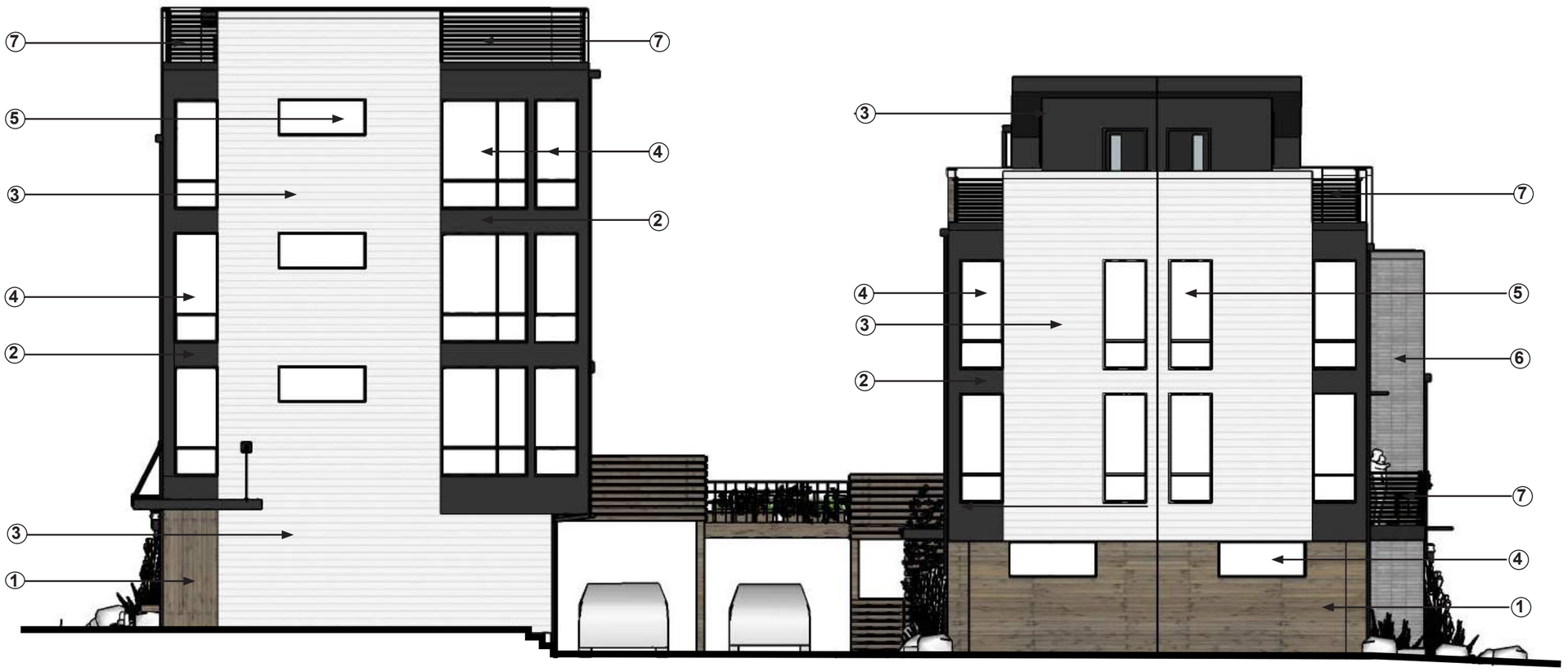
③ LAP SIDING - WHITE

④ BLACK VINYL WINDOWS (ALL WINDOWS TO BE BLACK WHEN INSET IN BLACK PANELS OR GRAY LAP SIDING)

⑤ WHITE VINYL WINDOWS (ALL WINDOWS TO BE WHITE WHEN INSET IN WHITE PANELS OR GRAY LAP SIDING)

⑥ STRAIGHT BOND BRICK - GRAY

⑦ METAL RAIL



EAST ELEVATION

① CEDAR SIDING

② CEMENTITIOUS PANEL AND INFILL - DARK GREY

③ LAP SIDING - WHITE

④ BLACK VINYL WINDOWS (ALL WINDOWS TO BE BLACK WHEN INSET IN BLACK PANELS OR GRAY LAP SIDING)

⑤ WHITE VINYL WINDOWS (ALL WINDOWS TO BE WHITE WHEN INSET IN WHITE PANELS OR GRAY LAP SIDING)

⑥ STRAIGHT BOND BRICK - GRAY

⑦ METAL RAIL

SOUTH ELEVATION (BUILDING B)

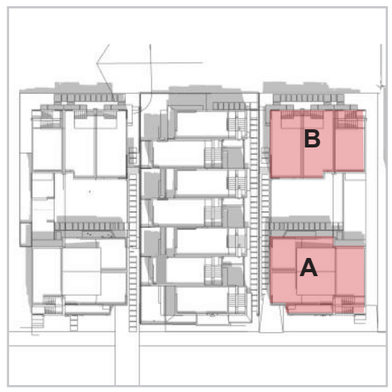
NORTH ELEVATION (BUILDING B)

MARCH / SEPTEMBER 21, 9 AM

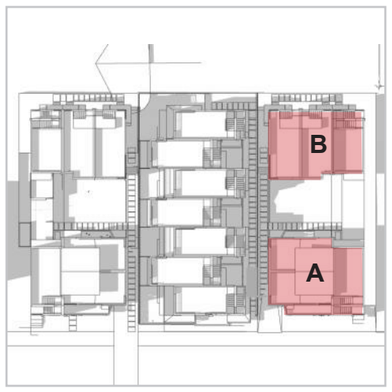
MARCH / SEPTEMBER 21, 12 PM

MARCH / SEPTEMBER 21, 3 PM

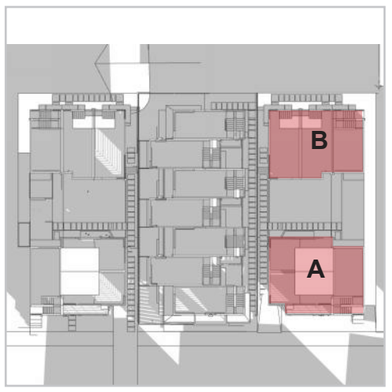
JUNE 21, 9 AM



JUNE 21, 12 PM



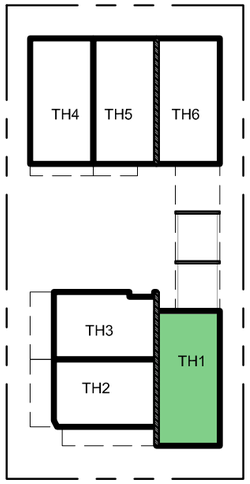
JUNE 21, 3 PM

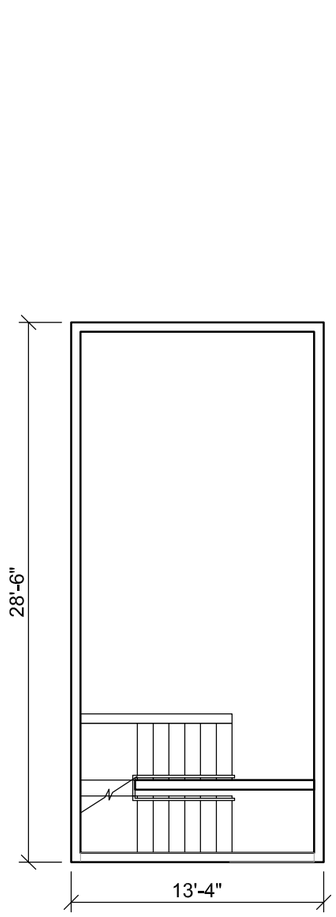


DECEMBER 21, 9 AM

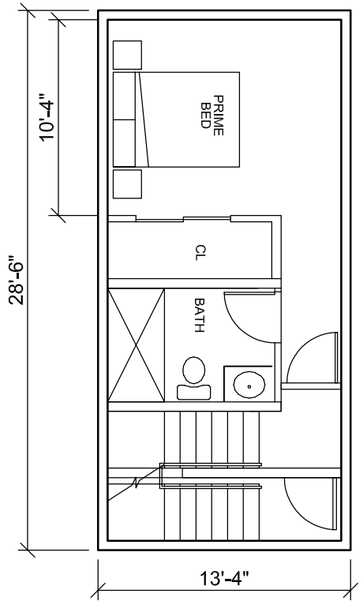
DECEMBER 21, 12 PM

DECEMBER 21, 3 PM

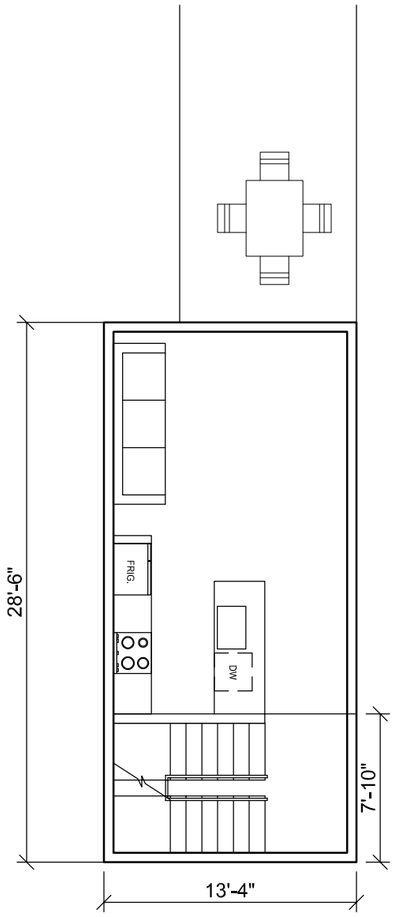




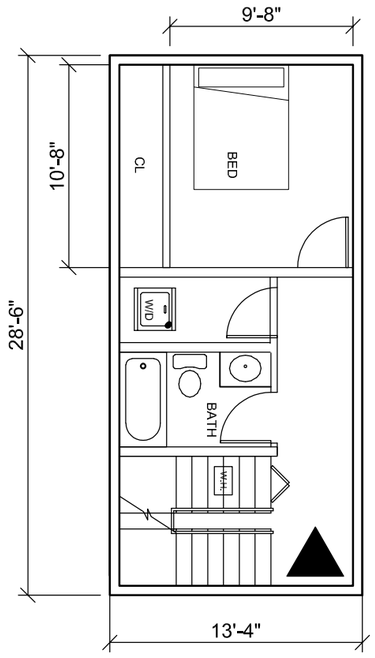
ROOF DECK



THIRD FLOOR

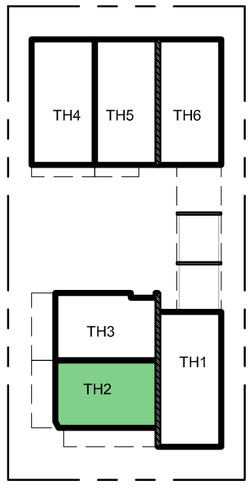


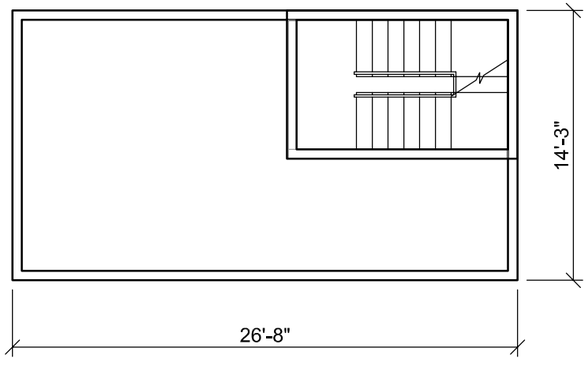
SECOND FLOOR



FIRST FLOOR

TOWNHOUSE 1 - FLOOR PLAN





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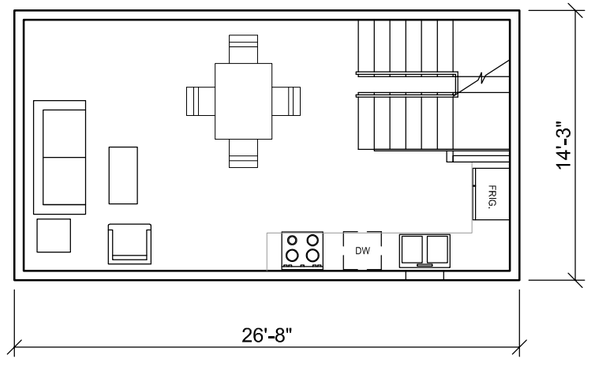

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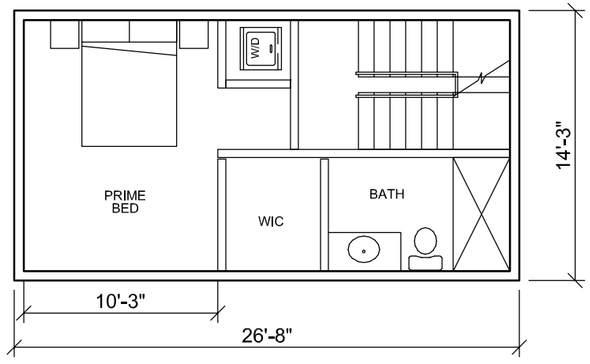

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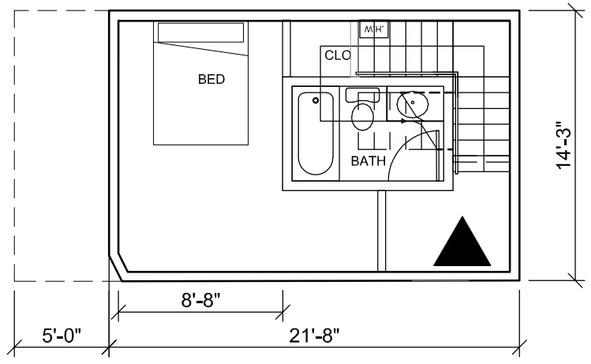
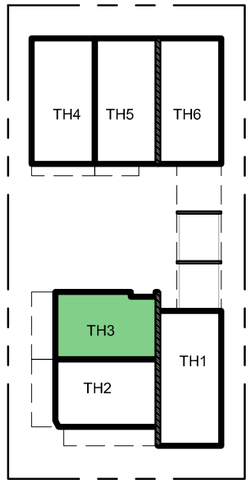
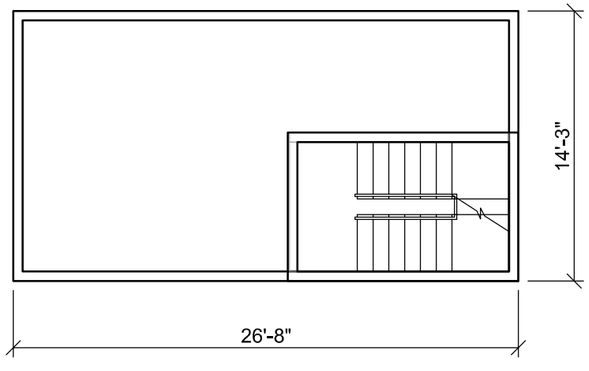


FIRST FLOOR

TOWNHOUSE 2 - FLOOR PLAN





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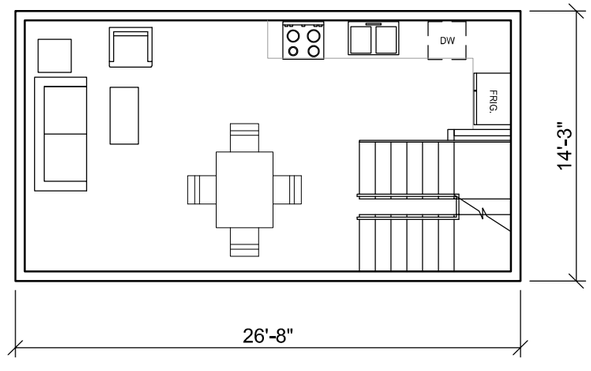

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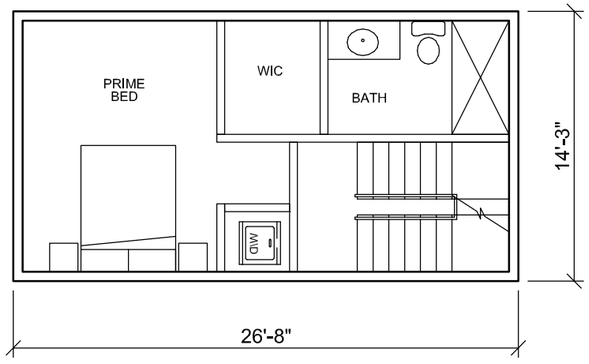

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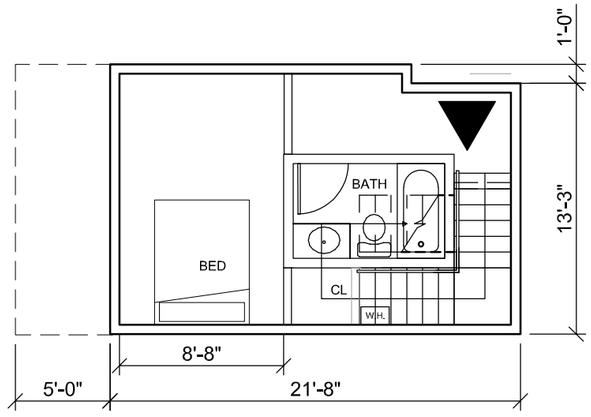
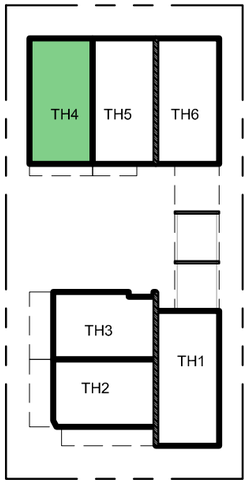
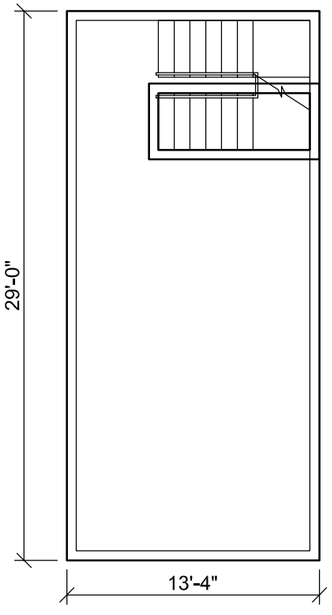


FIRST FLOOR

TOWNHOUSE 3 - FLOOR PLAN





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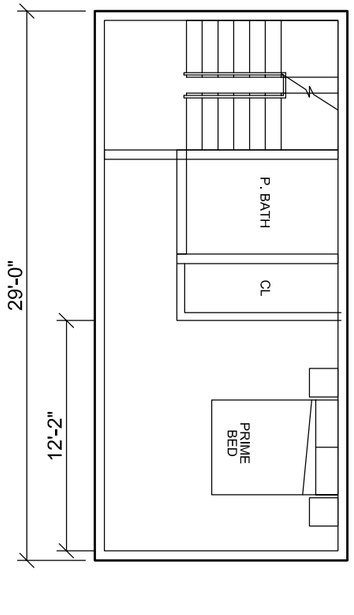
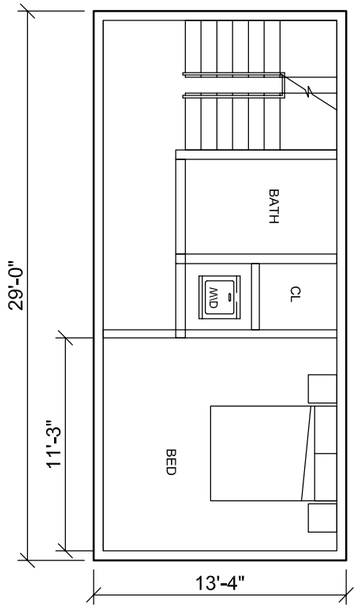


FOURTH FLOOR



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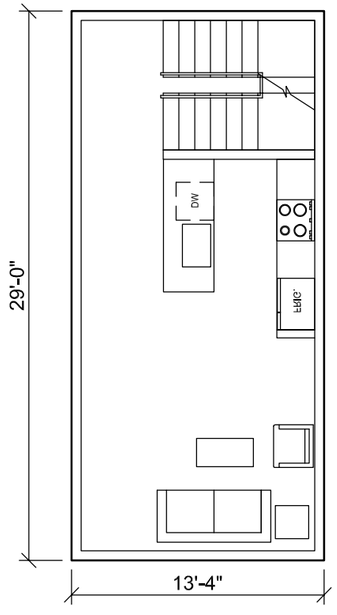
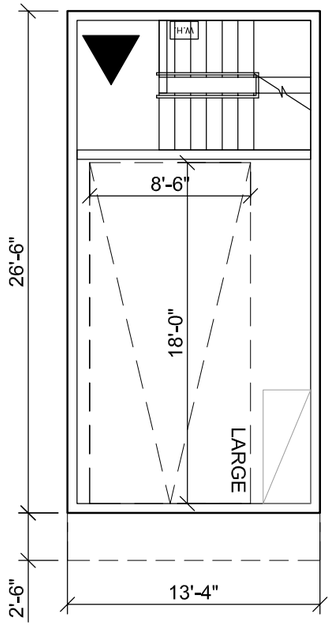
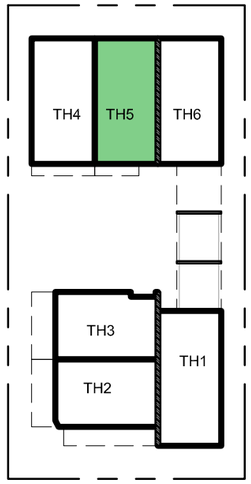


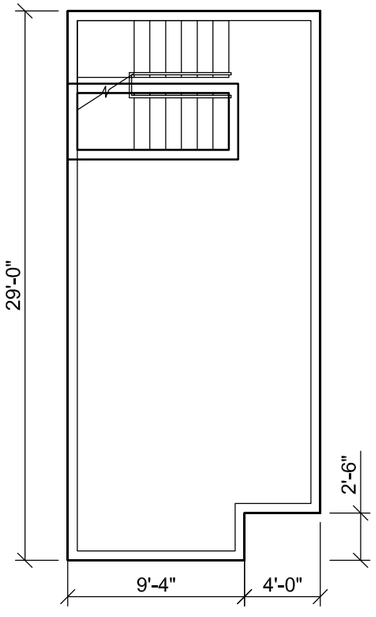
SECOND FLOOR



FIRST FLOOR / GARAGE

TOWNHOUSE 4 - FLOOR PLAN





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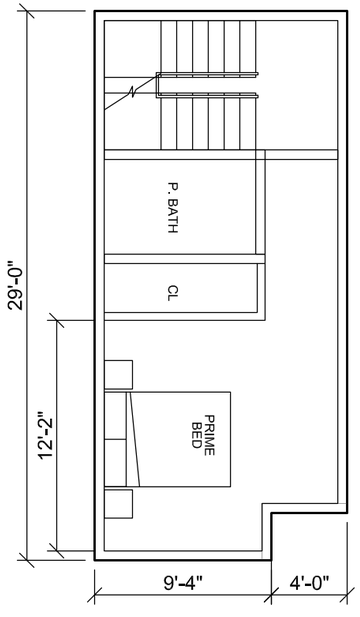

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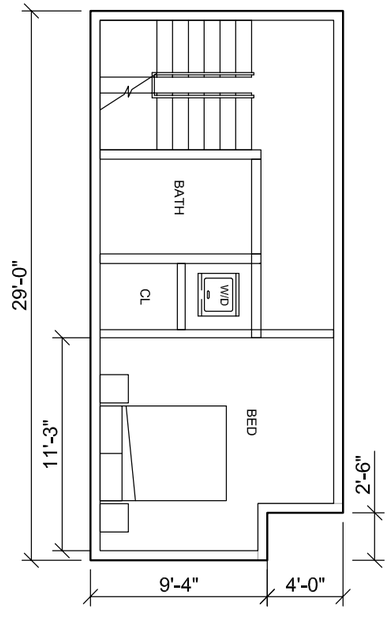

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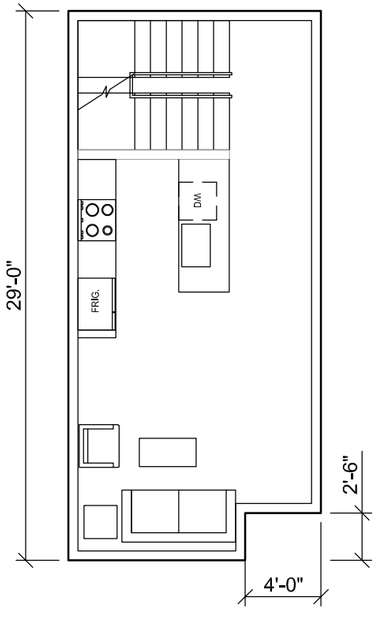

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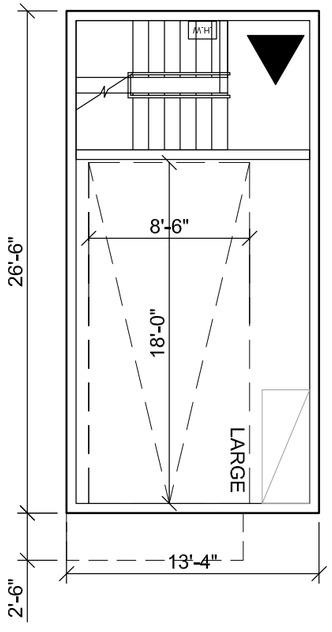
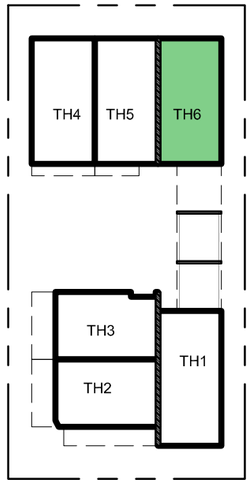
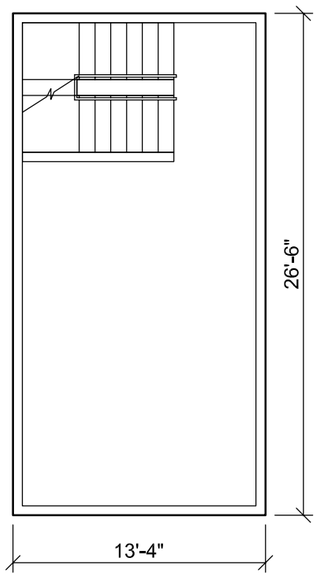


FIRST FLOOR / GARAGE

TOWNHOUSE 5 - FLOOR PLAN





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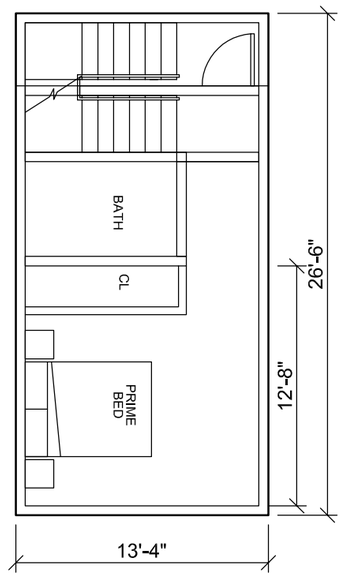

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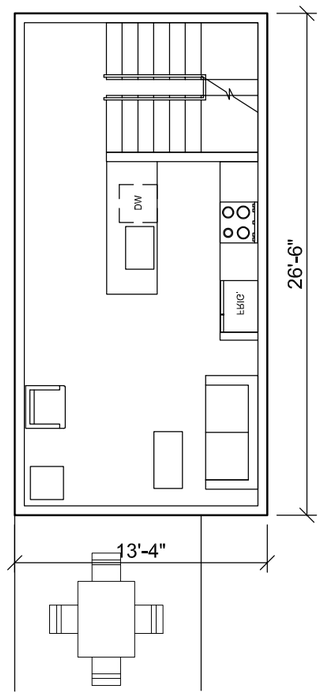

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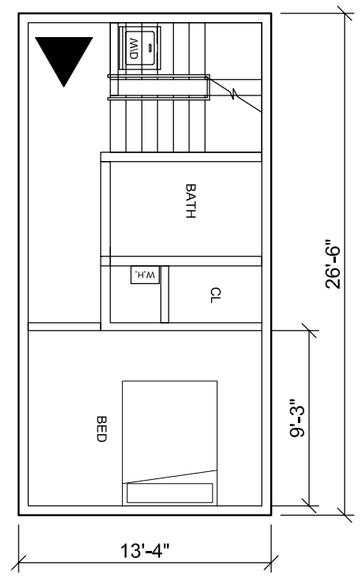


FIRST FLOOR

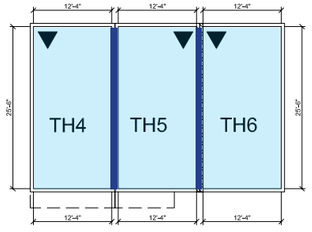
TOWNHOUSE 6 - FLOOR PLAN

FAR & GFA DIAGRAMS

ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR. 4-2019

FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES

FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES



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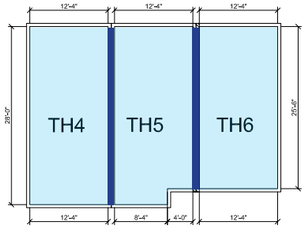

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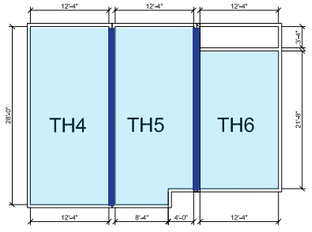

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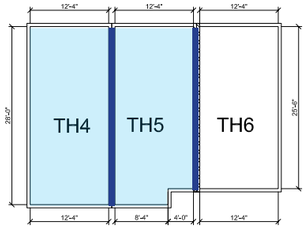
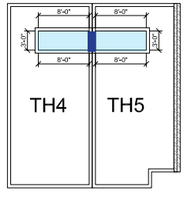


FORTH FLOOR



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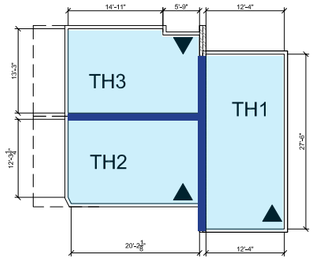

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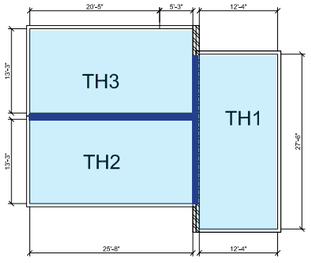

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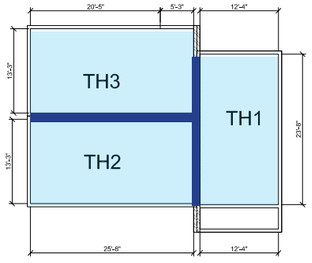

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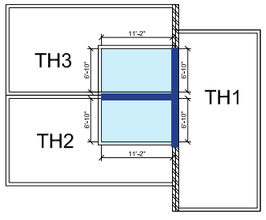


ROOF DECK

ZONING INFO (PROVIDED)

	FAR:	GFA:
TH1		
FIRST FLOOR	339.17 SQ. FT.	351.12 SQ. FT.
SECOND FLOOR	339.17 SQ. FT.	351.18 SQ. FT.
THIRD FLOOR	291.89 SQ. FT.	303.72 SQ. FT.
TOTAL	970.23 SF	1,006.02 SF
TH2		
FIRST FLOOR	273.59 SQ. FT.	290.80 SQ. FT.
SECOND FLOOR	340.08 SQ. FT.	359.79 SQ. FT.
THIRD FLOOR	340.08 SQ. FT.	359.79 SQ. FT.
PENTHOUSE	76.30 SQ. FT.	81.89 SQ. FT.
TOTAL	1,030.05 SF	1,092.17 SF
TH3		
FIRST FLOOR	268.08 SQ. FT.	283.29 SQ. FT.
SECOND FLOOR	340.08 SQ. FT.	358.04 SQ. FT.
THIRD FLOOR	340.08 SQ. FT.	358.04 SQ. FT.
PENTHOUSE	76.30 SQ. FT.	81.89 SQ. FT.
TOTAL	1,024.54 SF	1,081.26 SF
TH4		
FIRST FLOOR	314.50 SQ. FT.	327.25 SQ. FT.
SECOND FLOOR	345.33 SQ. FT.	359.33 SQ. FT.
THIRD FLOOR	345.33 SQ. FT.	359.33 SQ. FT.
FORTH FLOOR	345.33 SQ. FT.	359.33 SQ. FT.
PENTHOUSE	24.00 SQ. FT.	25.50 SQ. FT.
TOTAL	1,374.49 SF	1,430.74 SF
TH5		
FIRST FLOOR	314.50 SQ. FT.	340.00 SQ. FT.
SECOND FLOOR	335.33 SQ. FT.	362.08 SQ. FT.
THIRD FLOOR	335.33 SQ. FT.	362.08 SQ. FT.
FORTH FLOOR	335.33 SQ. FT.	362.08 SQ. FT.
PENTHOUSE	24.00 SQ. FT.	25.50 SQ. FT.
TOTAL	1,344.49 SF	1,453.90 SF
TH6		
FIRST FLOOR	314.50 SQ. FT.	327.25 SQ. FT.
SECOND FLOOR	314.50 SQ. FT.	327.25 SQ. FT.
THIRD FLOOR	267.22 SQ. FT.	278.05 SQ. FT.
TOTAL	896.22 SF	932.55 SF

TOTAL = 6,640.02 SF/ 6,996.82 SF (359.98 SF / 3.18 SF UNDER ALLOWABLE FAR)

AMENITY:

GROUND: 632.8 SF (7,87 SF)
TOTAL: MIN. SATISFIED

THANK YOU

DRAFT

DRAFT

STREAMLINED DESIGN REVIEW

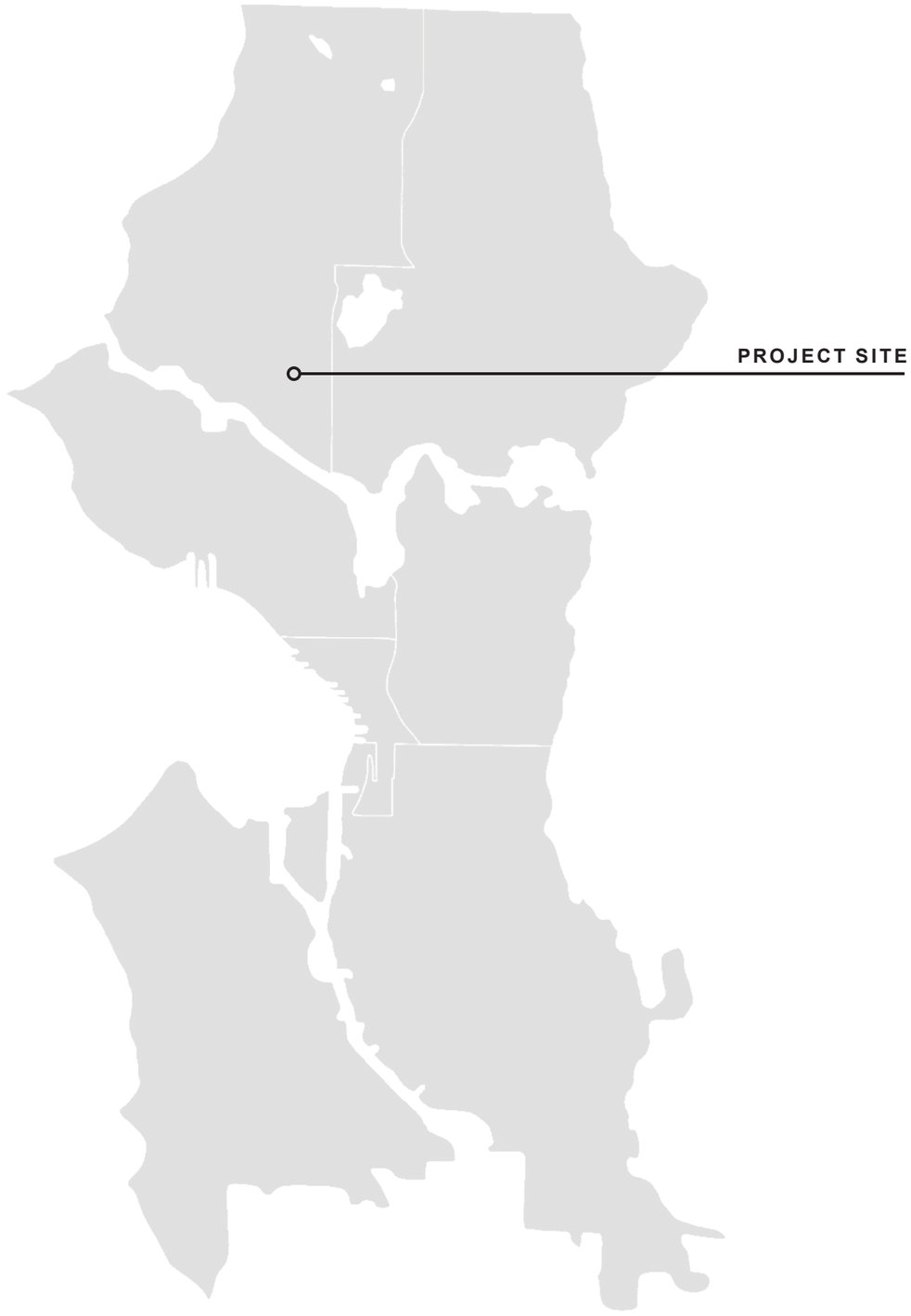
DCI #6798049-CN
916 NW 56th STREET
Seattle, WA 98107

Applicant:
Cone Architecture, LLC
2226 3rd Ave
Seattle, WA 98115
Contact: Michelle Lalonde

Owner:
GreenCity Development
14231 Lake Rd, Suite 300
Lynnwood, WA 98087
Contact: Vitaliy Gutsalo

DCI Contact:
Holly Godard
holly.godard@seattle.gov
206-684-7188

CONE ARCHITECTURE



Address: 916 NW 56th St, Seattle, WA 98107
Parcel #: 276810-0075
Zoning: LR2 (M)
Overlays: Ballard Hub Urban Village
Site Area: 5,000.00 SF

23.45.504 Permitted Uses
Permitted outright: Residential

23.45.514 Structure height

Allowed Maximum Base Height:	40'-0"
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.)	44-0"
10'-0" additional allowed for stair penthouses:	50'-0"

23.86.006 Structure height measurement
The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. ("Average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 floor area ratio
Maximum FAR: 2.3 (7,443.95 SF)

23.45.518 Setbacks requirements

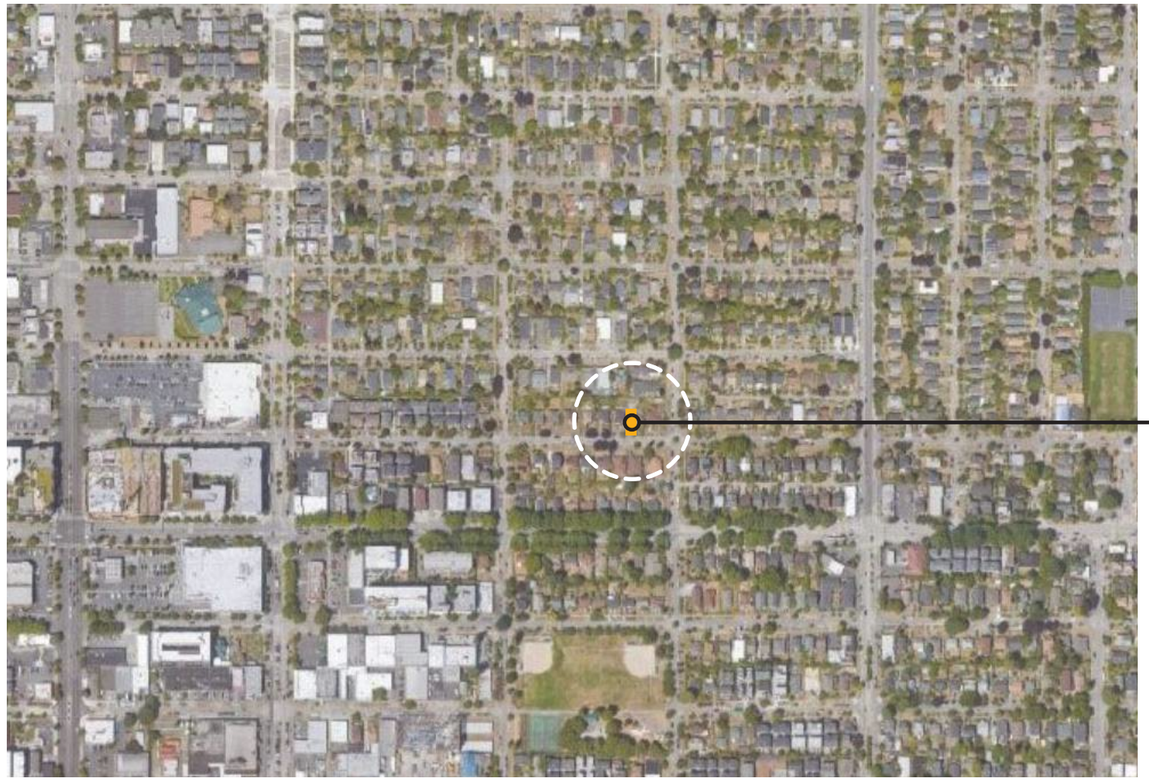
Front Setback:	7’-0” average/5’-0” minimum
Rear Setback:	7'-0" average/5'-0" minimum
Side Setback for Facades <40' in length:	5’-0” minimum
Side Setback for Facades ≥ 40' in length:	7’-0” average/5’-0” minimum

23.45.524 Landscaping and Screening Standards
- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.54.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.45.522 Amenity Area
Required: 1250 SF (25% of lot area)
625 SF (50% provided on ground level)

23.54.015 Required Parking
The project is located within an Urban Village and no parking is required for residential and non residential uses. Location qualifies for frequent transit designation.

23.54.040 Solid Waste & Recyclable Materials Storage and Access
SPU approval will be obtained for the storage area shown on the site plan



EXISTING SITE

The project site is parcel #276810-0075 located on 916 NW 56th Street between 9th Ave NW and 11th Ave NW. The lot measures roughly 100’ deep by 50’-0” wide, and is approximately 5,000 SF. Currently there is a single family structure on the site that will be removed for the proposed project. The site is position in the Low Rise Zone(LR2). All parcels abutting the projects site are one story single family housing located within the same zoning designation (Low Rise Zone) as the subject parcel.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 (M1). One block south is zoned Neighborhood Commercial with access to public transportation. This property is part of the Ballard Hub Urban Village. Due to overlay of the Urban Village proximity to transportation systems of the frequent transit zone overlay, no vehicular parking is required.

DEVELOPMENT OBJECTIVES

The project proposes the construction of a new multi-family residential buildings containing 7 townhouse units. The existing single family residence will be demolished under this proposal. The townhouses will be approximately 936 SF square feet per unit.

No parking is required for all residential uses in commercial and multifamily zones within urban villages that are not within an urban center or the station area overlay district if the residential use is located within a frequent transit service area. The parcel is located withing a frequent transit service area and Ballard Hub Residential Urban Village.

NEIGHBORHOOD CUES

The subject parcel is located in the highly developing portion of the Ballard Hub residential urban village, and less then a block away south of the neighborhood commercial zone on Market Street. A prime location for increased density, the neighborhood offers high walking scores and access to commercial areas in Ballard. Public transportation is readily available being so close to Downtown Seattle. Surrounding the proposed project site are predominantly one to two level single family homes and multi-family apartment buildings. The neighborhood is in transition with multiple townhouse projects currenly under deveopment within just one block of the site. As the neighborhood increases density, the precedents found include a variety of architectural styles including roof forms and material choices

VICINITY MAP

SITE LOCATION
916 NW 56th St
Seattle, WA 98107

ZONING SUMMARY
ZONE: LR-2 (M)
OVERLAY: BALLARD HUB URBAN VILLAGE
ECA: NONE

PROJECT PROGRAM
Site Area: 5000 SF
Number of Residential Units: 7
Number of Parking Stalls: 0
Approx. FAR = 6,556.41 SF
Approx. FAR Per Unit = 936.63 SF

ADJUSTMENTS REQUESTED
None

URBAN ANALYSIS KEY

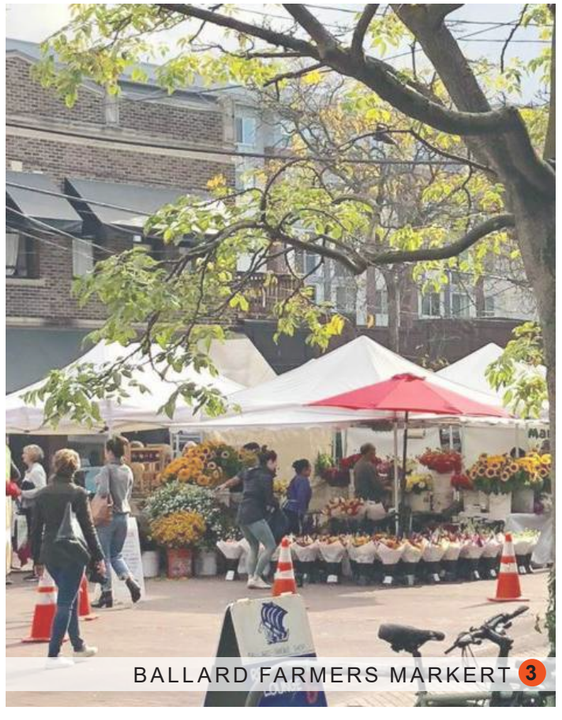
- PROJECT SITE
- PRIMARY ACCESS ROAD
- NODE
- LANDMARKS
- WALKSHED (10 MIN)
- PARKS
- PUBLIC TRANSIT
- LIGHT RAIL STATION
- BALLARD HUB RESIDENTIAL URBAN VILLAGE

NW 65TH ST
24TH AVE NW
15TH AVE NW
8TH AVE NW
NW MARKET ST.
NW LEARY WAY
NW MARKET ST.

1 2 3 4 5 6 7 8

BALLARD HIGH SCHOOL 1

BALLARD LOCKS 2



BALLARD FARMERS MARKERT 3

GILMAN PLAYGROUND 4

WEST WOODLAND ELEMENTARY SCHOOL 5

BALLARD COMMUNITY CENTER 6

LOCAL GROCERY MARKET 7

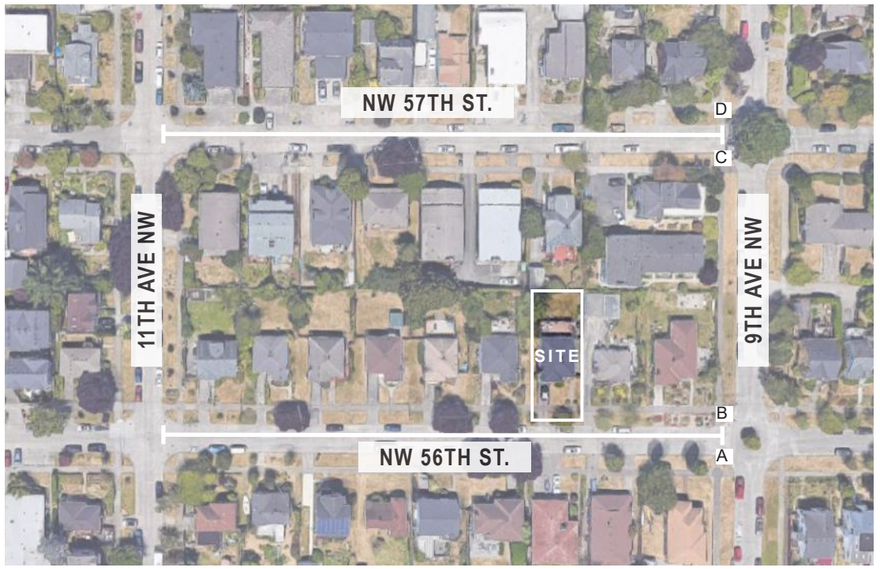
LOCAL BREWERY 8

PROJECT SITE

NW 56TH STREET LOOKING NORTH(B)

ADJACENT PROPERTIES
SOUTH OF SITE

NW 56TH STREET LOOKING SOUTH(A)

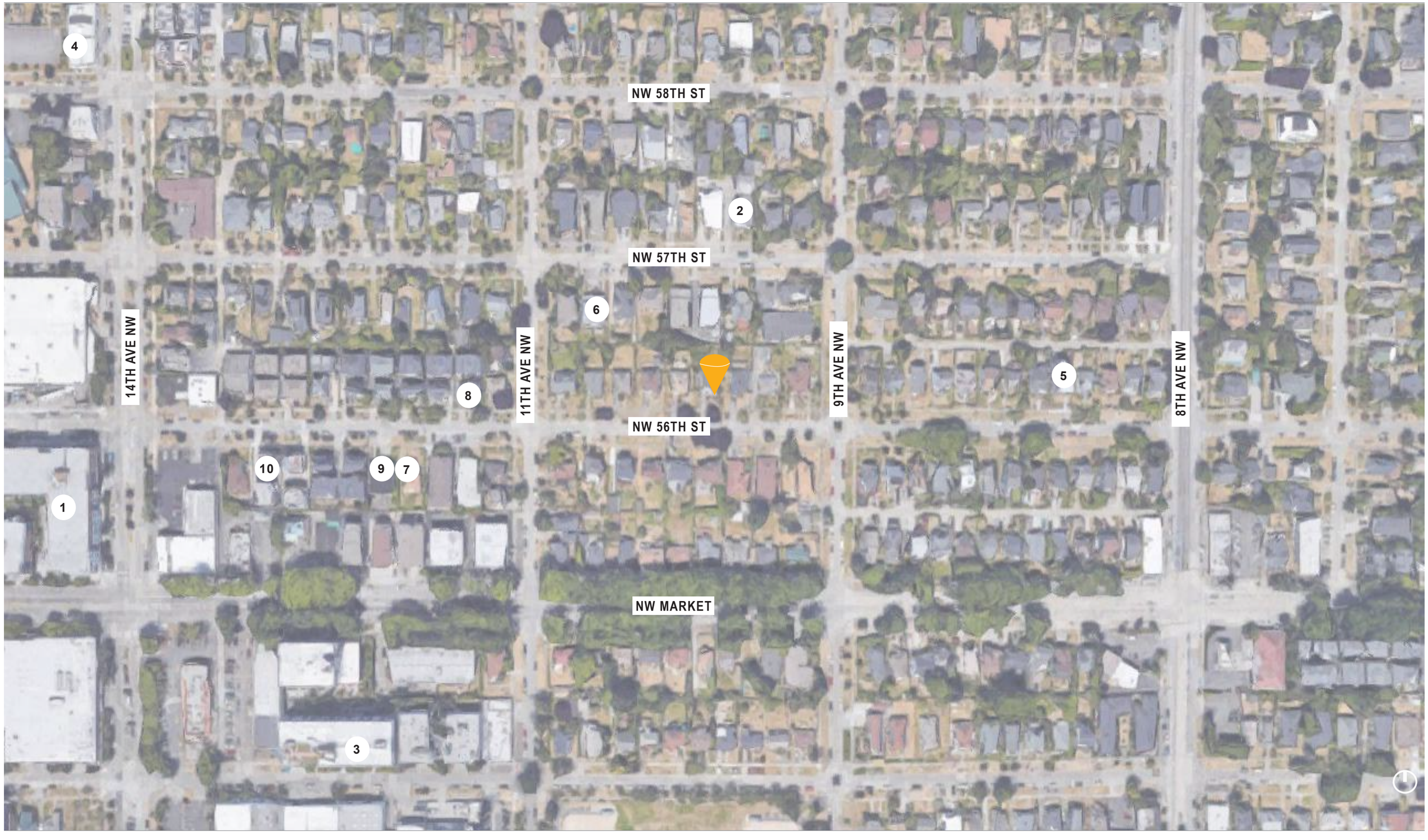


NW 57TH ST. LOOKING NORTH (D)

ADJACENT PROPERTIES
NORTH OF SITE

NW 57TH ST. LOOKING SOUTH (C)

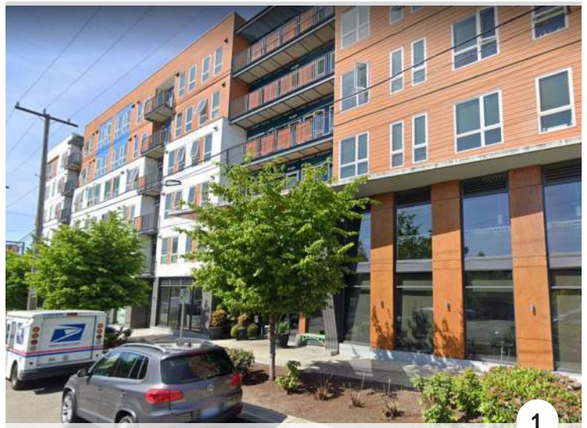

NW 57th St
NW 57th St
11th Ave NW
9th Ave NW
SITE
NW 56th St
NW 56th St
11th Ave NW
4 UNIT TOWN HOUSE
4 UNIT TOWN HOUSE
9th Ave NW
NW Market St
NW Market St



Ballard Hub Urban Village - Context around site - single family and mix use buildings+ mix of traditional and contemporary architecture

SURROUNDING MULTIFAMILY CONTEXT ANALYSIS

The Ballard neighborhood offers residents an urban suburban mix feel. The neighborhood is adjacent to commercial streets offering bars, restaurants, coffee shops, and parks restaurants, coffee shops, and parks. The surrounding context is mixted with new modern apartment buildings, along with traditional established multi-story single family homes. The residential characteristic has similar traditional roof shapes and massing approaches. This project proposes the use of high quality material throughout the building along with open railing, allows transparency of the neighborhood and hoping to reduce perceived scale. The focus of this project is to connect the neighborhoods characteristics, special attention to detailing and most importantly street design.


1 STREET FRONT CONNECTION

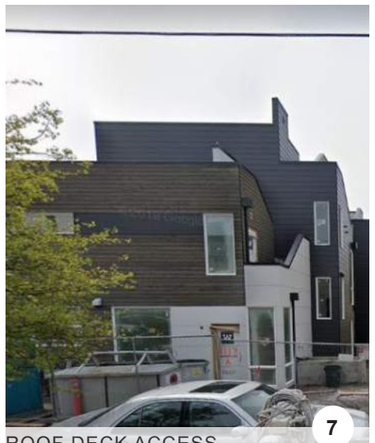

2 INTERGRATED LANDSCAPE

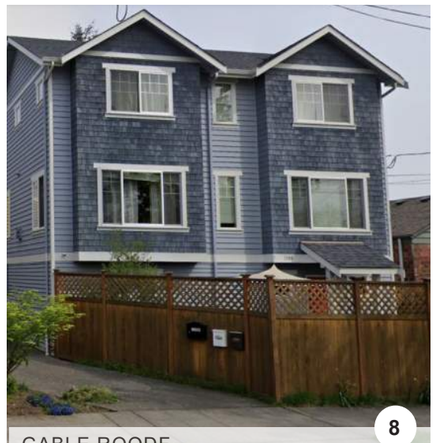

3 UPPER LEVEL DECKS

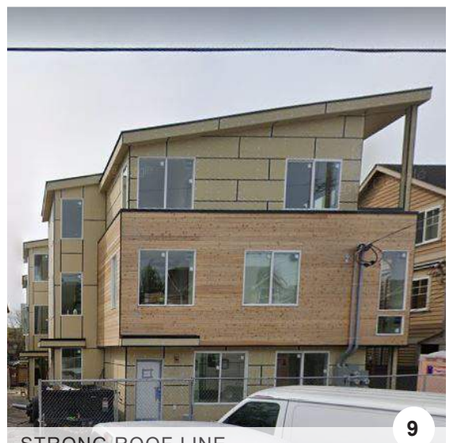

4 PARAPET WALLS

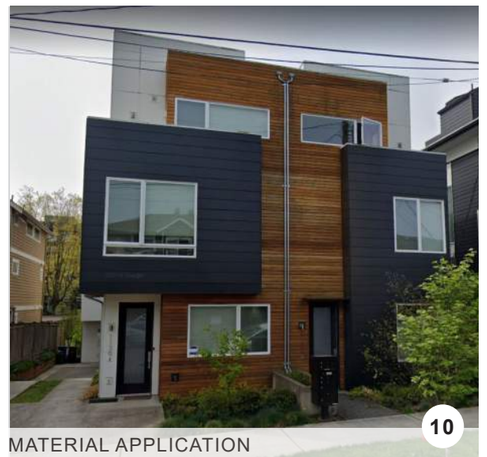

5 UPPER MODULATION


6 CANTILEVERED MODULATION


7 ROOF DECK ACCESS


8 GABLE ROODF


9 STRONG ROOF LINE


10 MATERIAL APPLICATION

COMMUNITY OUTREACH SUMMARY

1. Printed Outreach

a. Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site (high impact method)
b. Flier will advertise the proposed project, and will contain links to an online survey and interactive project website.

Date: Flyers were mailed **10/01/2020**
Materials attached: Flyer and spreadsheet with addresses

2. Electronic/Digital Outreach 1

a. Online survey (high impact method)
b. Survey will be translated into English only.

Public informed by: Printed outreach flyer
Date: Survey launched **09/28/2020**
Survey closed **10/22/2020**
Survey Web Address: https://www.surveymonkey.com/r/3FQ2W8R

Material attached: Screenshot of survey

3. Electronic/Digital Outreach 2 (COVID replacement for In-Person)

a. Interactive project website (with public commenting function) (high impact method)
b. Website links: www.cone-outreach.com/squirepark

Public informed by: Printed outreach flyer and survey
Date: website launched **08/28/2020**, website closed **10/22/2020**
Website Address: https://www.cone-outreach.com/56tripleb

4. Materials attached: Screenshot of website interface in all languages provided

COMMUNITY OUTREACH COMMENTS SUMMARY:

- Concerns with lack of parking
- Concerns with design and connection to Ballard neighborhood aesthetic

CLIP OF INTERACTIVE WEBSITE:

Community Outreach

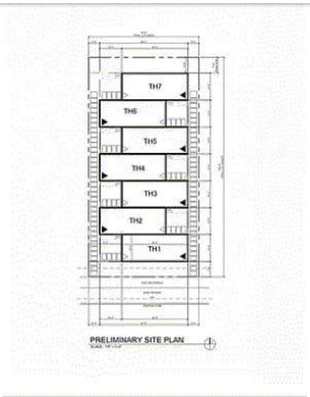
56th Triple Lot B

916 NW 56th St., Seattle, WA
Early Outreach for Design Review

About the project

Greencity Development and Cone Architecture are partnering on the development of Lot B at 916 NW 56th St., Seattle, WA. The new development of 6 townhouses. Planning has just begun, and construction could start as early as Fall 2021.

ADDRESS: 916 NW 56th St., Seattle, WA
SDCI RECORD NUMBER: 6798049-CN
APPLICANT: CONE ARCHITECTURE
CONTACT: Michelle LaLonde, info@cone-arch.com
206-693-3133



Take our survey

Use this online survey to provide feedback.

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

This survey link will be available through 10/22/20.

Take Survey

Additional information

You can track our progress through the permitting process. Search the project address "916 NW 56th St., Seattle, WA." or project number "6798049-CN" in the Design Review Calendar and the Seattle Services Portal.

To find out more about early outreach for design review, visit the City of Seattle's Department of Neighborhood's web page.

Share your thoughts

Please share your concerns and priorities for this new building, and for the neighborhood overall, on the project website.

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

Name

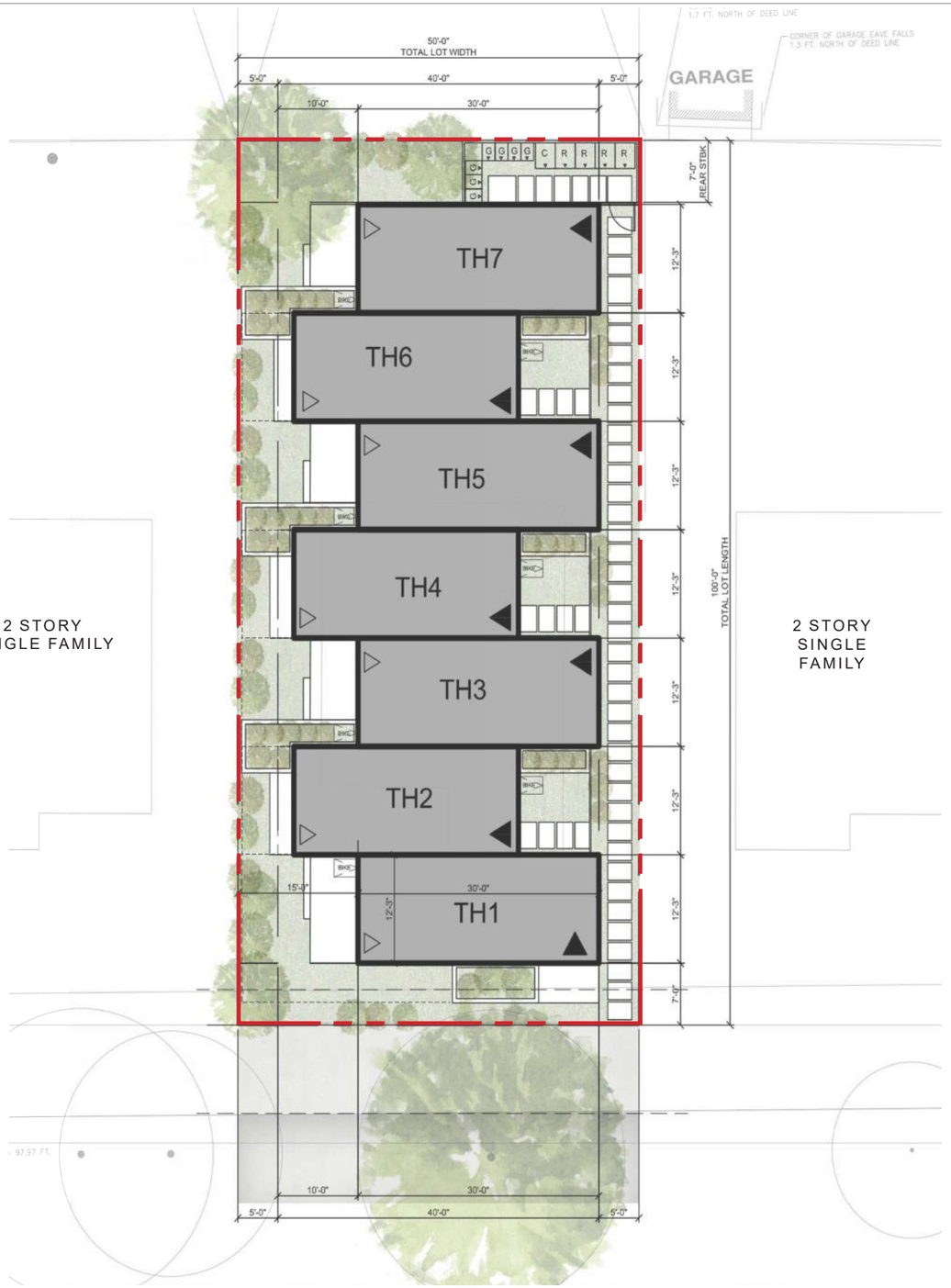
Email

Tell us more

Submit

CONE ARCHITECTURE

https://www.cone-outreach.com/56tripleb 1/2



PROPOSED SITE PLAN

SITE PLANNING + LANDSCAPE APPROACH

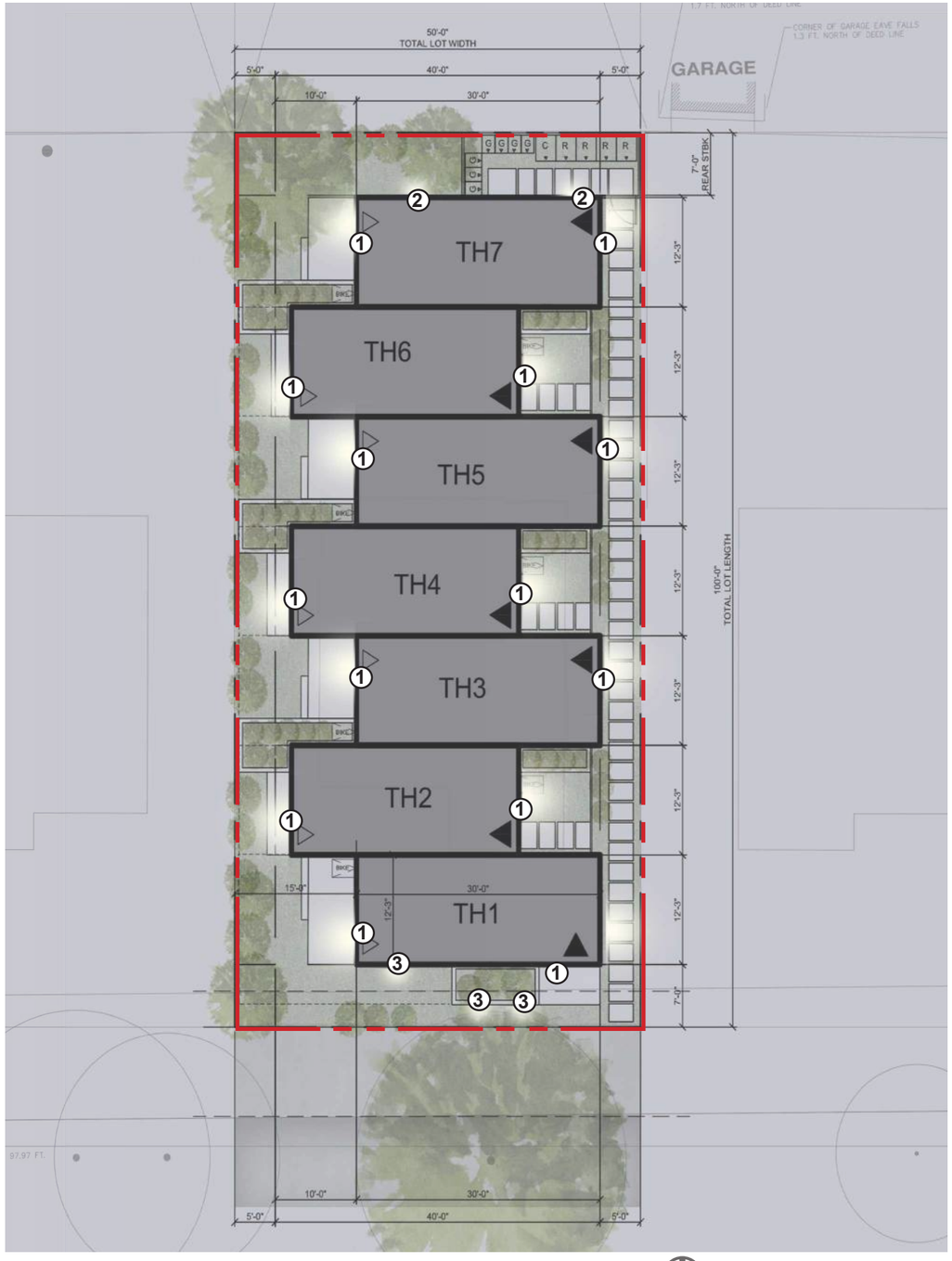
The seven proposed townhouse units designed stamped linearly facing the east property line. The pedestrian path begins at the southeast corner of NW 56th Street and provides access to the main entrances of the townhouses. The west side of the property provies space for individual backyards and ground floor amenity space. Landscaping will be added to all areas seen here in green, with the intention of framing pathways and creating a generous landscape buffer adjacent to the west, east and north sides of the neighboring properties. Roof decks will also be proposed for amenity spaces that will look west towards the Olympic Mountains.


ACORUS GRAMINEUS OGON


SEDUM ANGELINA


CAREX EVERCOLOR EVERIL


NANDINA DOMESTICA GULF STREEM



PROPOSED LIGHTING PLAN

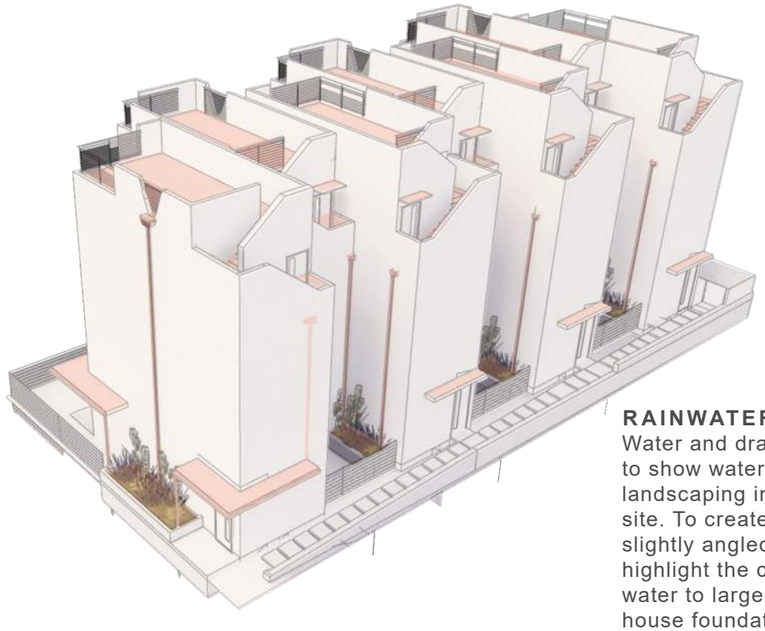
PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy way-finding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common pathways, and under cantilevers. Fixtures will be at path, entry, and driveway related and shielded from interfering with neighboring buildings.

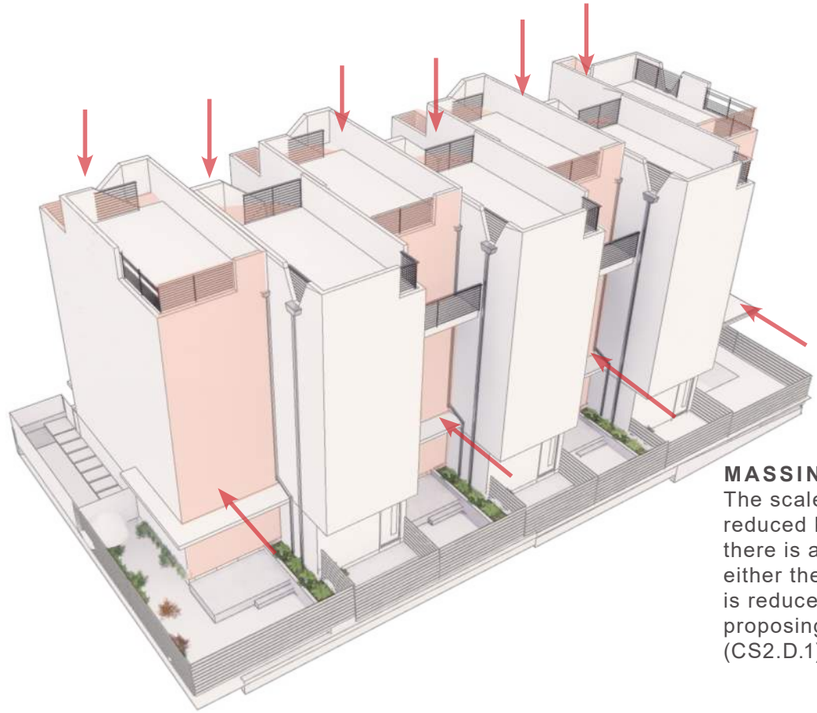
①

②

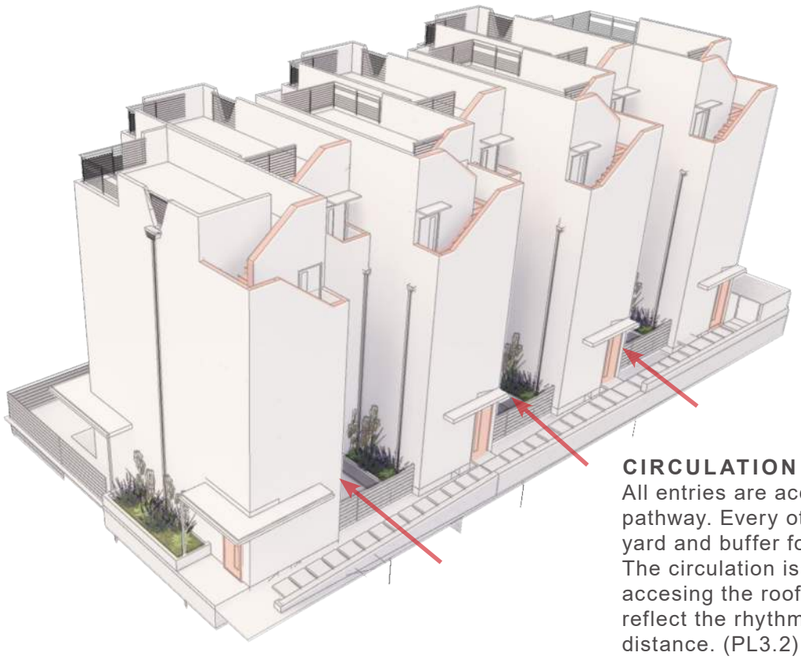
③



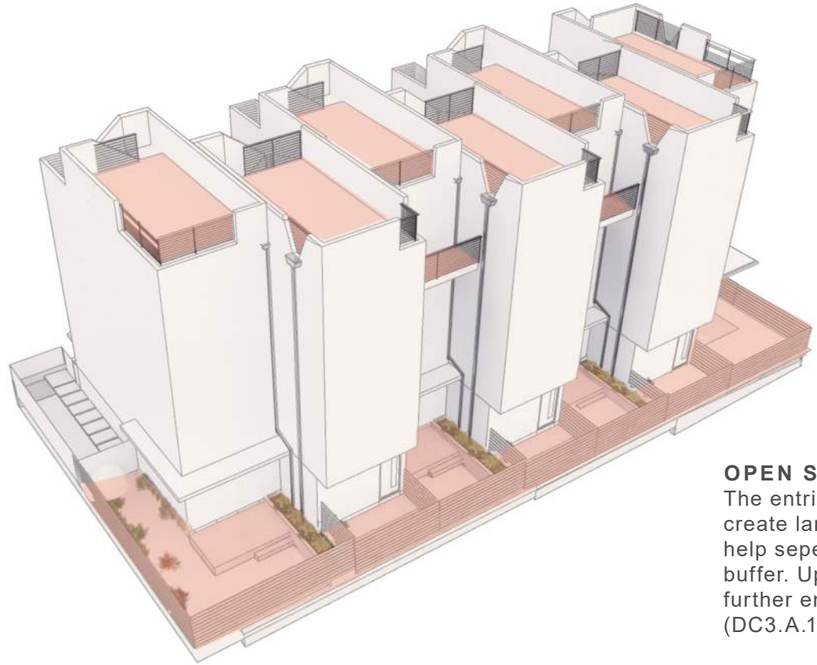
RAINWATER
Water and drainage is highlighted in this design to show water collection feeding an abundance of landscaping incorporated throughout the surrounding site. To create special interest we are considering slightly angled openings in the parapet wall to highlight the collection of rain water which supply water to large lush landscape planters built into the house foundation (CS1.2.A)



MASSING /MODULATION
The scale of this building at the street is greatly reduced by modulating alternate units so that there is a fifteen foot setback for each unit on either the east or west of the site. The height is reduced by eliminating stair towers and proposing open stair access to the roof decks. (CS2.D.1)



CIRCULATION / ENTRIES
All entries are accessed off of an east shared pathway. Every other unit recieves a larger front yard and buffer for privacy between the entries. The circulation is also defined by the open stairs accesing the roof decks. The angled parapet walls reflect the rhythm of the Olympic peaks in the distance. (PL3.2)



OPEN SPACE CONNECTION
The entries are isolated to the east of the site to create large rear yards for all units. Bioplanters help seperate the spcaes to creat a privacy buffer. Upper level balconies and roof decks further emphasize the open space relationship. (DC3.A.1)

CS1. NATURAL SYSTEMS AND SITE FEATURES	Use natural systems and features of the site and its surroundings as a starting point for project design.	
CS1-I. Plants and Habitat	A. In the Residental In-Town and Civic Core (see Ballard's Character Areas map on page 4), integrate landscaping in front of residences, within the plantng strip, setbacks, or in street-level open spaces to add visual interest for people walking by, habitat, or a bufer from sidewalks for residents. With Seattle Department of Transportaton approval, select plants that will provide interest year-round and create a variety of color and texture along the street.	The proposed design situates the buildings to offer areas for plantings that will be experienced by the residents and pedestrian traffic. One third of the street front facade is set back about eighteen feet from the property line to create a natural buffer between uses at the south west corner. The increased planting areas are intended to correspond to an overall expansion of landscaping opportunities throughout the project including rear yards for all units. A variety of native vegetation is proposed to support open space and natural habitats and create a visual interest.
CS1-2. Water	a. Adding Interest with Project Drainage: • In the Residential In-Town and Civic Core (see Ballard's Character Areas map on page 4), consider integrating natural drainage in front of residences to add visual interest for pedestrians, as well as a landscape amenity and a buffer from sidewalks for residents. • Consider integrating drainage elements in architectural or artistic ways.	Water and drainage is highlighted in this design to show water collection feeding an abundance of landscaping incorporated throughout the surrounding site. To create special interest we are considering slightly angled openings in the parapet wall to highlight the collection of rain water which supply water to large lush landscape planters built into the house foundation. The short walls of these structures provide an opportunity for bench seating along the sidewalk, while also creating a sizable buffer for the front entry.

CS2. URBAN PATTERN AND FORM	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	
CS2-D Height, Bulk and Scale	1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.	The overall scale of this building at the street is greatly reduced by providing an eighteen foot front yard setback for a third of the site and roof decks with open stair systems. The result is a proposed massing along the street that is well below what is allowed by the surrounding zoning. As this neighborhood and block is in transition the proposed project aims to respect the current context while also looking to the future proposed developments occuring just within a two block radius.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER	Contribute to the architectural character of the neighborhood.	
CS3-A. Emphasizing Positive Neighborhood Attributes	3. Established Neighborhoods: In existing neighborhoods with a well defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.	The surrounding context is currently composed of mostly single family homes with five new future developments along this block. The proposed development on the subject site will complement the transitional neighborhood by introducing traditional and natural materials with a modern and clean color palette. Large rear yards which are typical to the nighborhood are proposed along the west of the parcel.

PL1. CONNECTIVITY	Complement and contribute to the network of open spaces around the site and the connections among them.	
PL1-B. Pedestrian Amenities	1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.	We have located all entry doors on the east edge of the parcel and added alternating landscape zones with low privacy screens to produce a green walking path extending from the sidewalk deep into the site. By isolating the foot traffic to a single side of the parcel, the stepped building foot prints create sizable landscaped open spaces for each home.

PL3. STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	EARLY RESPONSE
PL3. 2. Residential Edges	• Use strong design elements in setbacks (e.g. sitng walls, raised patos, planters, paving changes, stoops, and porches) to indicate the transiton from public to private. • Encourage clearly diferentated residental or commercial street level uses. Encourage ground-related residental uses to follow development standards.	Townhouse one has a street facing entry which is clearly articulated by an overhead awning and front stoop. We are highlighting the collection of rain water with a central downspout that supplies water to a large landscape planter along the street front. The short walls of this bio planter provide an opportunity for bench seating along the sidewalk, while also creating a sizable buffer for the front entry that helps define a residential transition.

DC3. OPEN SPACE CONCEPT	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	
DC3.A. Building-Open Space Relationship	1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	The design is proposing to isolate the foot traffic to a single side of the parcel so the stepped building foot prints create sizable landscaped open spaces for each home along the west. The living level alternates between the ground level and second floor every other unit. The odd numbered townhouses have a larger west yard so the living level is on the ground floor to have a large interior to exterior connection. The even numbered units have a larger front east yard with a smaller west yard that is accessed of of a bedroom. These units have the living on the second floor so that they can have better access to views and natural light.

DC3. OPEN SPACE CONCEPT	Integrate open space design with the design of the building so that each complements the other	
DC3.3. Design	a. Amenites and Features: In the Residental In-Town and Civic Core, (see map on page 4) integrate landscaping in front of residences within the plantng strip and/or in the required setback to add visual interest for people walking by, a habitat, and a privacy layering from sidewalks for residents.	The proposed design situates the buildings to offer areas for plantings that will be experienced by the residents and pedestrian traffic. A variety of native vegetation is proposed to support open space and natural habitats and create a visual interest. Outdoor spaces will be a mix of landscaping and hardscaping to create pleasant multi use spaces and features for the development. Roof decks are provided for the residents to have additional outdoor amenity spaces and will have great views out west to the Olympic mountain range. The decks are accessed of of open stairs and the angled parapet walls reflect the rhythm of the Olympic peaks in the distance.

DC4. EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces	
DC4.I.A Building Materials	4. Residental buildings should incorporate operable windows, and fne-scaled detailing without relying on single-family residental materials such as vinyl clapboards and shingles.	Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. Cedar siding will be positioned at pedestrian levels to created a larger pedestrian experience at the street front and main entry doors. Cedar is introduced for warmth and texture and also located at all soffits. Operable windows are incorporated throughout to ensure user controlled comfort and promote interior to exterior connection. Metal open rail will be introduced at roof tops and decks to add fine-scaled detailing.

① CEDAR SIDING

② CEMENTITIOUS PANEL AND INFILL - DARK GREY

③ CEMENTITIOUS PANEL - WHITE

④ CEMENTITIOUS PANEL AND INFILL - LIGHT GRAY

⑤ LAP SIDING DARK GRAY + WHITE

⑥ BLACK VINYL WINDOWS (ALL WINDOWS TO BE BLACK WHEN INSET IN BLACK PANELS OR GRAY LAP SIDING)

⑦ WHITE VINYL WINDOWS (ALL WINDOWS TO BE WHITE WHEN INSET IN WHITE PANELS OR GRAY LAP SIDING)

⑧ STACKED BRICK GRAY

⑨ CABLE OPEN RAIL

SOUTH ELEVATION

NORTH ELEVATION

PROPOSED MATERIALS

Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. The cedar siding will be positioned at pedestrian levels to created a larger pedestrian experience at the street front and main entry doors. Cedar is introduced for warmth and texture and also located at specific volumes on the upper levels and placed at all soffits. Lap siding and cementitious panels has been chosen to respond to the traditional residential context and will be strategically positioned to decrease the building mass and height. Black vinyl windows will be used everywhere else. Metal open railing will be introduces at roof tops, decks and street front patio.

① CEDAR SIDING

② CEMENTITIOUS PANEL AND INFILL - DARK GREY

③ CEMENTITIOUS PANEL - WHITE

④ CEMENTITIOUS PANEL AND INFILL - LIGHT GRAY

⑤ LAP SIDING DARK GRAY + WHITE

⑥ BLACK VINYL WINDOWS (ALL WINDOWS TO BE BLACK WHEN INSET IN BLACK PANELS OR GRAY LAP SIDING)

⑦ WHITE VINYL WINDOWS (ALL WINDOWS TO BE WHITE WHEN INSET IN WHITE PANELS OR GRAY LAP SIDING)

⑧ STACKED BRICK GRAY

⑨ CABLE OPEN RAIL

EAST ELEVATION

① CEDAR SIDING

② CEMENTITIOUS PANEL AND INFILL - DARK GREY

③ CEMENTITIOUS PANEL - WHITE

④ CEMENTITIOUS PANEL AND INFILL - LIGHT GRAY

⑤ LAP SIDING DARK GRAY + WHITE

⑥ BLACK VINYL WINDOWS (ALL WINDOWS TO BE BLACK WHEN INSET IN BLACK PANELS OR GRAY LAP SIDING)

⑦ WHITE VINYL WINDOWS (ALL WINDOWS TO BE WHITE WHEN INSET IN WHITE PANELS OR GRAY LAP SIDING)

⑧ STACKED BRICK GRAY

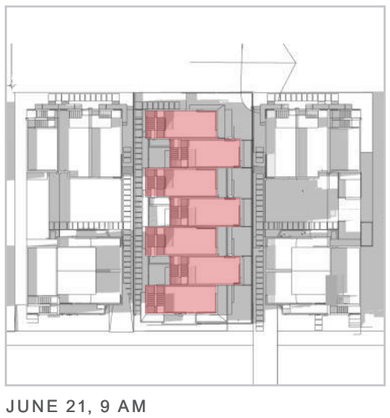
⑨ CABLE OPEN RAIL

EAST ELEVATION

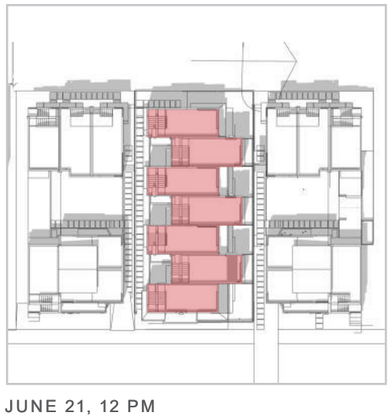
MARCH / SEPTEMBER 21, 9 AM

MARCH / SEPTEMBER 21, 12 PM

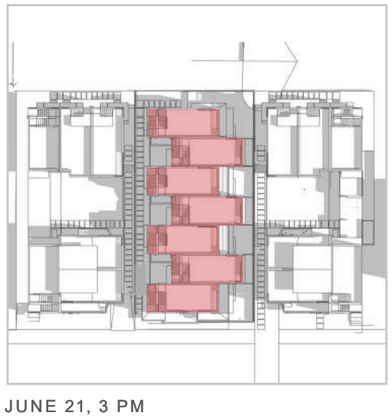
MARCH / SEPTEMBER 21, 3 PM



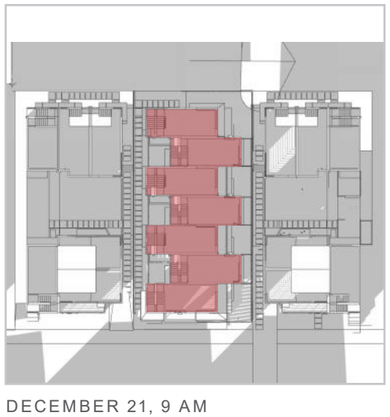
JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 3 PM



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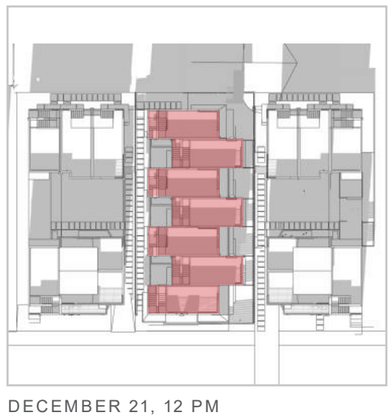

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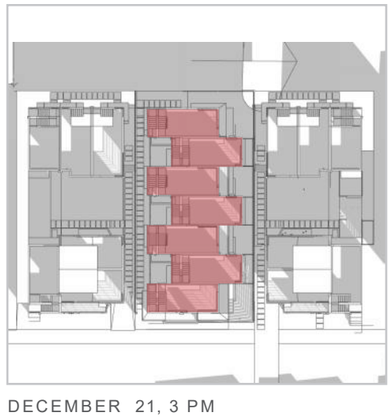
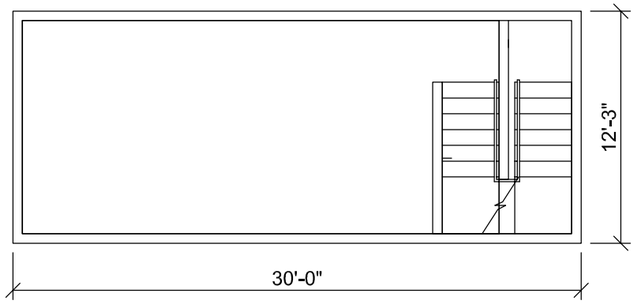
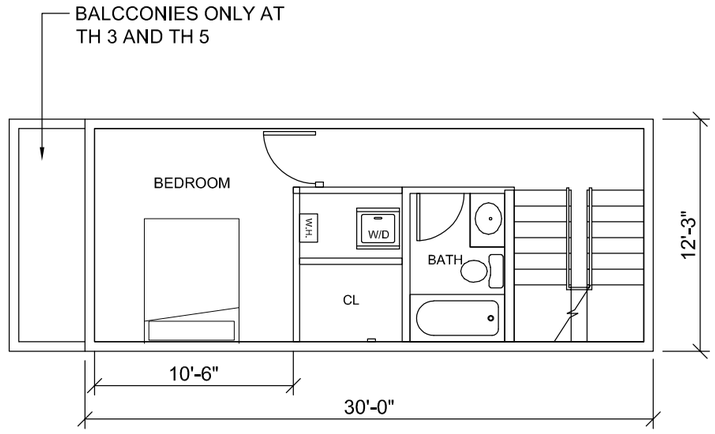


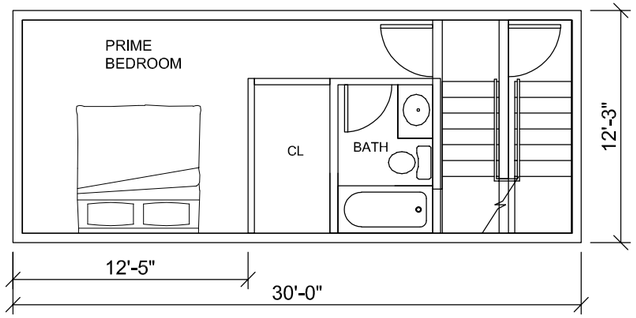
DECEMBER 21, 3 PM



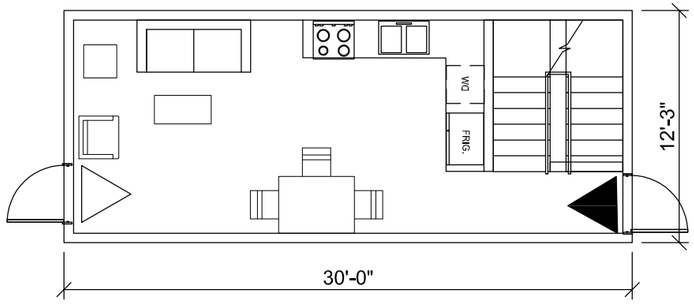
ROOF DECK



SECOND FLOOR

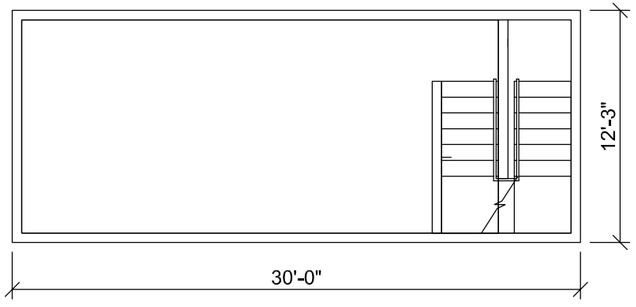


THIRD FLOOR

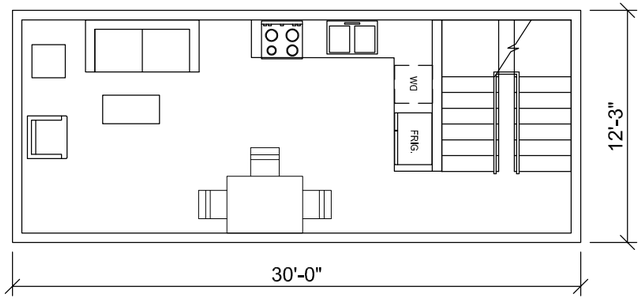


FIRST FLOOR / GARAGE

TOWHOUSE 1, 3, 5, AND 7 FLOOR PLAN



ROOF DECK



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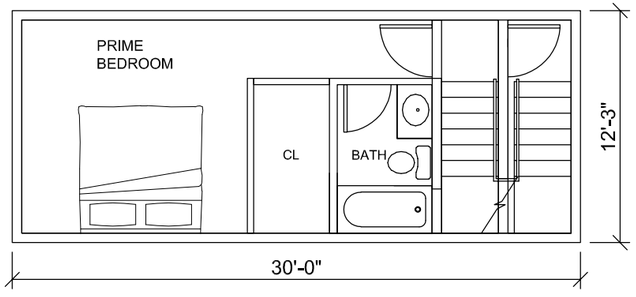
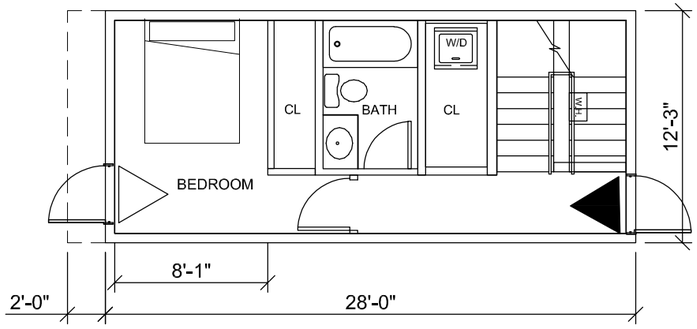


THIRD FLOOR



FIRST FLOOR / GARAGE

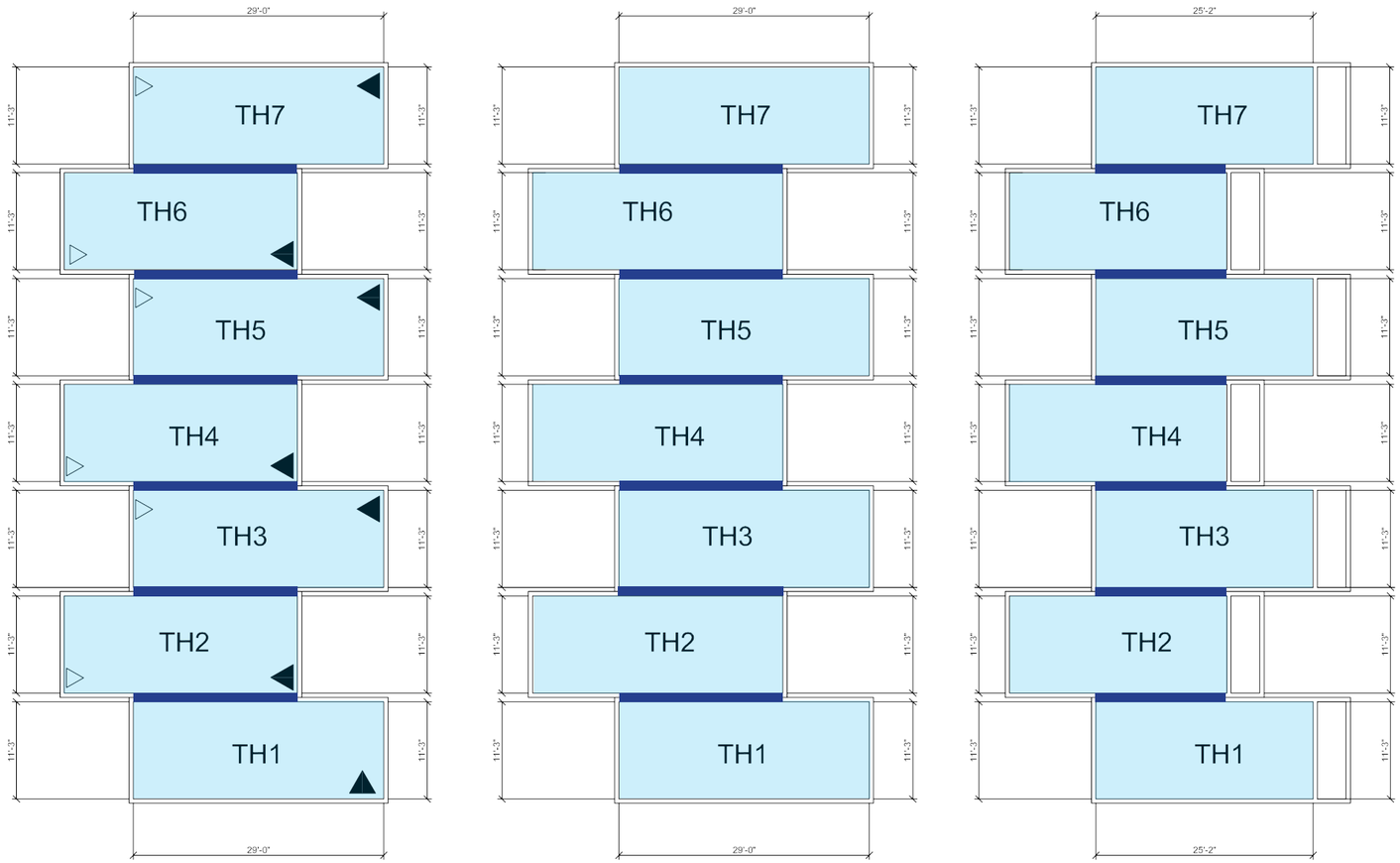
TOWHOUSE 1, 3, 5, AND 7 FLOOR PLAN

FAR & GFA DIAGRAMS

ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR. 4-2019

FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES

FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES



ZONING INFO (PROVIDED)

	FAR:	GFA:
TH 1 / TH 7 (END UNITS)		
FIRST FLOOR	**326.25 SQ. FT.**	**336.00 SQ. FT.**
SECOND FLOOR	**326.25 SQ. FT.**	**336.00 SQ. FT.**
THIRD FLOOR	**283.12 SQ. FT.**	**292.88 SQ. FT.**
TOTAL	**935.62 X 2 =**	**964.88 X 2 =**
	1,871.24 SF	**1,929.76 SF**
TH 2 / TH 4 / TH 6		
FIRST FLOOR	**303.75 SQ. FT.**	**323.25 SQ. FT.**
SECOND FLOOR	**326.25 SQ. FT.**	**345.75 SQ. FT.**
THIRD FLOOR	**283.12 SQ. FT.**	**298.79 SQ. FT.**
TOTAL	**913.12 x 3 =**	**967.79 X 3 =**
	2,739.36 SF	**2,903.37 SF**
TH 3 / TH 5		
FIRST FLOOR	**326.25 SQ. FT.**	**345.75 SQ. FT.**
SECOND FLOOR	**326.25 SQ. FT.**	**345.75 SQ. FT.**
THIRD FLOOR	**283.12 SQ. FT.**	**302.63 SQ. FT.**
TOTAL	**935.62 X 2 =**	**994.13 X 2 =**
	1,871.24 SF	**1,988.26 SF**

TOTAL = 6,481.84 SF / 6,821.39 SF
(518.16 SF / 178.61 SF UNDER ALLOWABLE FAR)

AMENITY:
GROUND: 632.8 SF (7,87 SF)
TOTAL: MIN. SATISFIED

THANK YOU

DRAFT

DRAFT

STREAMLINED DESIGN REVIEW

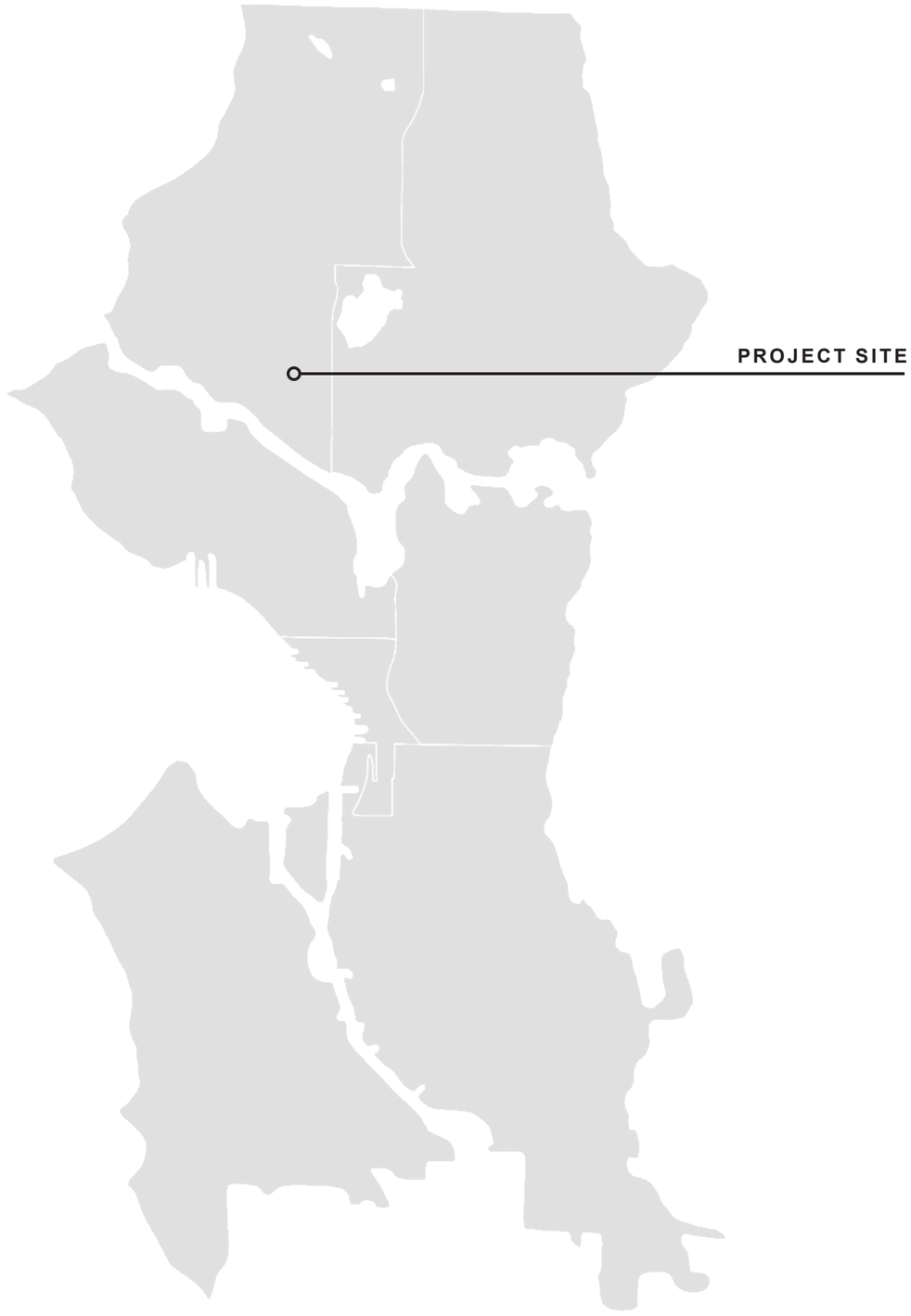
DCI # 6798419-CN
922 NEW 56th Stret
Seattle, WA 98107

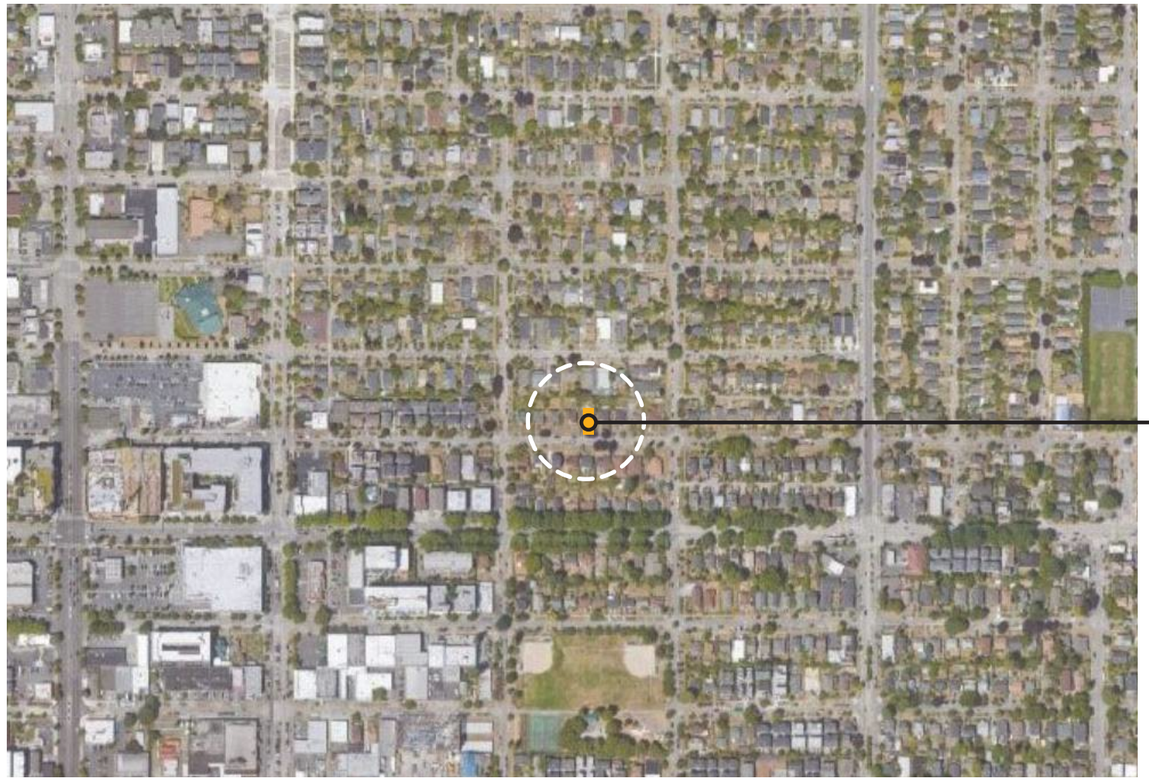
Applicant:
Cone Architecture, LLC
2226 3rd Ave
Seattle, WA 98121
Contact: Michelle Laporte

Owner:
GreenCity Development
14231 Lake Rd, Suite 300
Lynnwood, WA 98087
Contact: Vitaliy Gutsalo

DCI Contact:
Holly Godard
holly.godard@seattle.gov
206-684-7188

CONE ARCHITECTURE





EXISTING SITE

The project site is parcel #276810-0080 located on 922 NW 56th Street between 9th Ave NW and 11th Ave NW. The lot measures roughly 100’ deep by 50’-0” wide, and is approximately 5,000 SF. Currently there is a single family structure on the site that will be removed for the proposed project. The site is position in the Low Rise Zone(LR2). All parcels abutting the projects site are one story single family housing located within the same zoning designation (Low Rise Zone) as the subject parcel.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 (M1). One block south is zoned Neighborhood Commercial with access to public transportation. This property is part of the Ballard Hub Urban Village. Due to overlay of the Urban Village proximity to transportation systems of the frequent transit zone overlay, no vehicular parking is required.

DEVELOPMENT OBJECTIVES

The project proposes the construction of a new multi-family residential buildings containing 6 townhouse units. The existing single family residence will be demolished under this proposal. The townhouses will be approximately 1300 SF square feet per unit.

No parking is required for all residential uses in commercial and multifamily zones within urban villages that are not within an urban center or the station area overlay district if the residential use is located within a frequent transit service area. The parcel is located withing a frequent transit service area and Ballard Hub Residential Urban Village.

Although parking is not required in the Urban Village overlay, the project wants the address neighborhood concerns of parking issues and provide a solution of 4 on site parking spaces.

NEIGHBORHOOD CUES

The subject parcel is located in the highly developing portion of the Ballard Hub residential urban village, and less then a block away south of the neighborhood commercial zone on Market Street. A prime location for increased density, the neighborhood offers high walking scores and access to commercial areas in Ballard. Public transportation is readily available being so close to Downtown Seattle. Surrounding the proposed project site are predominantly one to two level single family homes and multi-family apartment buildings. The neighborhood is in transition with multiple townhouse projects currenly under deveopment within just one block of the site. As the neighborhood increases density, the precedents found include a variety of architectural styles including roof forms and material choices.

VICINITY MAP

SITE LOCATION
922 NW 56th St
Seattle, WA 98107

ZONING SUMMARY
ZONE: LR-2 (M)
OVERLAY: BALLARD HUB URBAN VILLAGE
ECA: NONE

PROJECT PROGRAM
Site Area: 5000 SF
Number of Residential Units: 6
Number of Parking Stalls: 4
Approx. FAR = 7,882 SF
Approx. FAR Per Unit = 1,313 SF

ADJUSTMENTS REQUESTED
None

Address: 922 MW 56th St, Seattle, WA 98107
Parcel #: 276810-0080
Zoning: LR2 (M)
Overlays: Ballard Hub Urban Village
Site Area: 5,000.00 SF

23.45.504 Permitted Uses
Permitted outright: Residential

23.45.514 Structure height

Allowed Maximum Base Height:	40'-0"
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.)	44-0"
10'-0" additional allowed for stair penthouses:	50'-0"

23.86.006 Structure height measurement
The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. ("Average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 floor area ratio
Maximum FAR: 2.3 (7,443.95 SF)

23.45.518 Setbacks requirements

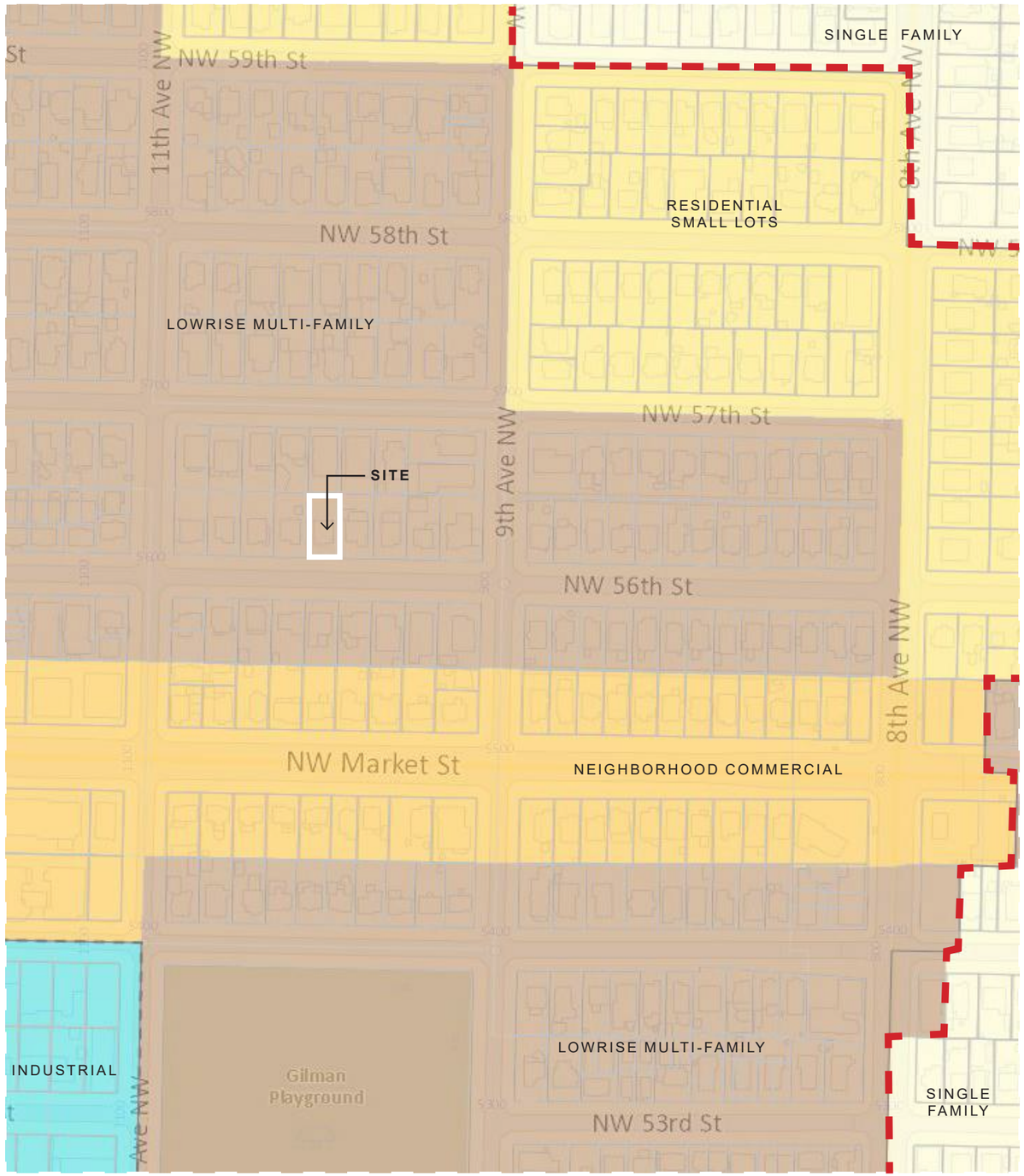
Front Setback:	7’-0” average/5’-0” minimum
Rear Setback:	7'-0" average/5'-0" minimum
Side Setback for Facades <40' in length:	5’-0” minimum
Side Setback for Facades ≥ 40' in length:	7’-0” average/5’-0” minimum

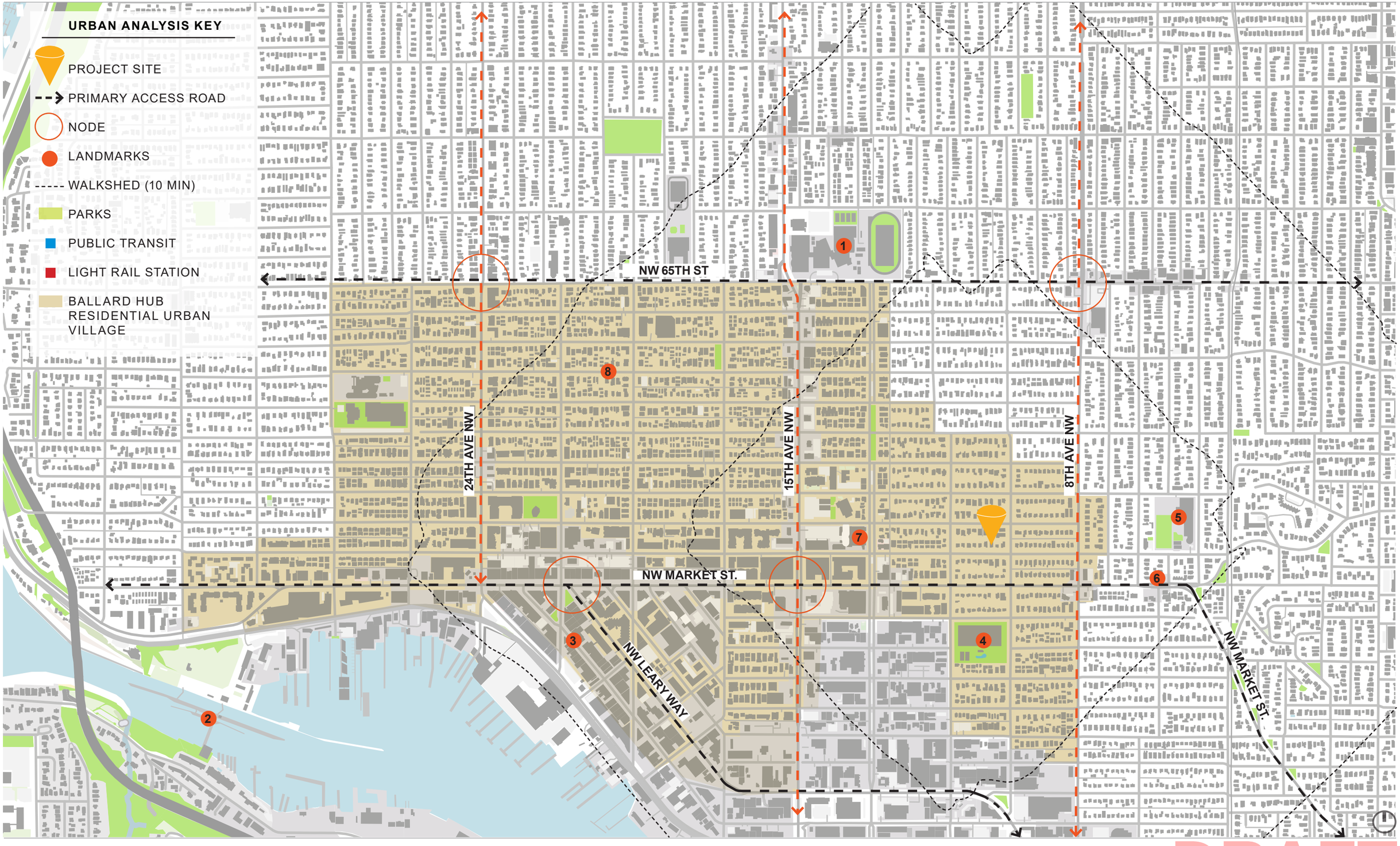
23.45.524 Landscaping and Screening Standards
- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.54.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.45.522 Amenity Area
Required: 1250 SF (25% of lot area)
625 SF (50% provided on ground level)

23.54.015 Required Parking
The project is located within an Urban Village and no parking is required for residential and non residential uses. Location qualifies for frequent transit designation.

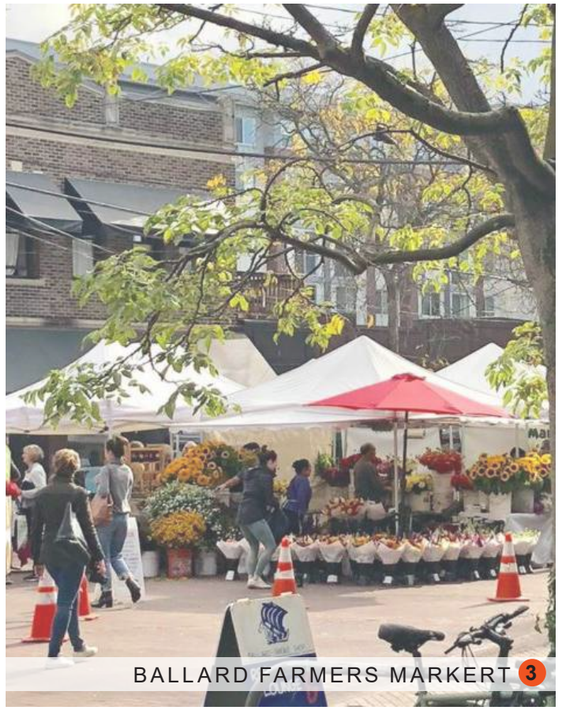
23.54.040 Solid Waste & Recyclable Materials Storage and Access
SPU approval will be obtained for the storage area shown on the site plan




URBAN ANALYSIS KEY
PROJECT SITE
PRIMARY ACCESS ROAD
NODE
LANDMARKS
WALKSHED (10 MIN)
PARKS
PUBLIC TRANSIT
LIGHT RAIL STATION
BALLARD HUB RESIDENTIAL URBAN VILLAGE
NW 65TH ST
NW MARKET ST.
NW LEARY WAY
24TH AVE NW
15TH AVE NW
8TH AVE NW
1
2
3
4
5
6
7
8

BALLARD HIGH SCHOOL 1

BALLARD LOCKS 2



BALLARD FARMERS MARKERT 3

GILMAN PLAYGROUND 4

WEST WOODLAND ELEMENTARY SCHOOL 5

BALLARD COMMUNITY CENTER 6

LOCAL GROCERY MARKET 7

LOCAL BREWERY 8

PROJECT SITE

11TH AVE NW

9TH AVE NW

NW 56TH STREET LOOKING NORTH(B)

ADJACENT PROPERTIES
SOUTH OF SITE

9TH AVE NW

11TH AVE NW

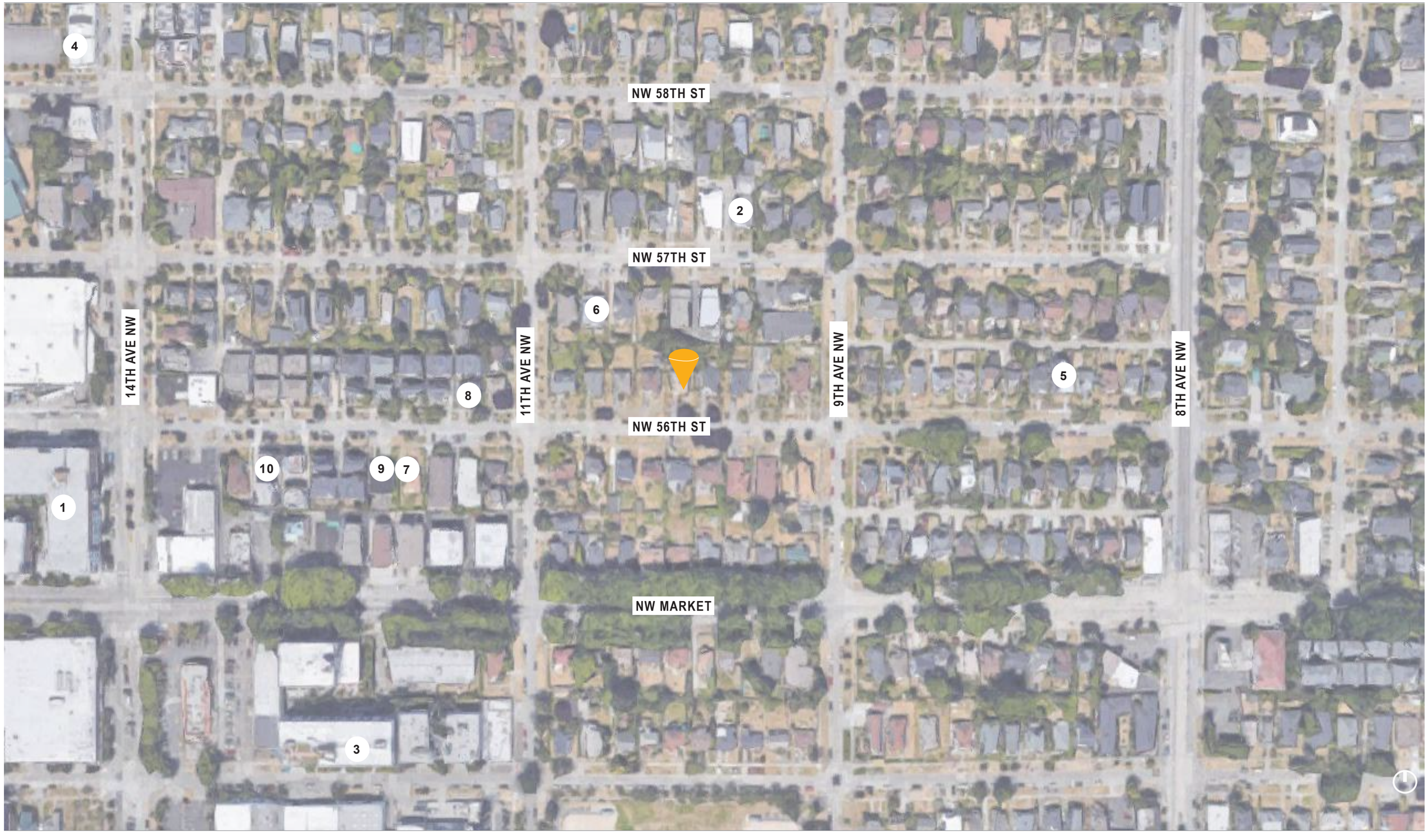
NW 56TH STREET LOOKING SOUTH(A)

NW 57TH ST. LOOKING NORTH (D)

ADJACENT PROPERTIES
NORTH OF SITE

NW 57TH ST. LOOKING SOUTH (C)

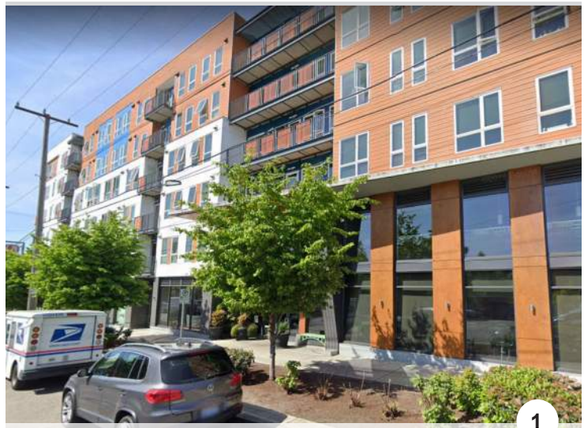

NW 57th St
NW 57th St
11th Ave NW
9th Ave NW
SITE
NW 56th St
NW 56th St
4 UNIT TOWN HOUSE
4 UNIT TOWN HOUSE
11th Ave NW
9th Ave NW
NW Market St
NW Market St



Roosevelt Urban village - Context around site - single family and mix use buildings+ mix of traditional and contemporary architecture

SURROUNDING MULTIFAMILY CONTEXT ANALYSIS

The Ballard neighborhood offers residents an urban suburban mix feel. The neighborhood is adjacent to commercial streets offering bars, restaurants, coffee shops, and parks restaurants, coffee shops, and parks. The surrounding context is mixted with new modern apartment buildings, along with traditional established multi-story single family homes. The residential characteristic has similar traditional roof shapes and massing approaches. This project proposes the use of high quality material throughout the building along with open railing, allows transparency of the neighborhood and hoping to reduce perceived scale. The focus of this project is to connect the neighborhoods characteristics, special attention to detailing and most importantly street design.


1 STREET FRONT CONNECTION

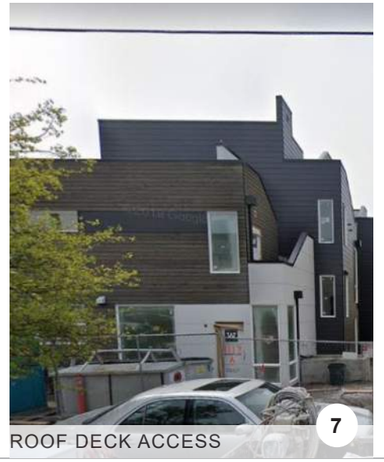

2 INTERGRATED LANDSCAPE

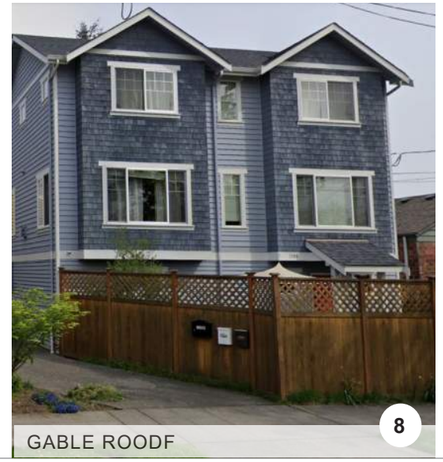

3 UPPER LEVEL DECKS


4 PARAPET WALLS

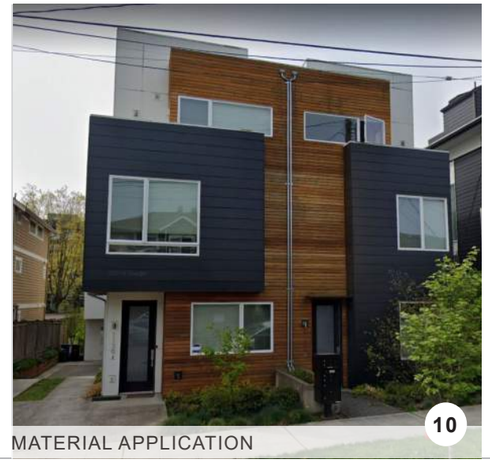

5 UPPER MODULATION


6 CANTILEVERED MODULATION


7 ROOF DECK ACCESS


8 GABLE ROODF


9 STRONG ROOF LINE


10 MATERIAL APPLICATION

COMMUNITY OUTREACH SUMMARY

1. Printed Outreach
a. Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site (high impact method)
b. Flier will advertise the proposed project, and will contain links to an online survey and interactive project website.

Date: Flyers were mailed **10/01/2020**
Materials attached: Flyer and spreadsheet with addresses

2. Electronic/Digital Outreach: Cone Architecture designed an online survey that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, a site plan, and five survey questions.

Public informed by: Printed outreach flyer
Date: Survey launched **09/28/2020**
Survey closed **10/22/2020**
Survey Web Address: https://www.surveymonkey.com/r/3NS62G8

Material attached: Screenshot of survey

3. Electronic/Digital Outreach 2 (COVID replacement for In-Person)
Cone Architecture designed a project-specific website which presented the project via a site-location map, a preliminary site plan of the proposed development, and a summary of the project. The website also provided project information including the project's address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site provided a link to the project survey with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback.

Public informed by: Printed outreach flyer and survey
Date: website launched **08/28/2020**, website closed **10/22/2020**
Website Address: https://www.cone-outreach.com/56triplec

Summary of Community Responses:

1. Electronic/Digital Outreach: Cone Architecture did not receive any comments from the survey.

2. High-Impact Outreach: The comment box provided on the project website did not receive any feedback or questions.

CLIP OF INTERACTIVE WEBSITE:

Community Outreach

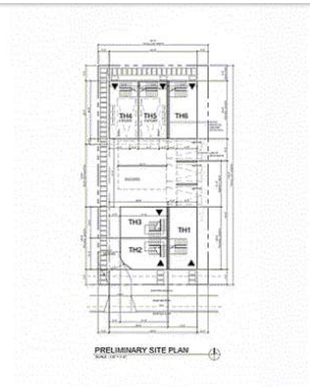
56th Triple Lot C

922 NW 56th St., Seattle, WA
Early Outreach for Design Review

About the project

Greencity Development and Cone Architecture are partnering on the development of Lot C at 922 NW 56th St., Seattle, WA. The new development will be 6 townhouses with parking. Planning has just begun, and construction could start as early as Fall 2021.

ADDRESS: 922 NW 56th St., Seattle, WA.
SDCI RECORD NUMBER: 6798419-CN
APPLICANT: CONE ARCHITECTURE
CONTACT: Michelle LaLonde, info@cone-arch.com
206-693-3133



Take our survey

Use this online survey to provide feedback.

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

This survey link will be available through 10/22/20.

Take Survey

Additional information

You can track our progress through the permitting process. Search the project address "922 NW 56th St." or project number "6798419-CN" in the Design Review Calendar and the Seattle Services Portal.

To find out more about early outreach for design review, visit the City of Seattle's Department of Neighborhood's web page.

Share your thoughts

Please share your concerns and priorities for this new building, and for the neighborhood overall, on the project website.

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

Name

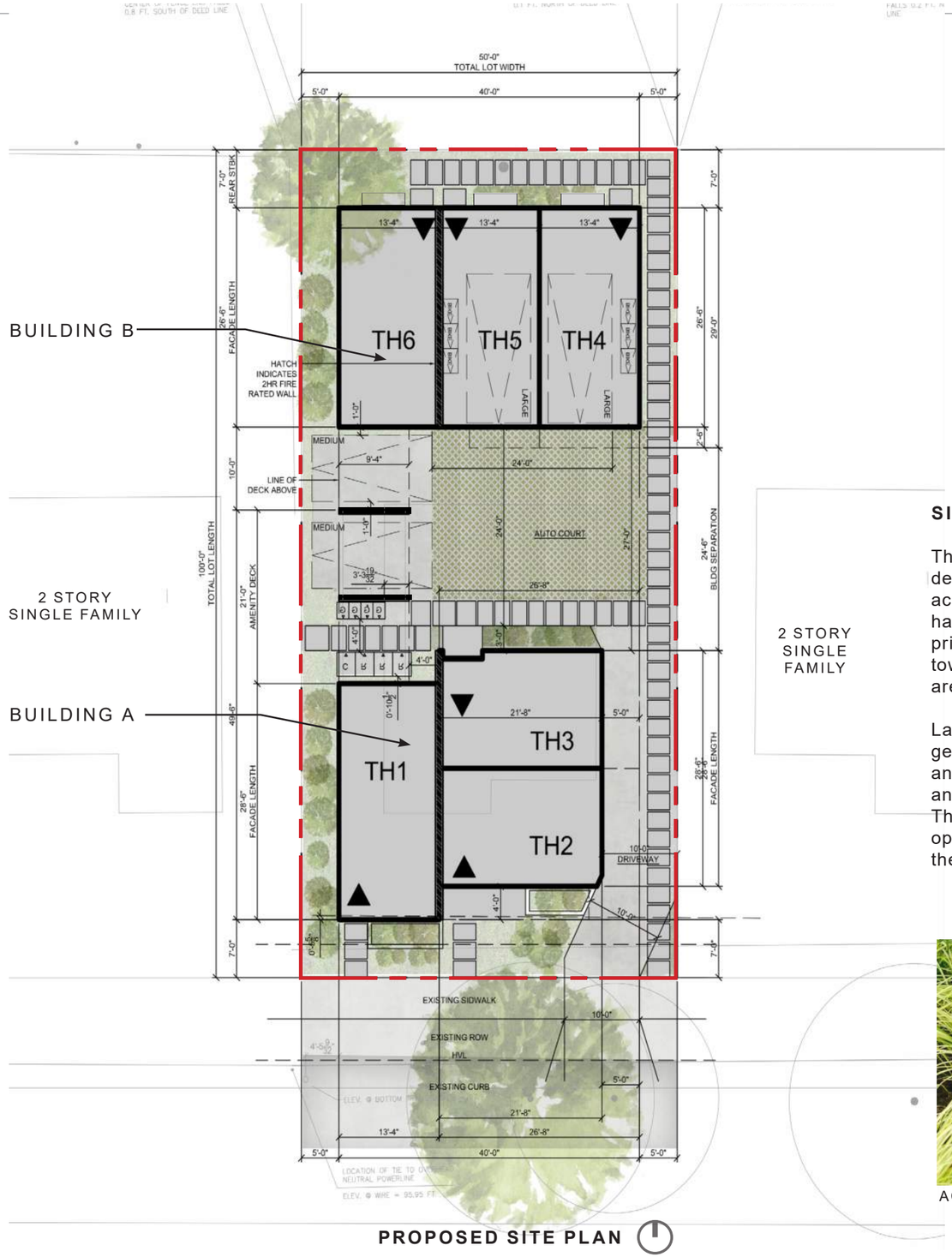
Email

Tell us more

Submit

CONE ARCHITECTURE

https://www.cone-outreach.com/56triplec 1/2



PROPOSED SITE PLAN

SITE PLANNING + LANDSCAPE APPROACH

The six proposed townhouse units are designed with a driveway on the west property. The central courtyard designated two individual car garages and two surface parking stalls under a carport. The courtyard also provides access to shared solid waste receptacles and provides open spaces for residential usage. Townhouse 1 and 2 have a main street frontage are acessed from the pedestrian path right off of NW 56th Street. The northern units primary pedestrian path at the southwest corner of NW 56th street and provides access to the main entrances of townhouses 3, 4, 5, and 6. Townhouse 3 has the main entrance off the autocourt. Townhouse 4, 5, and 6 entrances are located at the north end of the property to provied a safe and secure access without vehicular interference.

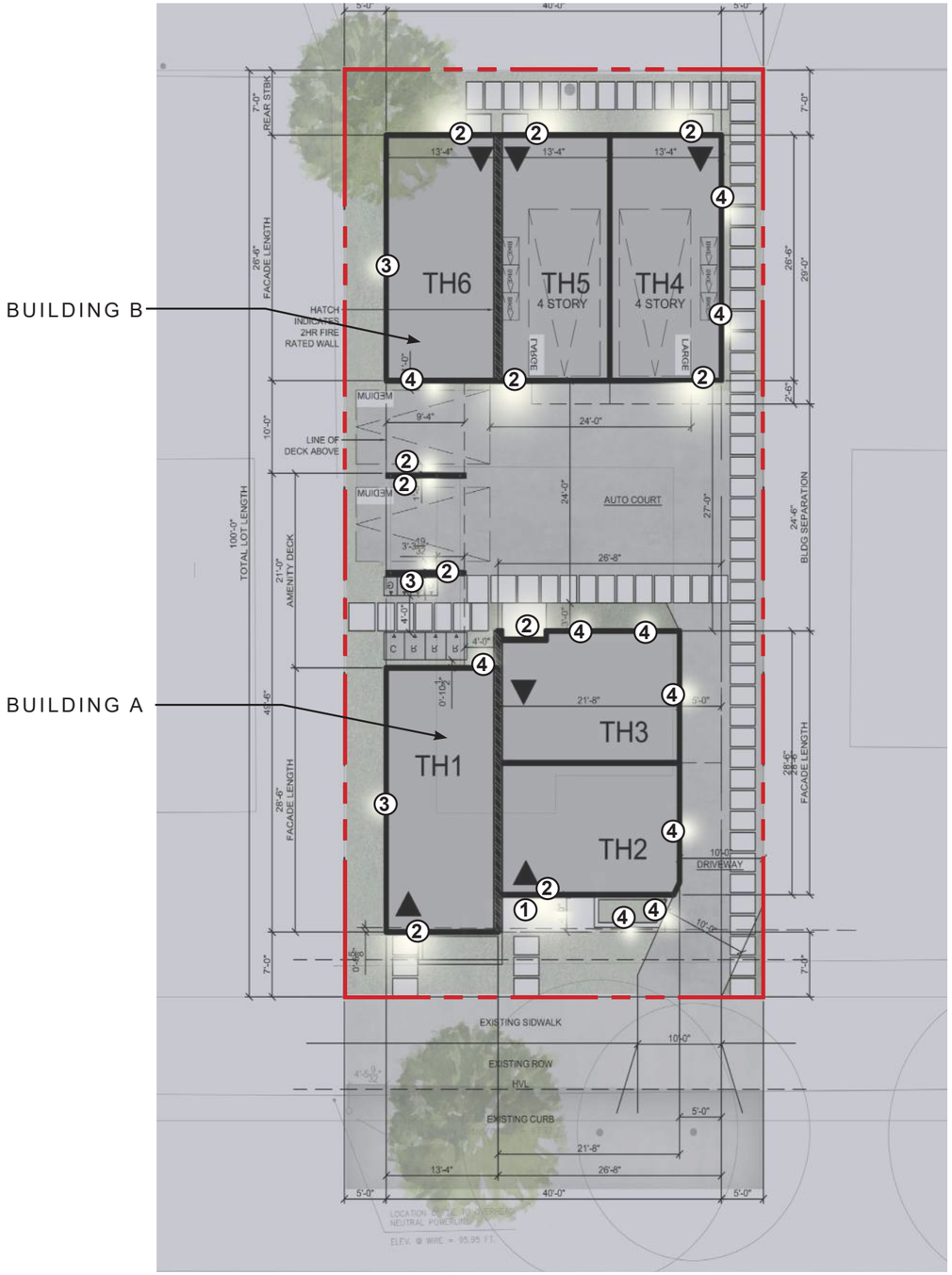
Landscaping will be added to all areas seen here in green, with the intention of framing pathways and creating a generous landscape buffer adjacent to the west, east and north sides of the neighboring properties. Townhouse 1 and 6 have access to a deck amentiy space over the carport and is perceived as an extension to the Living, Dining and Kitchen Level. The deck space provides views over the autocourt and allows spaces for individual garden beds. The street facing Townhouse 2 unit will have a autocourt allows in order to provide a buffer from the street and opportunity for an uppler level deck. Roof decks will also be proposed for amenity spaces that will have views to the Olympic Mountains.


ACORUS GRAMINEUS OGON


SEDUM ANGELINA


CAREX EVERCOLOR EVERIL


NANDINA DOMESTICA GULF STREEM



PROPOSED LIGHTING PLAN

PROPOSED LIGHTING PLAN

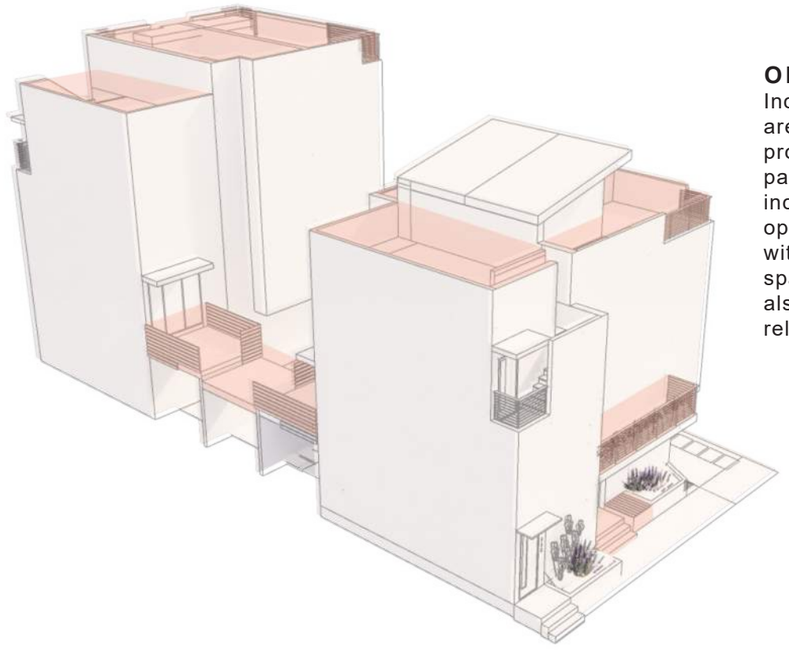
The lighting concept is intended to provide safety for pedestrians, facilitate easy way-finding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common pathways, and under cantilevers. Fixtures will be at path, entry, and driveway related and shielded from interfering with neighboring buildings.

①

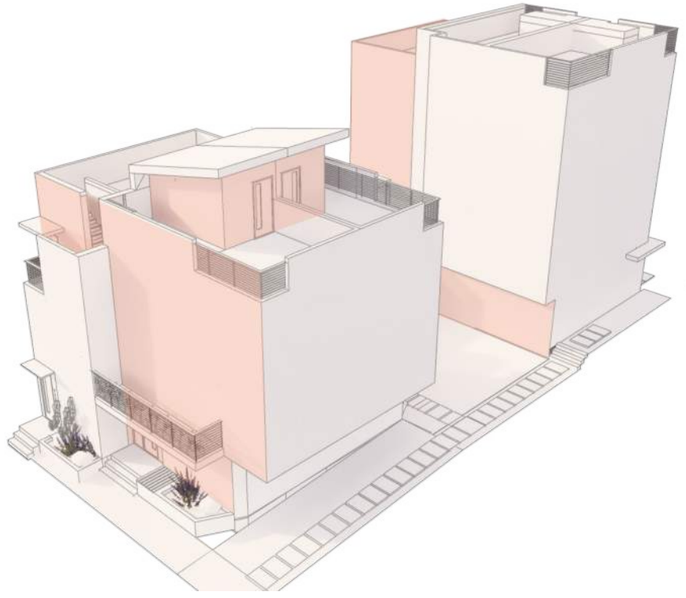
②

③

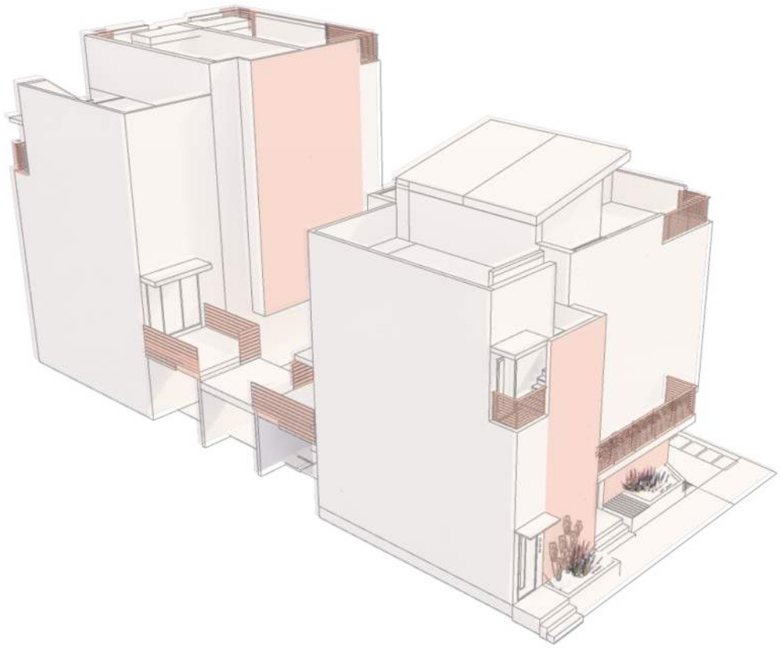
④



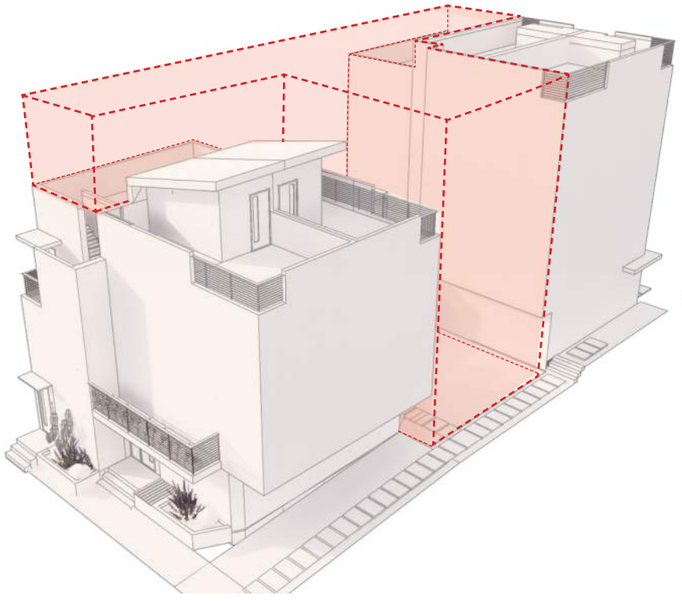
OPEN SPACE CONNECTION
Increased open space and planting areas are highlighted throughout the project including a central grass-paved court that will encourage increased foot activity. The central open space is additionally activated with wide decks off the living spaces. Roof decks and balconies also strengthen the open space relationship. (DC3.A.1)



MODULATION
MAJOR AND MINOR
The proposed design features a three story street front building and a four story building at the rear. The height and mass is also reduced by proposing reduced penthouses or situating stair towers away from the street with a large amount of modulation at the street front. Additionally, variation in setbacks and heights in both buildings help to break down the scale.
(CS2.D.1)



HIGH QUALITY MATERIALS
Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. Brick is used at the street facade to define building modulation and provide high quality texture. Cedar siding will be positioned at pedestrian levels to created a larger pedestrian experience at the street front and main entry doors. (DC.4.1.A)



OVERALL MASSING AND RESIDENTIAL SCALE
The buildings are positioned on the site to create a central open space that will allow for increased landscapping as well as increased light to all units. The buildings sit well below the allowable building height to relate to the existing single family context and create more of a residential scale. This location willalso encourage more community interaction between the residents.

CS1. NATURAL SYSTEMS AND SITE FEATURES	Use natural systems and features of the site and its surroundings as a starting point for project design.	EARLY RESPONSE
CS1-I. Plants and Habitat	A. In the Residental In-Town and Civic Core (see Ballard's Character Areas map on page 4), integrate landscaping in front of residences, within the plantng strip, setbacks, or in street-level open spaces to add visual interest for people walking by, habitat, or a bufer from sidewalks for residents. With Seattle Department of Transportaton approval, select plants that will provide interest year-round and create a variety of color and texture along the street.	The proposed design situates the buildings to offer areas for plantings that will be experienced by the residents and pedestrian traffic. The majority of the street facing building is set back an additional four feet from the required setback to create a natural buffer between uses. The increased planting areas are intended to correspond to an overall expansion of landscaping opportunities throughout the project including a central grass-paved auto court. A variety of native vegetation is proposed to support open space and natural habitats and create a visual interest.

CS2. URBAN PATTERN AND FORM	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	
CS2-II. Urban Pattern & Form	f. Residental In-Town: Ballard's higher density multfamily areas provide in-town living opportunites that enjoy easy access to shops, services, and jobs. The design characteristcs, and streetscape support a diverse populaton, including singles, families, and seniors.	Townhouses two and three are set back even further from the sidewalk adjacent to the driveway which is typical of the surrounding single family street rhythm. These additional setbacks smooth the transition from new construction into existing context. A variety of unit types are proposed in this design to meet the needs of a diverse population and create a sense of community at the small scale that reflects the existing and growing Ballard neighborhood.
CS2-D Height, Bulk and Scale	1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.	The proposed design features a three story street front building and a four story building at the rear. The height and mass is also reduced by proposing reduced penthouses or situating stair towers away from the street. Additionally, variation in setbacks and heights in both buildings help to break down the scale. As this neighborhood and block is in transition the proposed project aims to respect the current context while also looking to the future proposed developments occuring just within a two block radius.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER	Contribute to the architectural character of the neighborhood.	
CS3-A. Emphasizing Positive Neighborhood Attributes	3. Established Neighborhoods: In existing neighborhoods with a well defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.	The surrounding context is currently composed of mostly single family homes with five new future developments along this block. The proposed development on the subject site will complement the transitional neighborhood by introducing traditional and natural materials with a modern and clean color palette. A shed roof breaks the linear form of upper parapet walls and adds a functional sense of residential shelter.

PL1. CONNECTIVITY	Complement and contribute to the network of open spaces around the site and the connections among them.	
PL1-B. Pedestrian Amenities	1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.	The increased proposed setback will be filled with a landscape buffer to promote pedestrian connection between outdoor spaces. Upper level decks at the street facing units help to activate the connection between the street and the residential use. The central grass-paved court will slow down traffic wheels, and encourage increased foot activity. The central open space is additionally activated with wide decks off the living spaces which will promote neighbor connection. We are further activating the shared space by providing a well screened, but central location for the common recycling. In many ways this location will increase and encourage more community interaction in the large central open court.

PL3. STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	EARLY RESPONSE
PL3. 2. Residential Edges	• Use strong design elements in setbacks (e.g. sitng walls, raised patos, planters, paving changes, stoops, and porches) to indicate the transiton from public to private. • Encourage clearly diferentated residental or commercial street level uses. Encourage ground-related residental uses to follow development standards.	The street facing units entries are clearly articulated by overhead protection from awnings or a deck and are raised about two feet off of the grade. The public to private seperation is further defined by an entry stoop and a landscape buffer. Bioplanters are proposed along the front at a height that provides bench seating for the users to engage with their front yard and help define a residential transition. A central auto court adds additional ground related residential use that will be shared with all occupants.

DC3. OPEN SPACE CONCEPT	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	
DC3.A. Building-Open Space Relationship	1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.	The architectural and open space concept is to create intelligent and livable high-density design. The two proposed buildings are arranged to increase front setbacks for landscaping and a central multi purpose court for all users to experience. These increased planting areas are intended to correspond to an overall expansion of landscaping opportunities throughout the project including a central grass-paved court that will function as a permeable pavement facility, slow down the traffic wheels, and encourage increased foot activity. The central open space is additionally activated with wide decks off the living spaces. We are envisioning the railings at these elevated amenity areas to create both shielded and unshielded open spaces. A planting zone is placed between the deck to provide a space for a potential garden or a planting bed with tall grass for privacy.

DC3. OPEN SPACE CONCEPT	Integrate open space design with the design of the building so that each complements the other	
DC3.3. Design	a. Amenites and Features: In the Residental In-Town and Civic Core, (see map on page 4) integrate landscaping in front of residences within the plantng strip and/or in the required setback to add visual interest for people walking by, a habitat, and a privacy layering from sidewalks for residents.	The proposed design situates the buildings to offer areas for plantings that will be experienced by the residents and pedestrian traffic. The majority of the street facing building is set back an additional four feet from the required setback to create a natural buffer between uses. A variety of native vegetation is proposed to support open space and natural habitats and create a visual interest. Outdoor spaces will be a mix of landscaping and hardscaping to create pleasant multi use spaces and features for the development.

DC4. EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces	
DC4.I.A Building Materials	4. Residental buildings should incorporate operable windows, and fne-scaled detailing without relying on single-family residental materials such as vinyl clapboards and shingles.	Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. Brick is used at the street facade to define building modulation and provide high quality texture. Cedar siding will be positioned at pedestrian levels to created a larger pedestrian experience at the street front and main entry doors. Cedar is introduced for warmth and texture and also located at specific volumes on the upper levels and placed at all soffits. Operable windows are incorporated throughout to ensure user controlled comfort and promote interior to exterior connection. Metal open rail will be introduced at roof tops, decks and street front patio to add fine-scaled detailing.

① CEDAR SIDING

② CEMENTITIOUS PANEL AND INFILL - DARK GREY

③ LAP SIDING - WHITE

④ BLACK VINYL WINDOWS (ALL WINDOWS TO BE BLACK WHEN INSET IN BLACK PANELS OR GRAY LAP SIDING)

⑤ WHITE VINYL WINDOWS (ALL WINDOWS TO BE WHITE WHEN INSET IN WHITE PANELS OR GRAY LAP SIDING)

⑥ STRAIGHT BOND BRICK - GRAY

⑦ METAL RAIL

PROPOSED MATERIALS

Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. The cedar siding will be positioned at pedestrian levels to created a larger pedestrian experience at the street front and main entry doors. Cedar is introduced for warmth and texture and also located at specific volumes on the upper levels and placed at all soffits. Lap siding and cementitious panels has been chosen to respond to the traditional residential context and will be strategically positioned to decrease the building mass and height. Black vinyl windows will be used everywhere else. Metal open railing will be introduces at roof tops, decks and street front patio.

SOUTH ELEVATION (BUILDING A)

NORTH ELEVATION (BUILDING A)

① CEDAR SIDING

② CEMENTITIOUS PANEL AND INFILL - DARK GREY

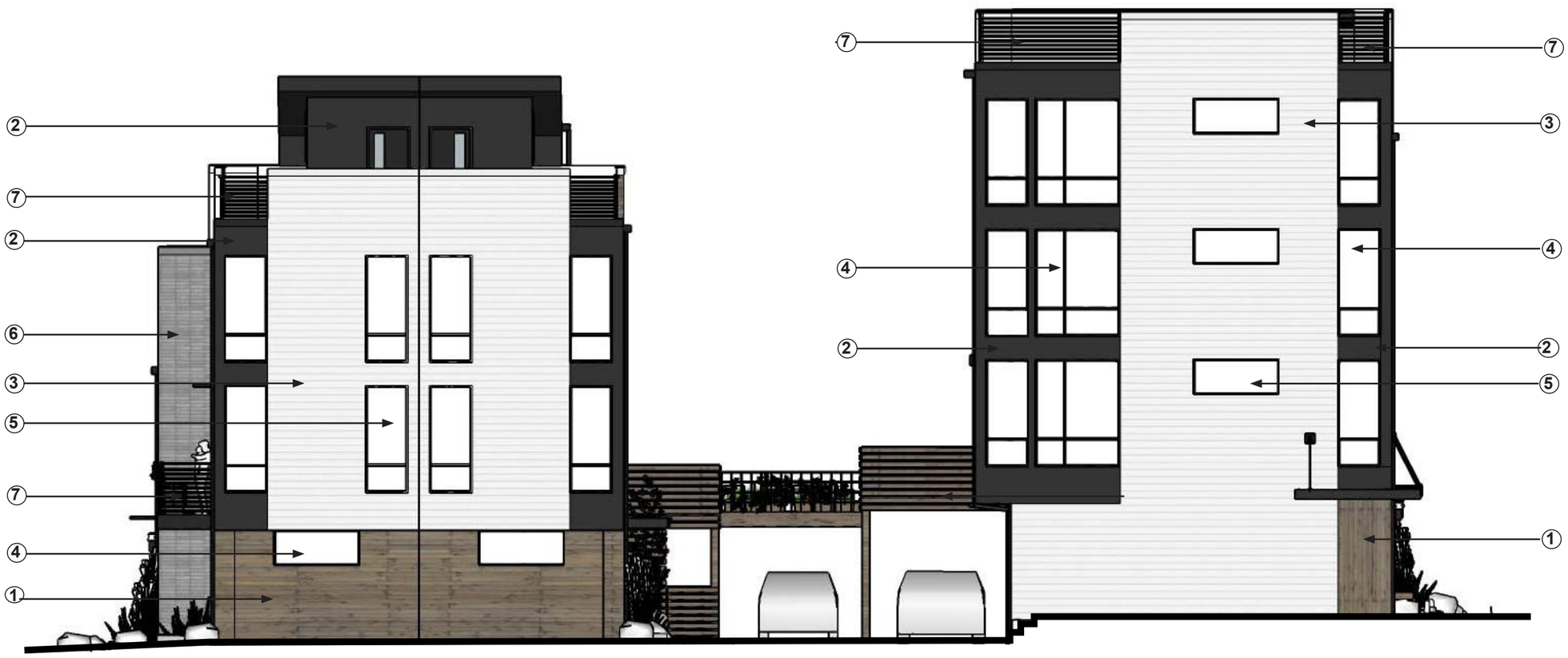
③ LAP SIDING - WHITE

④ BLACK VINYL WINDOWS (ALL WINDOWS TO BE BLACK WHEN INSET IN BLACK PANELS OR GRAY LAP SIDING)

⑤ WHITE VINYL WINDOWS (ALL WINDOWS TO BE WHITE WHEN INSET IN WHITE PANELS OR GRAY LAP SIDING)

⑥ STRAIGHT BOND BRICK - GRAY

⑦ METAL RAIL



WEST ELEVATION

① CEDAR SIDING

② CEMENTITIOUS PANEL AND INFILL - DARK GREY

③ LAP SIDING - WHITE

④ BLACK VINYL WINDOWS (ALL WINDOWS TO BE BLACK WHEN INSET IN BLACK PANELS OR GRAY LAP SIDING)

⑤ WHITE VINYL WINDOWS (ALL WINDOWS TO BE WHITE WHEN INSET IN WHITE PANELS OR GRAY LAP SIDING)

⑥ STRAIGHT BOND BRICK - GRAY

⑦ METAL RAIL

EAST ELEVATION

① CEDAR SIDING

② CEMENTITIOUS PANEL AND INFILL - DARK GREY

③ LAP SIDING - WHITE

④ BLACK VINYL WINDOWS (ALL WINDOWS TO BE BLACK WHEN INSET IN BLACK PANELS OR GRAY LAP SIDING)

⑤ WHITE VINYL WINDOWS (ALL WINDOWS TO BE WHITE WHEN INSET IN WHITE PANELS OR GRAY LAP SIDING)

⑥ STRAIGHT BOND BRICK - GRAY

⑦ METAL RAIL

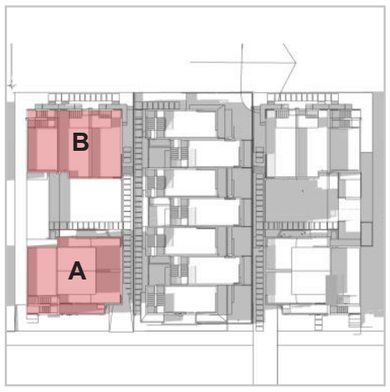
SOUTH ELEVATION (BUILDING B)

NORTH ELEVATION (BUILDING B)

MARCH / SEPTEMBER 21, 9 AM

MARCH / SEPTEMBER 21, 12 PM

MARCH / SEPTEMBER 21, 3 PM



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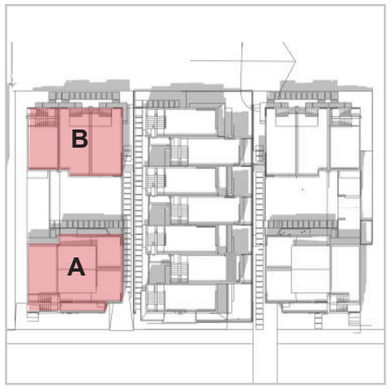

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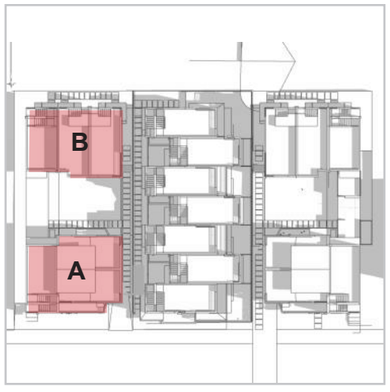

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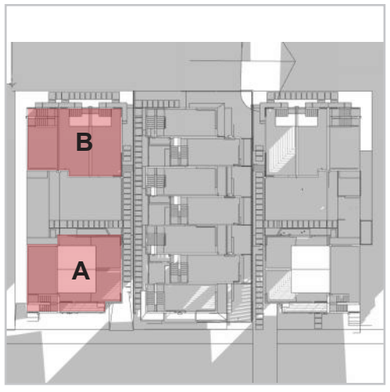
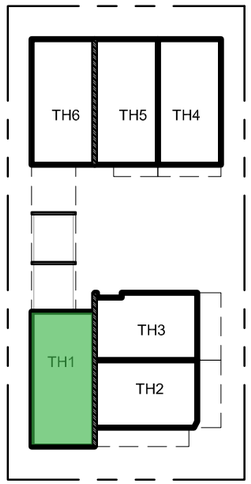
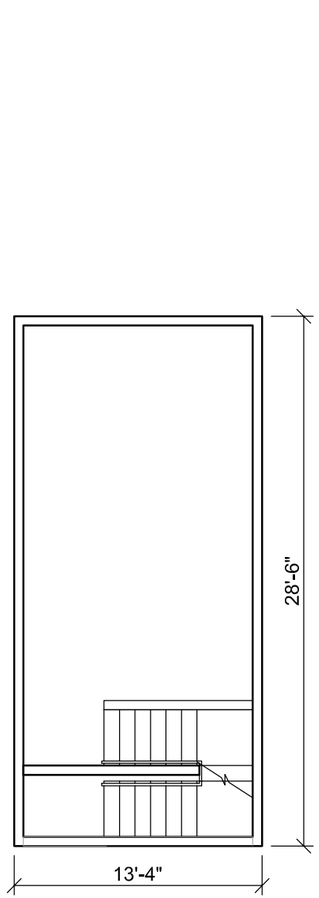


DECEMBER 21, 9 AM

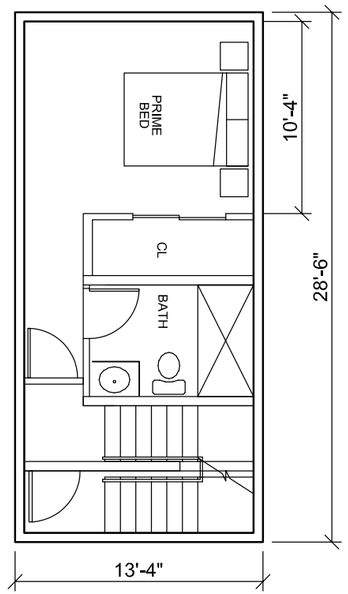
DECEMBER 21, 12 PM

DECEMBER 21, 3 PM





ROOF DECK



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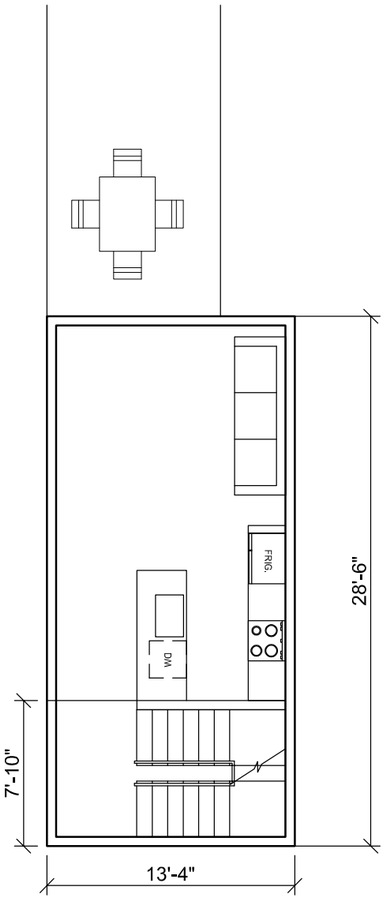

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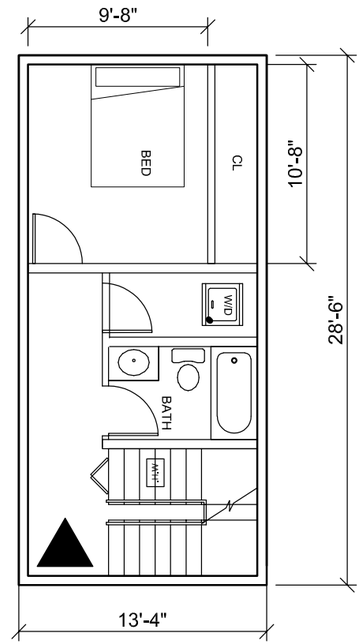
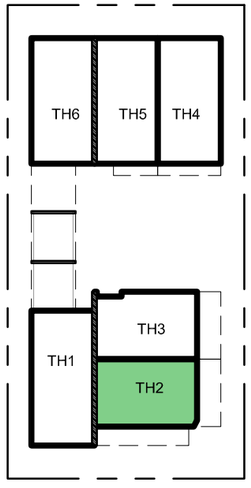
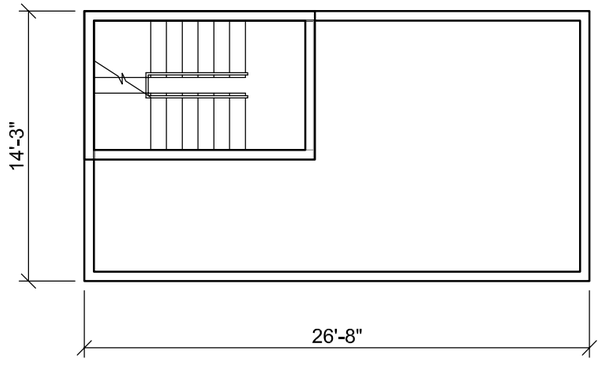


FIRST FLOOR

TOWNHOUSE 1 - FLOOR PLAN





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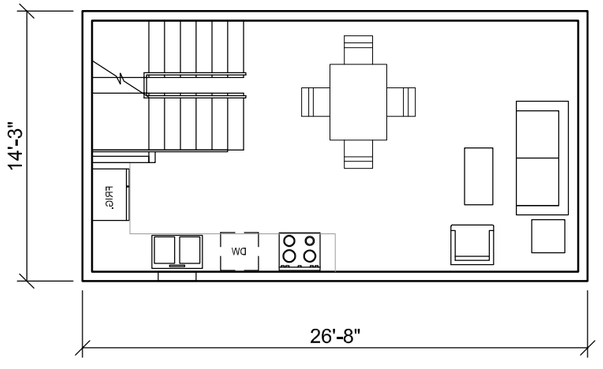

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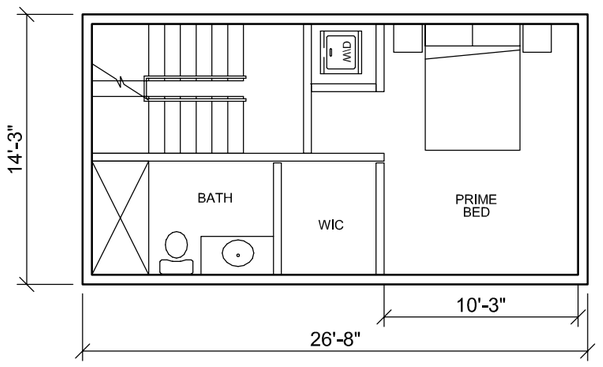

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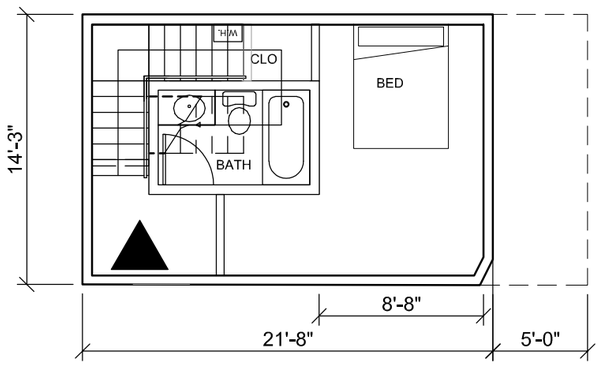
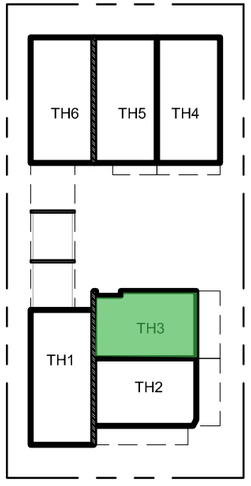
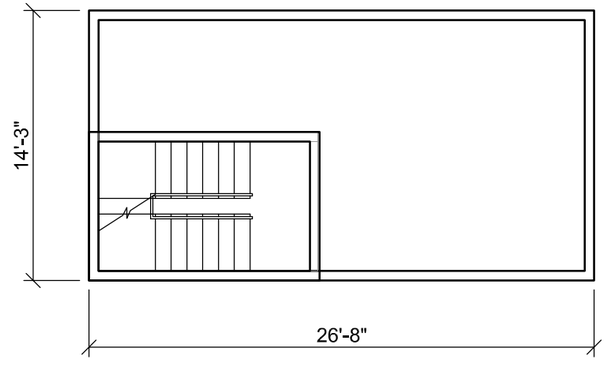


FIRST FLOOR

TOWNHOUSE 2 - FLOOR PLAN





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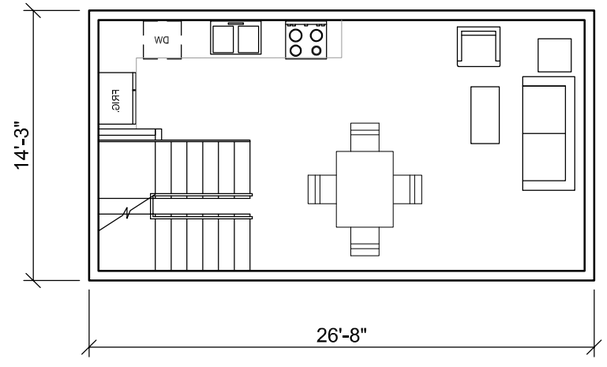

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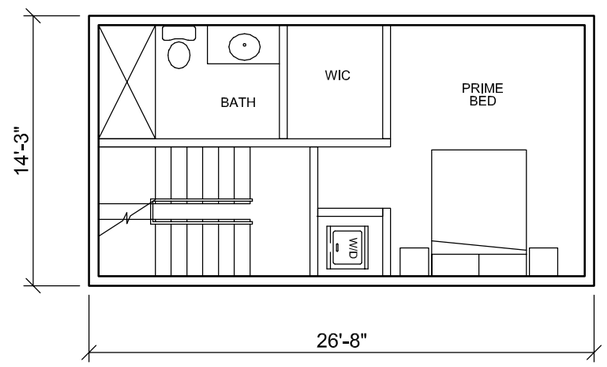

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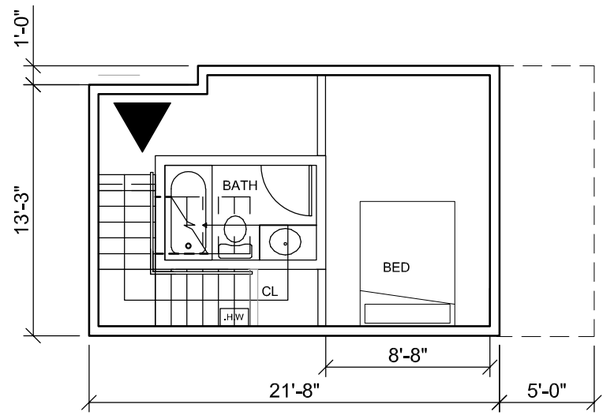
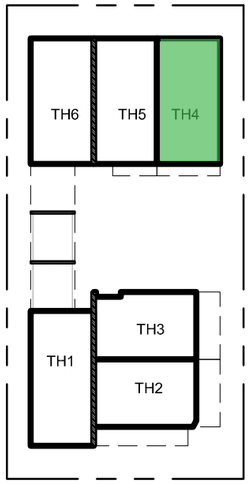
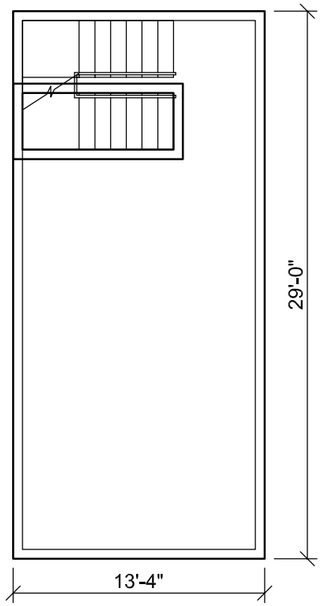


FIRST FLOOR

TOWNHOUSE 3 - FLOOR PLAN





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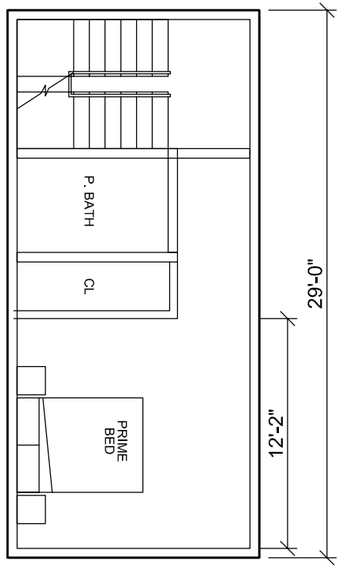

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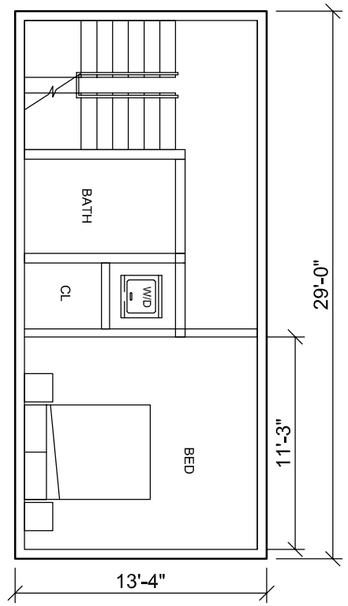

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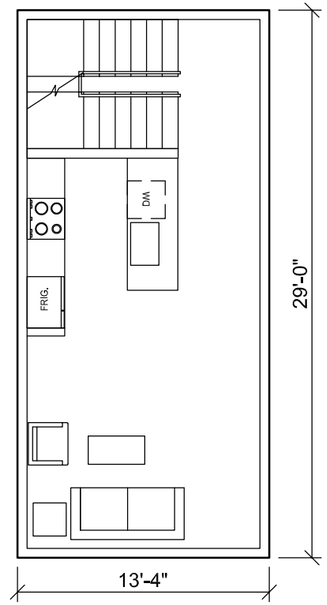

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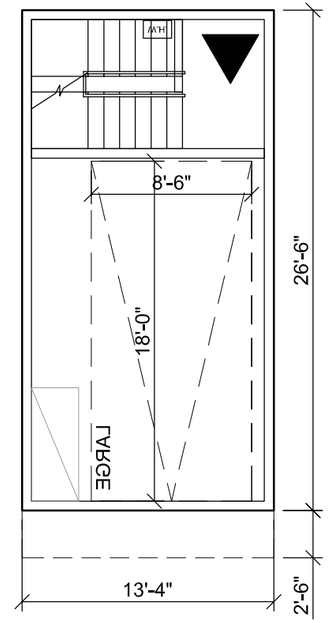
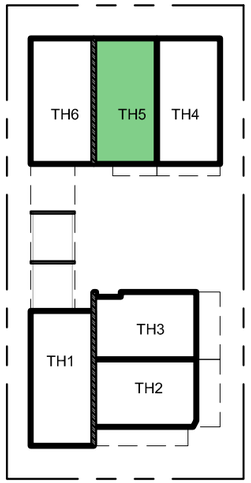
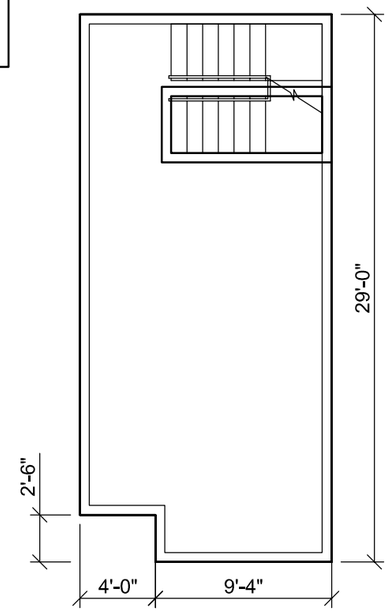


FIRST FLOOR / GARAGE

TOWNHOUSE 4 - FLOOR PLAN





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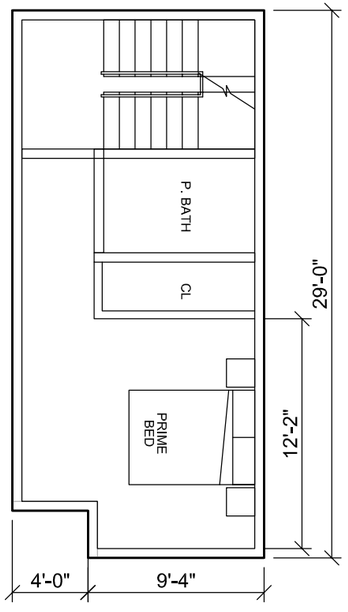

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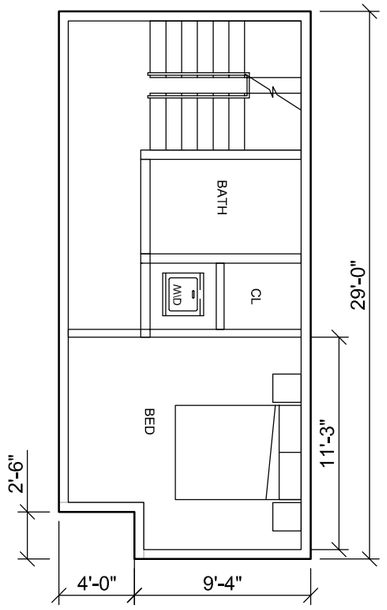

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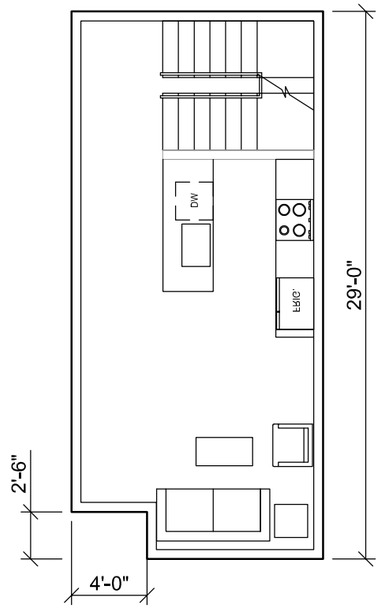

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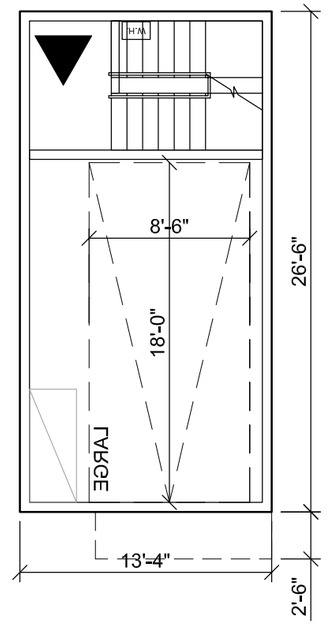
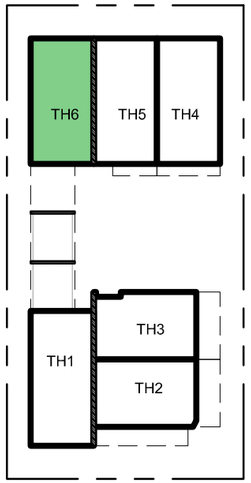
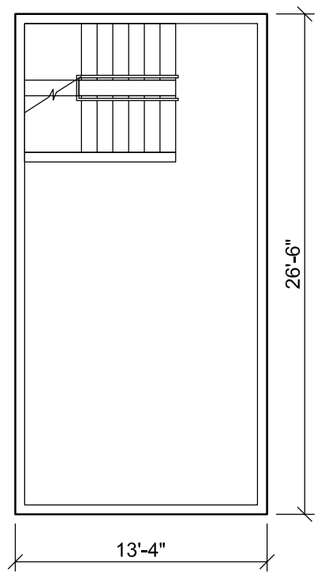


FIRST FLOOR / GARAGE

TOWNHOUSE 5 - FLOOR PLAN





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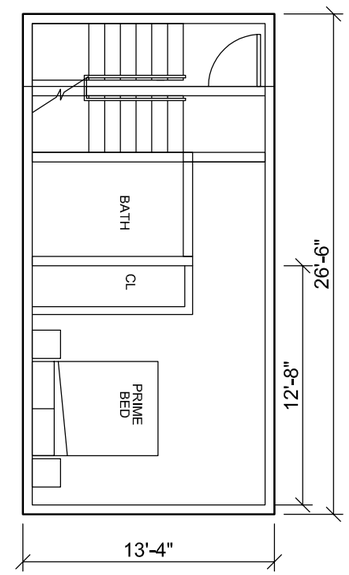

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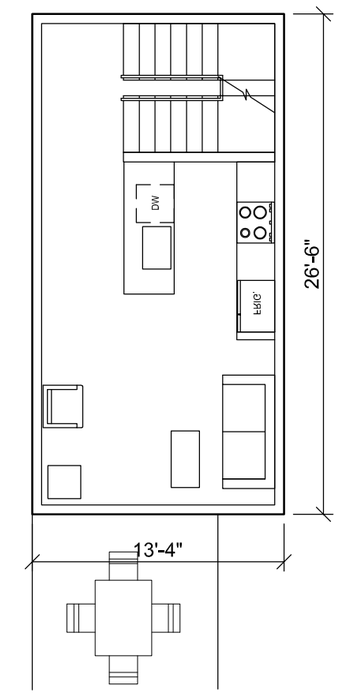

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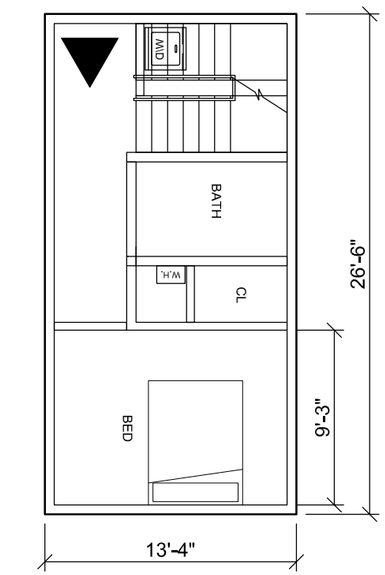


FIRST FLOOR

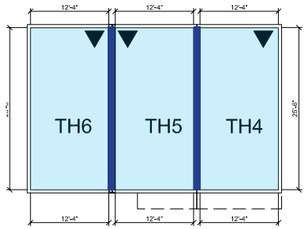
TOWNHOUSE 5 - FLOOR PLAN

FAR & GFA DIAGRAMS

ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR. 4-2019

FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES

FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES



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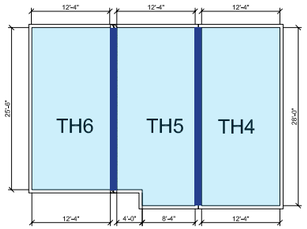
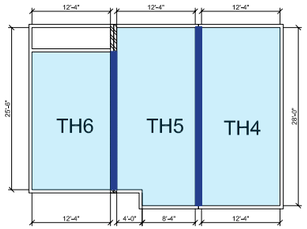
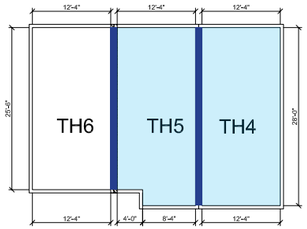


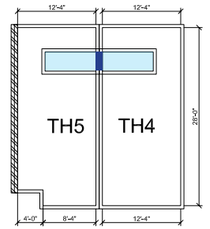
SECOND FLOOR



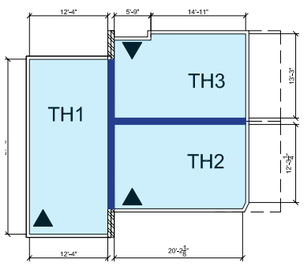
THIRD FLOOR



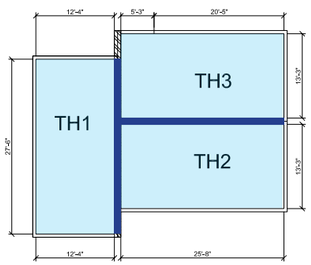
FORTH FLOOR



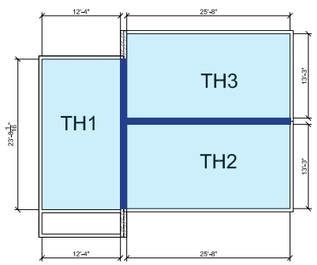
ROOF DECK



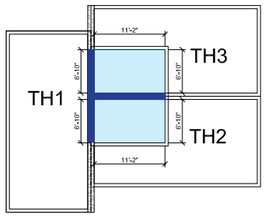
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF DECK

ZONING INFO (PROVIDED)

	FAR:	GFA:
TH1		
FIRST FLOOR	339.17 SQ. FT.	351.12 SQ. FT.
SECOND FLOOR	339.17 SQ. FT.	351.18 SQ. FT.
THIRD FLOOR	291.89 SQ. FT.	303.72 SQ. FT.
TOTAL	970.23 SF	1,006.02 SF
TH2		
FIRST FLOOR	273.59 SQ. FT.	290.80 SQ. FT.
SECOND FLOOR	340.08 SQ. FT.	359.79 SQ. FT.
THIRD FLOOR	340.08 SQ. FT.	359.79 SQ. FT.
PENTHOUSE	76.30 SQ. FT.	81.89 SQ. FT.
TOTAL	1,030.05 SF	1,092.17 SF
TH3		
FIRST FLOOR	268.08 SQ. FT.	283.29 SQ. FT.
SECOND FLOOR	340.08 SQ. FT.	358.04 SQ. FT.
THIRD FLOOR	340.08 SQ. FT.	358.04 SQ. FT.
PENTHOUSE	76.30 SQ. FT.	81.89 SQ. FT.
TOTAL	1,024.54 SF	1,081.26 SF
TH4		
FIRST FLOOR	314.50 SQ. FT.	327.25 SQ. FT.
SECOND FLOOR	345.33 SQ. FT.	359.33 SQ. FT.
THIRD FLOOR	345.33 SQ. FT.	359.33 SQ. FT.
FORTH FLOOR	345.33 SQ. FT.	359.33 SQ. FT.
PENTHOUSE	24.00 SQ. FT.	25.50 SQ. FT.
TOTAL	1,374.49 SF	1,430.74 SF
TH5		
FIRST FLOOR	314.50 SQ. FT.	340.00 SQ. FT.
SECOND FLOOR	335.33 SQ. FT.	362.08 SQ. FT.
THIRD FLOOR	335.33 SQ. FT.	362.08 SQ. FT.
FORTH FLOOR	335.33 SQ. FT.	362.08 SQ. FT.
PENTHOUSE	24.00 SQ. FT.	25.50 SQ. FT.
TOTAL	1,344.49 SF	1,453.90 SF
TH6		
FIRST FLOOR	314.50 SQ. FT.	327.25 SQ. FT.
SECOND FLOOR	314.50 SQ. FT.	327.25 SQ. FT.
THIRD FLOOR	267.22 SQ. FT.	278.05 SQ. FT.
TOTAL	896.22 SF	932.55 SF

TOTAL = 6,640.02 SF/ 6,996.82 SF (359.98 SF / 3.18 SF UNDER ALLOWABLE FAR)

AMENITY:

GROUND: 632.8 SF (7,87 SF)
TOTAL: MIN. SATISFIED

THANK YOU

DRAFT