



# 909 NW 56TH ST BALLARD , SEATTLE

SDR DESIGN PACKET  
ARRAY

SEPTEMBER 29TH, 2021 | SDCI# 3038540-EG



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PROJECT INFORMATION

ADDRESS: 909 NW 56th Street Seattle, WA 98107  
APN: 2768100655  
LEGAL: LOT 8 IN BLOCK 119 GILMAN PARK  
SDCI #: 3068540-EG \ 3038455-LU  
6853387-CN \ 6853388-DM

PROJECT PROGRAM

BUILDING TYPE: Townhouses (2 structures)  
UNIT COUNT: 6 (3 in each structure)  
UNIT SIZES: Approximately 1080 sf  
ABV.-GROUND STORIES: 3  
PARKING STALLS: 2 (Ballard urban village + FS)  
APPROX FAR: 7004.2 sf (FAR of 1.4 used)  
LOT SIZE: 5,003 sf

PROJECT TEAM

OWNER: Modern Homes, LLC / Pavel Afichuk  
2710 S 355th PL  
Federal Way, WA 98003  
afichukpv@yahoo.com

LANDSCAPER: Root of Design / Devin Peterson  
7104 265th St NW #218  
Standwood, WA 98292  
devin@rootofdesign.com

PROJECT OBJECTIVES

The proposed site’s current use is a single family residence. It is approximately 5,003 square feet in LR2 zone. The property is located at the mid-block between 9th Ave NW and 11th Ave NW on NW 56th St. The project is proposed to demolish the existing single family structure and to construct 2 structures, each with 3 townhouses (total 6 units), in the Ballard Hub Urban Village. The proposed structures will be 3 stories tall with 2 open space parking access from NW 56 th Street.

Ballard Hub Urban Village areas are in a higher dense living with many neighborhood shopping, dining and services within walking distance. We are proposing a pedestrian friendly scaled design to accommodate the sense of community with an contemporary architectural solution that thrives the new modern neighborhood context.

DESIGNER: Array LLC / Yueann Wu  
3258 14th Ave W  
Seattle, WA 98119  
yueann@arraybuild.com

SURVEYOR: Terrane  
10801 Main Street, Suite 102  
Bellevue, WA 98004  
425.458.4488



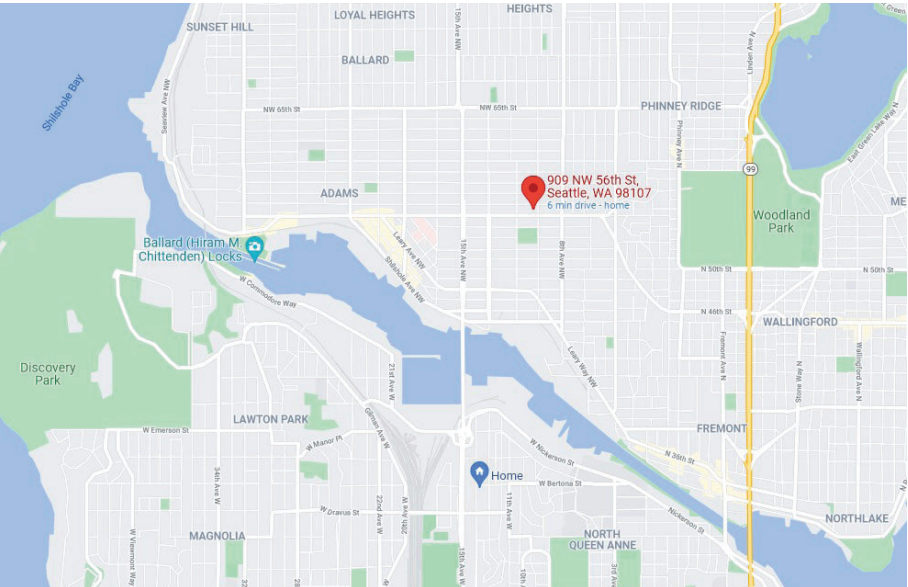
AVA BALLARD MIXED-USE APARTMENT BLDG



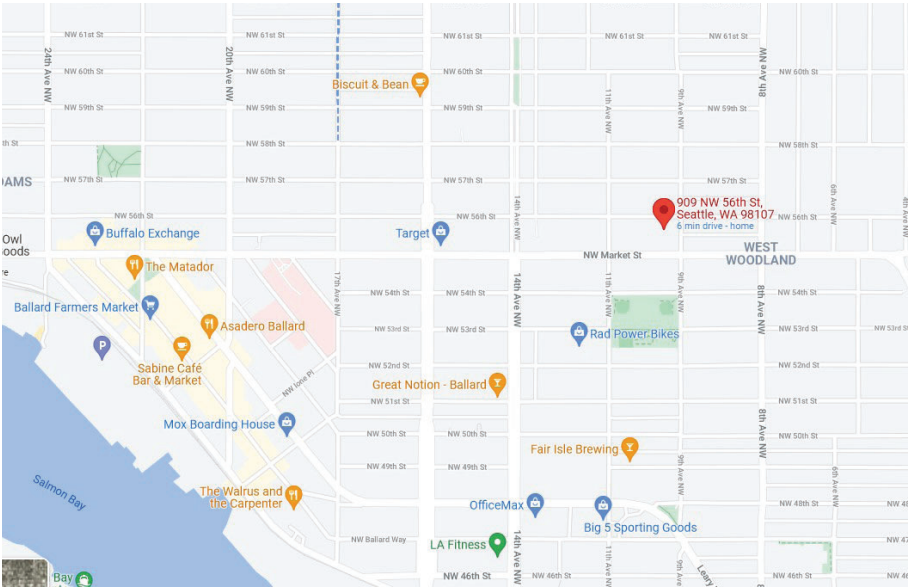
ST ALPHONSUS SCHOOL



ST ALPHONSUS FAMILY CENTER



Seattle Vicinity Map



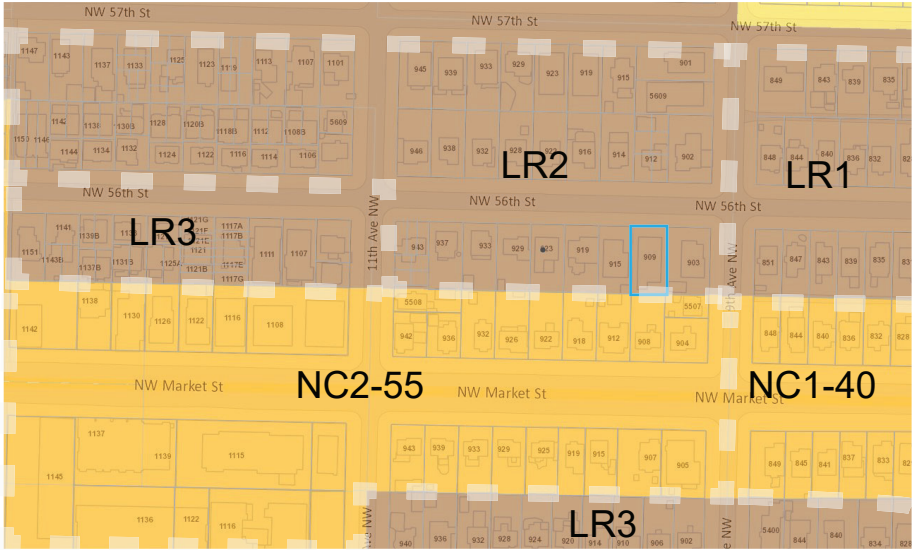
Neighborhood Vicinity Map

SDR DESIGN PACKAGE  
909 NW 56th Street, Ballard, Seattle, Washington

Array  
DCI # 30338540-EG | September 29th, 2021







SDCI GIS MAP SHOWING DETAILED ZONING

 SITE

 NC

 LR

ZONING INFORMATION

The lot is located in lowrise LR2 (M1) zone, and the neighbor lots to the North, East and West all also in lowrise LR2 zone, South neighboring proerty is in NC2-55(M2) zone. The lot is also located in the overlay of Ballard Hub Urban Village.

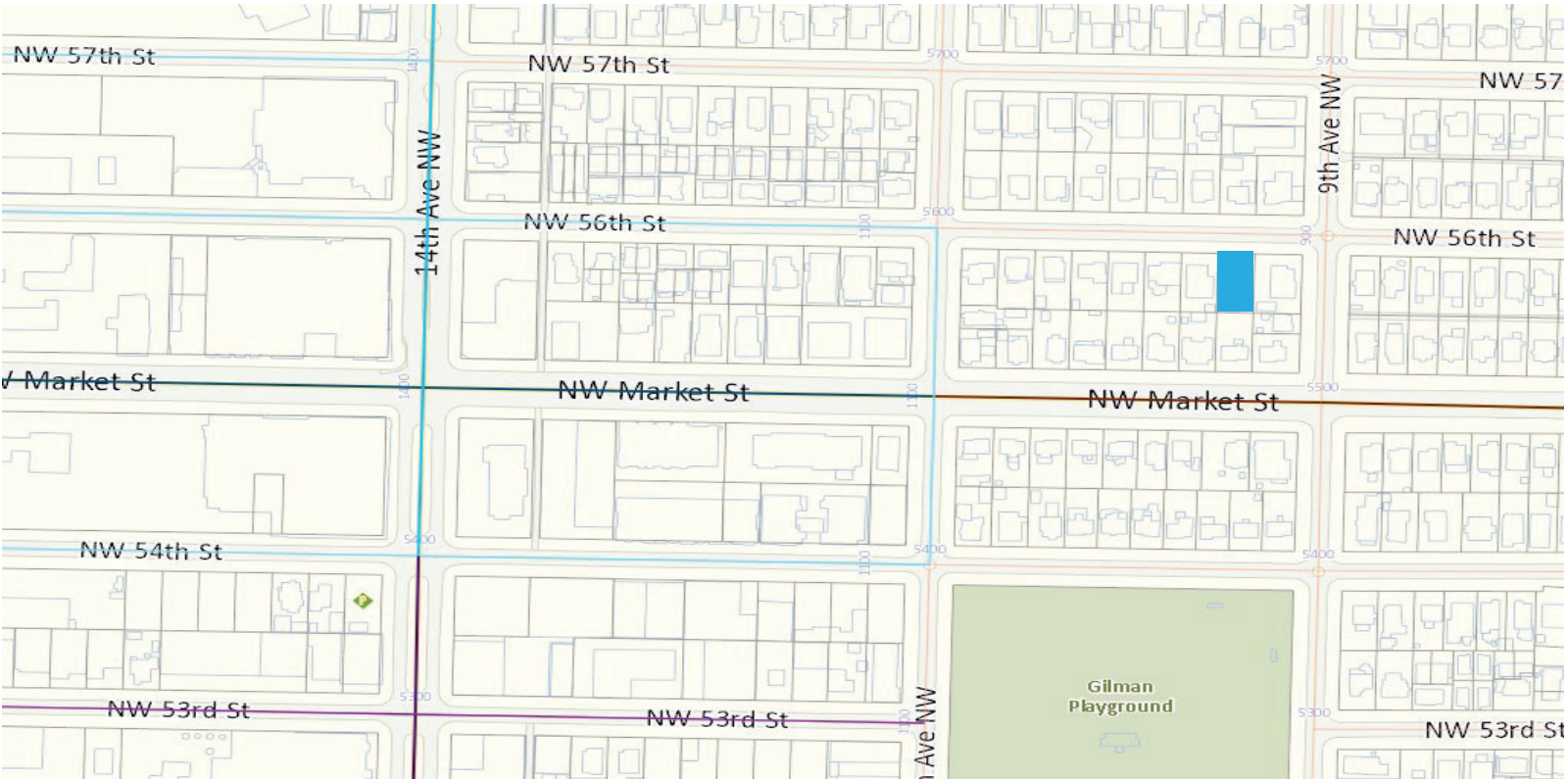
ZONE: LR2 (M1)  
OVERLAY: Ballard Hub Urban Village  
STREETS: 9th &11th Ave NW: Neighborhood Yield St  
NW 56th St: Neighborhood Yield Street  
LEGAL: Lot 8, Block 119, Gilman Park  
APN: 2768100655


LOT SIZE: 5003 SF  
23.45.510: FLOOR AREA RATIO (1.4) WITH MHA SUFFIX  
B. TABLE A: ALLOWED - 5003 X 1.4 = 7004.2 SF  
PROPOSED - 6812.1 SF


23.54.512: DENSITY  
ALLOWED - NO LIMIT  
PROPOSED - 6 UNITS


23.45.514: HELIGHT ALLOWED - AVG GD + 40' + 10' PENT  
TH 1: 70.0' + 40' = 110.0' ALLOW  
70.0' + 29' = 99.0' PROPOSED  
TH 2: 70.0' + 40' = 110.0' ALLOW  
70.0' + 29' = 99.0' PROPOSED


23.45.518	SETBACKS		
A		REQ'D	PROPOSED
	FRONT	7'	7'
	REAR	7'	7'
	SIDE N	5'	5'
	SIDE S	5'	5'
F	INTERIOR	10'	21'
23.45.522:	AMENITY SPACE		
	REQUIRED - 5003 X 0.25 = 1250.75 SF		
	PROPOSED - 1484.8 SF		
23.54.527:	MAX. STRUCTURE WIDTH IN LR2 ZONE		
A	ALLOWED - 90'		
	PROPOSED - 40'		
23.45.527:	MAX. STRUCTURE DEPTH IN LR2 ZONE		
B	ALLOWED - 100' X 65% = 65'		
	PROPOSED - 36' + 29' = 65'		
23.54.020	PARKING		
A	REQUIRED: 0 (FREQUENT TRANSIT + URBAN VILLAGE)		
	PROVIDED: 2 OPEN SPACE PARKING		

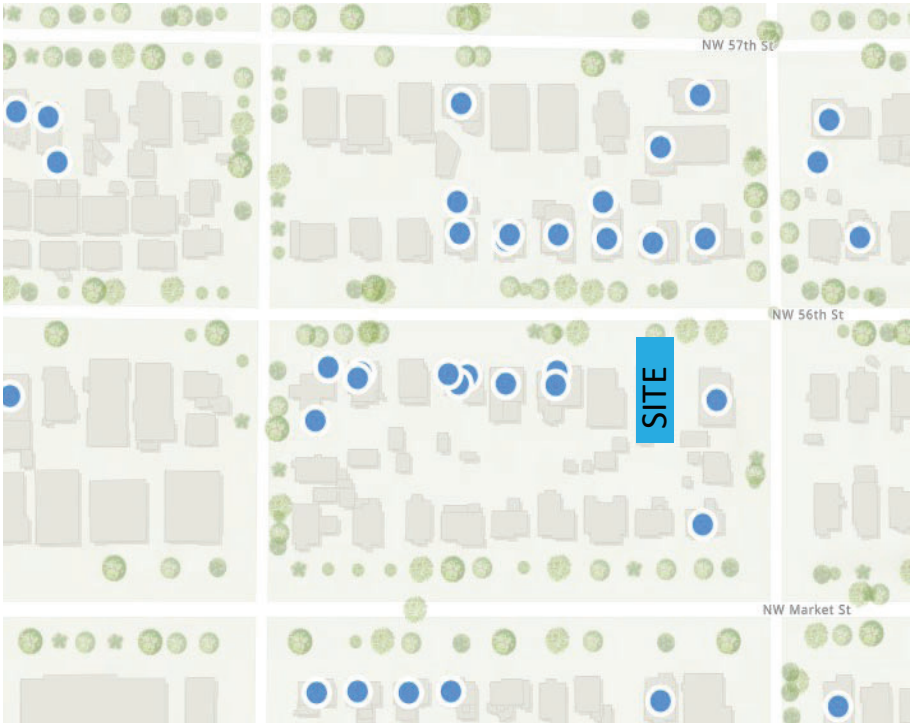


 SITE

 Urban Village Neighborhood Access

 Neighborhood Yield Street

 Urban Center Connector

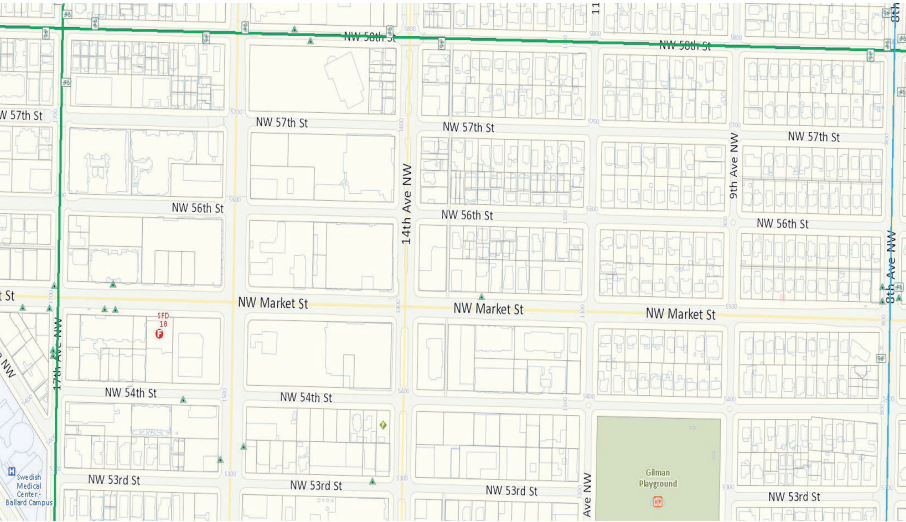


 SITE

 SURROUNDING DEVELOPMENTS





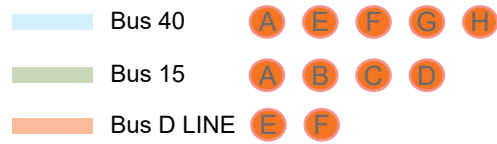


Neighborhood Greenway  
Bike lane / climbing land  
Multi-use Trail

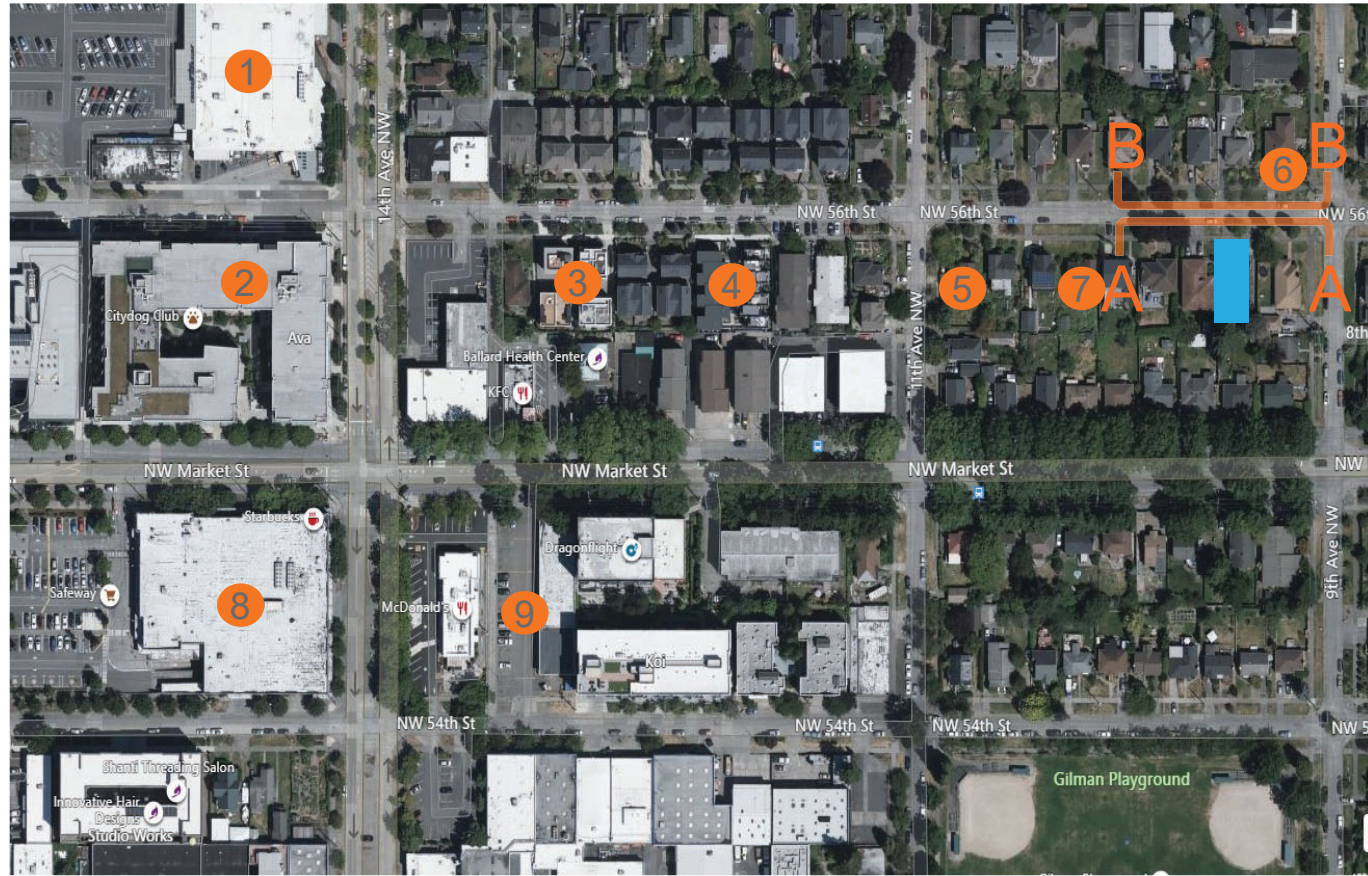
BIKE ROUTES MAP

The proposed project is located in an area with access to several public transit routes within 1/2 mile radius. Seattle is building a network of neighborhood greenways, a safer pedestrian walk or bike street, which helps the growth of local shopping and services. Ballard is also the main focus that will provide the future Seattle Greenways.

SEATTLE CITY BUS MAP







VICINITY MAP



1 Ballard Market Plaza



2 AVA Ballard Mix-Use Apt. development



3 4 SFR development on NW 56th St



4 14 Townhouse development



5 3 Rowhouse on NW 56th St



6 Townhouse development



7 Townhouse development







903 NW 56th St / Demoed



OUR SITE A-A : 909 NW 56TH ST



913 NW 56th St



914 NW 56th St



908 NW 56th St ACROSS OUR SITE B-B



902 NW 56th St



8 Safeway Plaza



9 MacDonald & Firestone Plaza







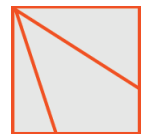
903 NW 56TH ST (DEMOED)

909 NW 56TH ST

913 NW 56TH ST



NEW DEVELOPMENT ALONG NW 56TH ST







909 NW 56TH / STREET / NORTH ELEV.



909 NW 56TH / SIDE YARD / EAST ELEV.



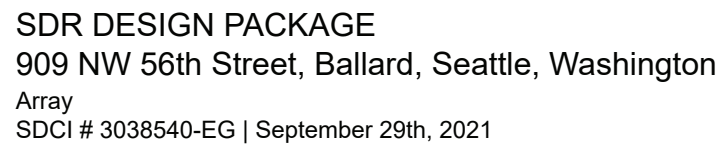
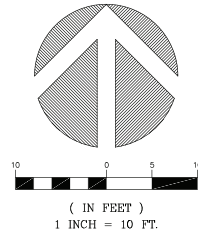
909 NW 56TH / SIDE YARD / WEST ELEV.



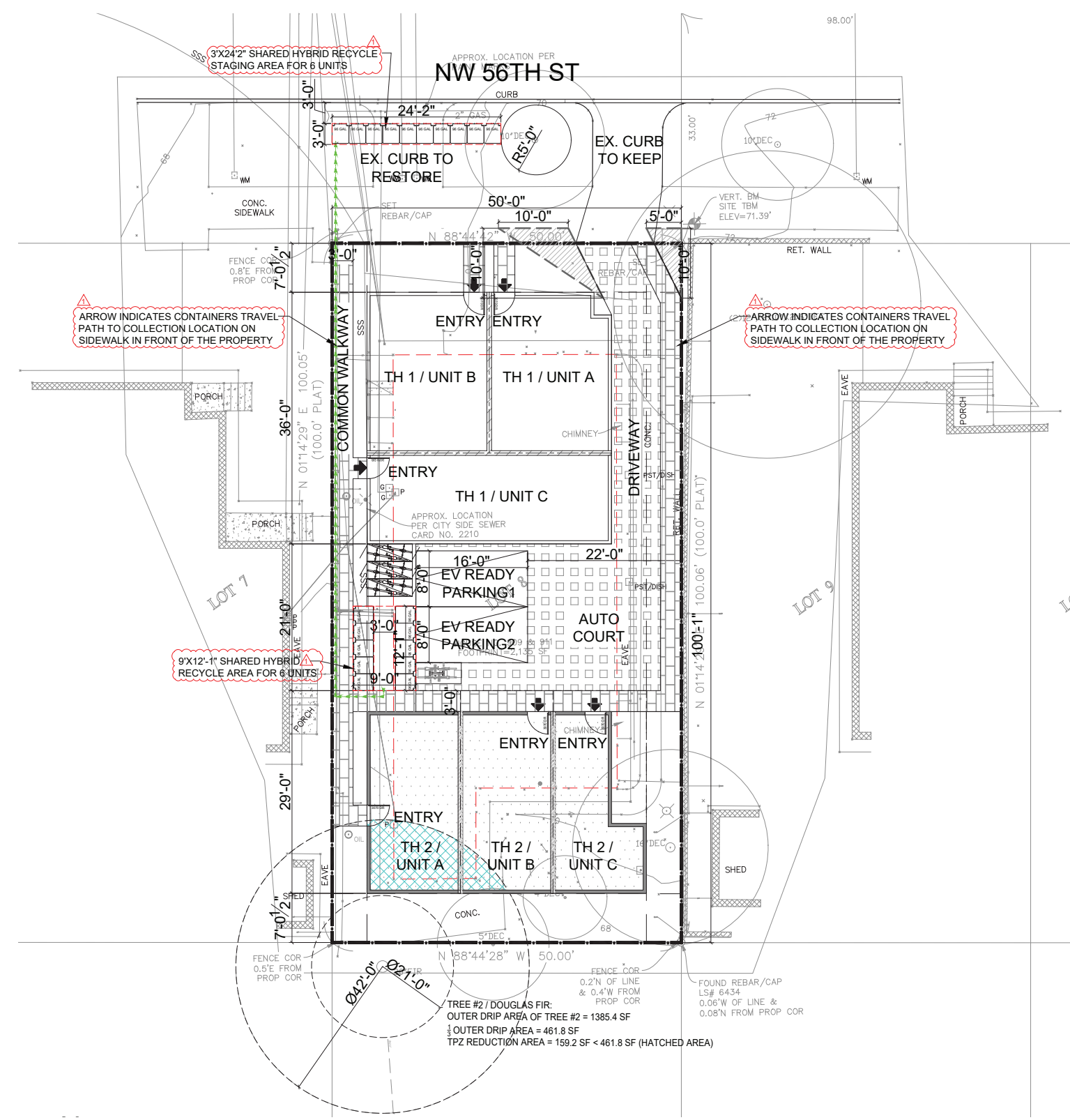
909 NW 56TH / REAR YARD / SOUTH



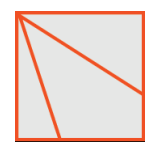


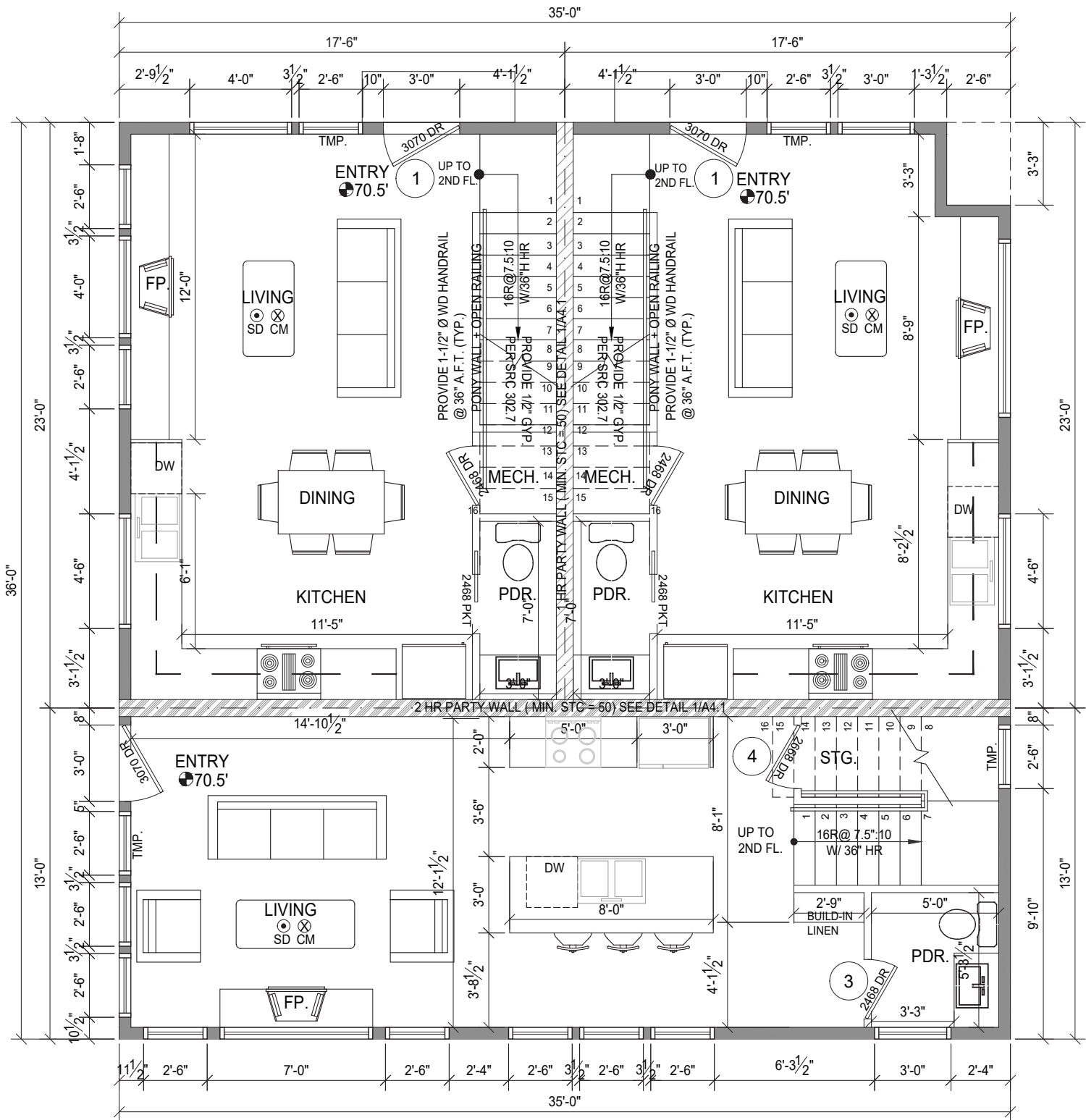






 **PROPOSED SITE PLAN**

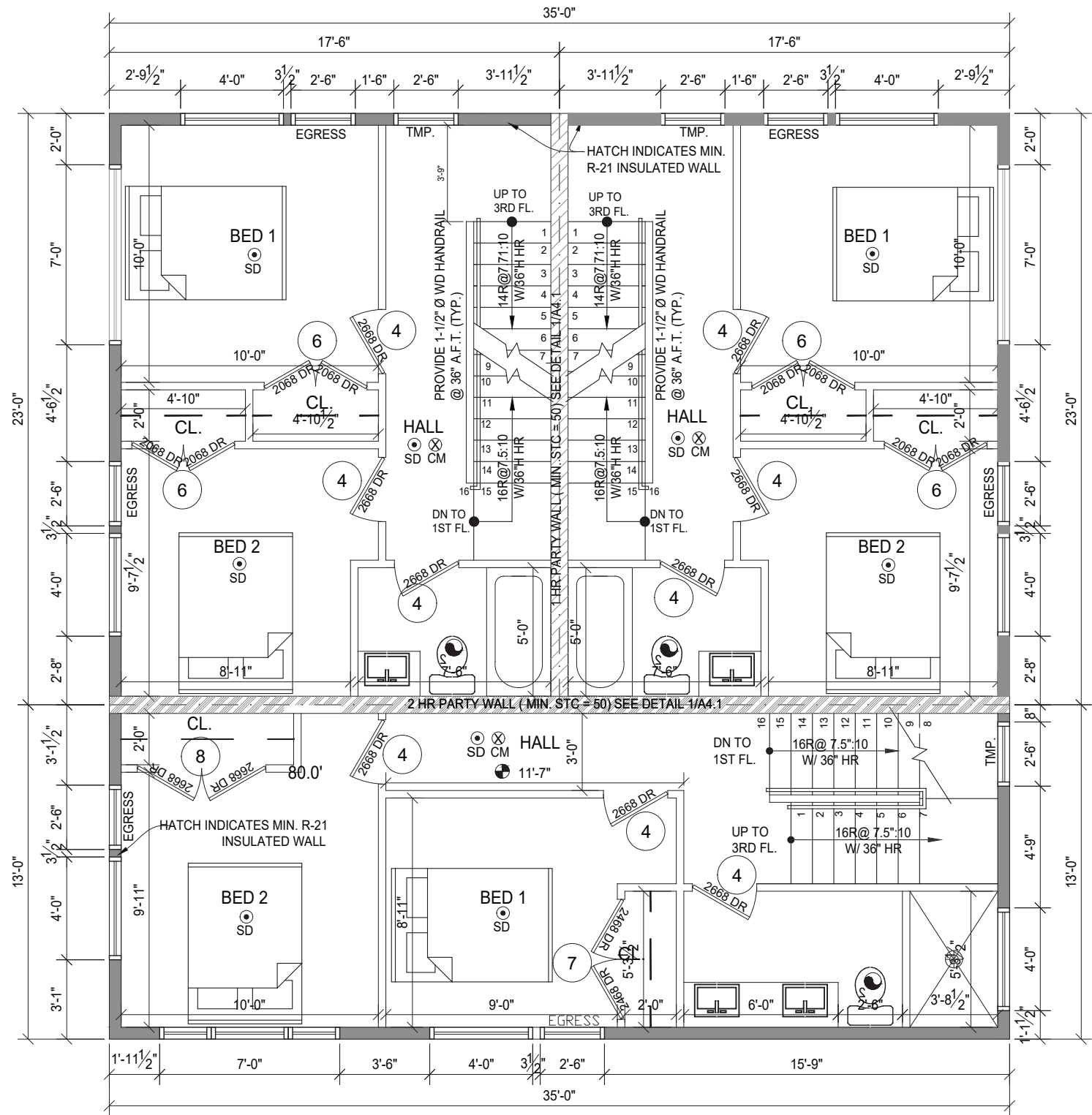




TOWNHOUSE 1 FIRST FLOOR PLAN



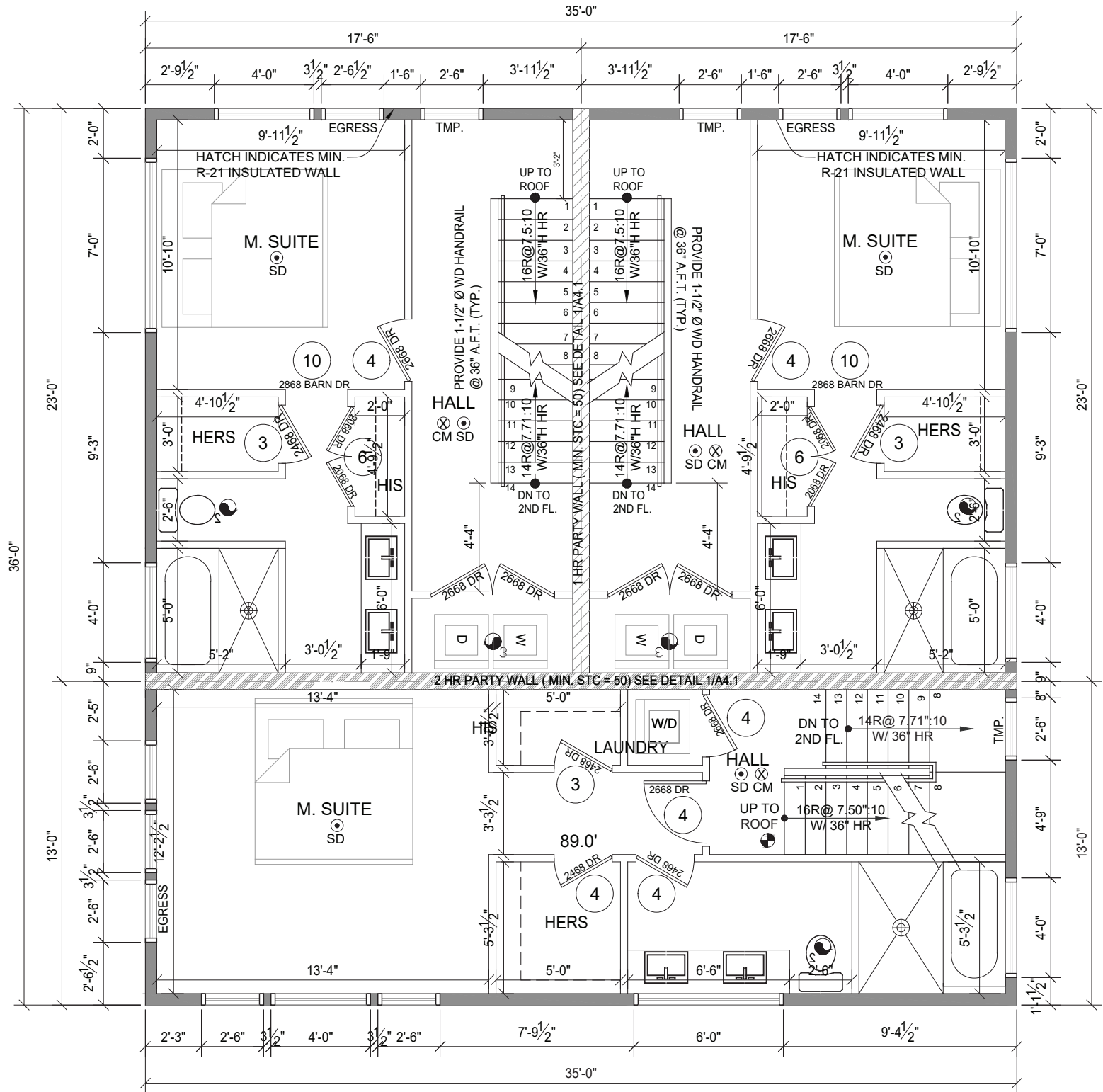




TOWNHOUSE 1 SECOND FLOOR PLAN





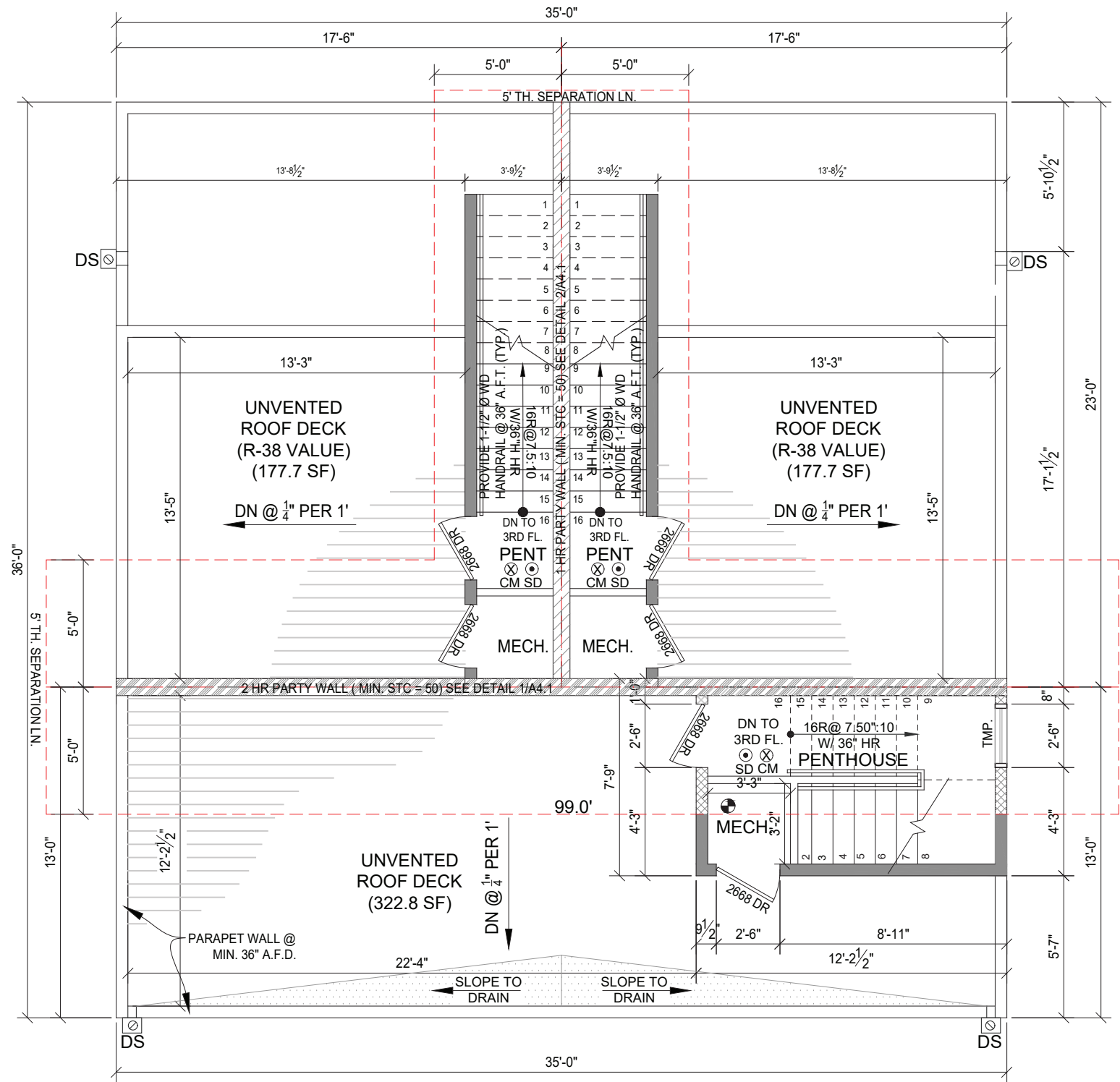


TOWNHOUSE 1 THIRD FLOOR PLAN



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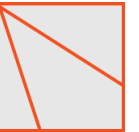




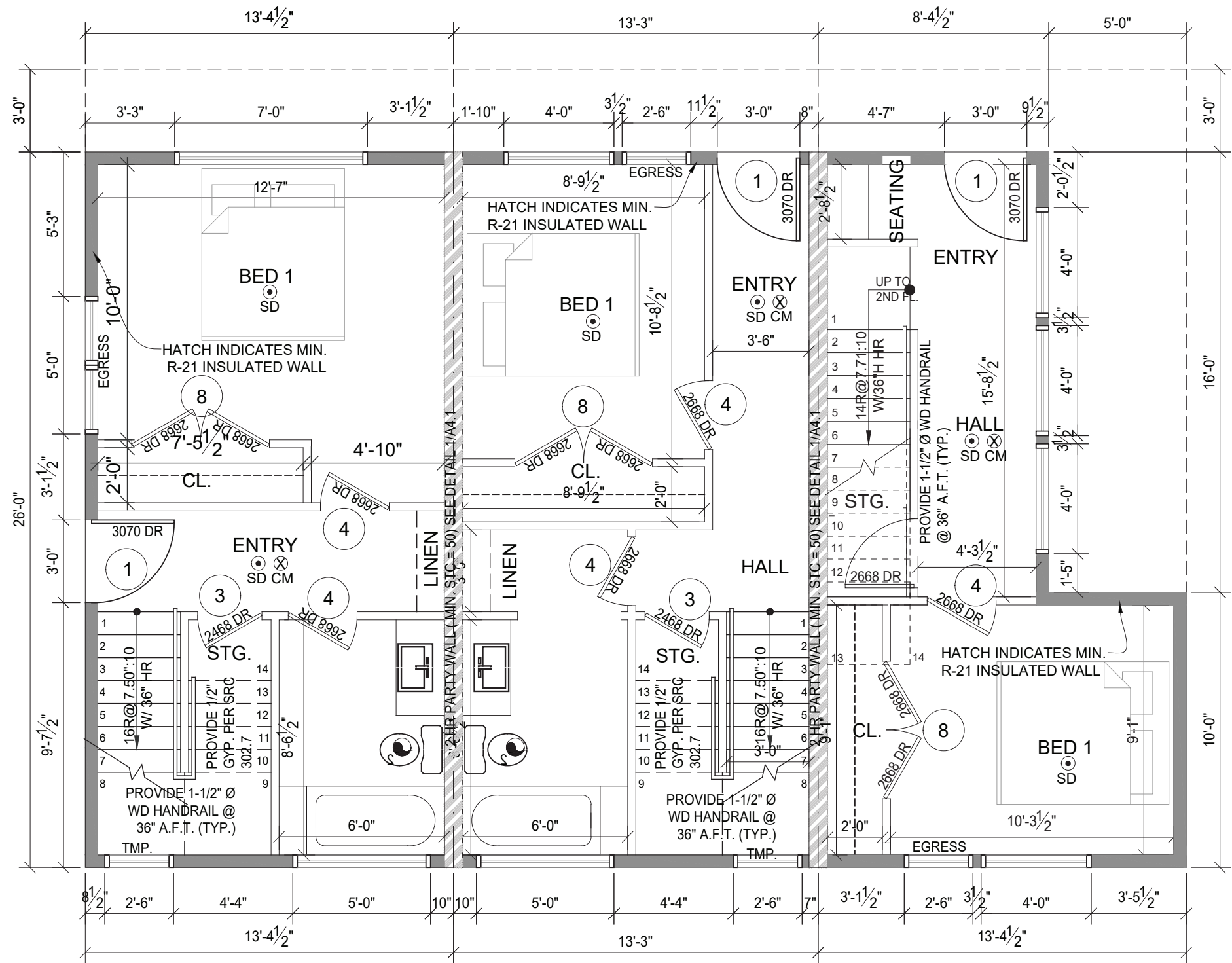
TOWNHOUSE 1 ROOF DECK PLAN

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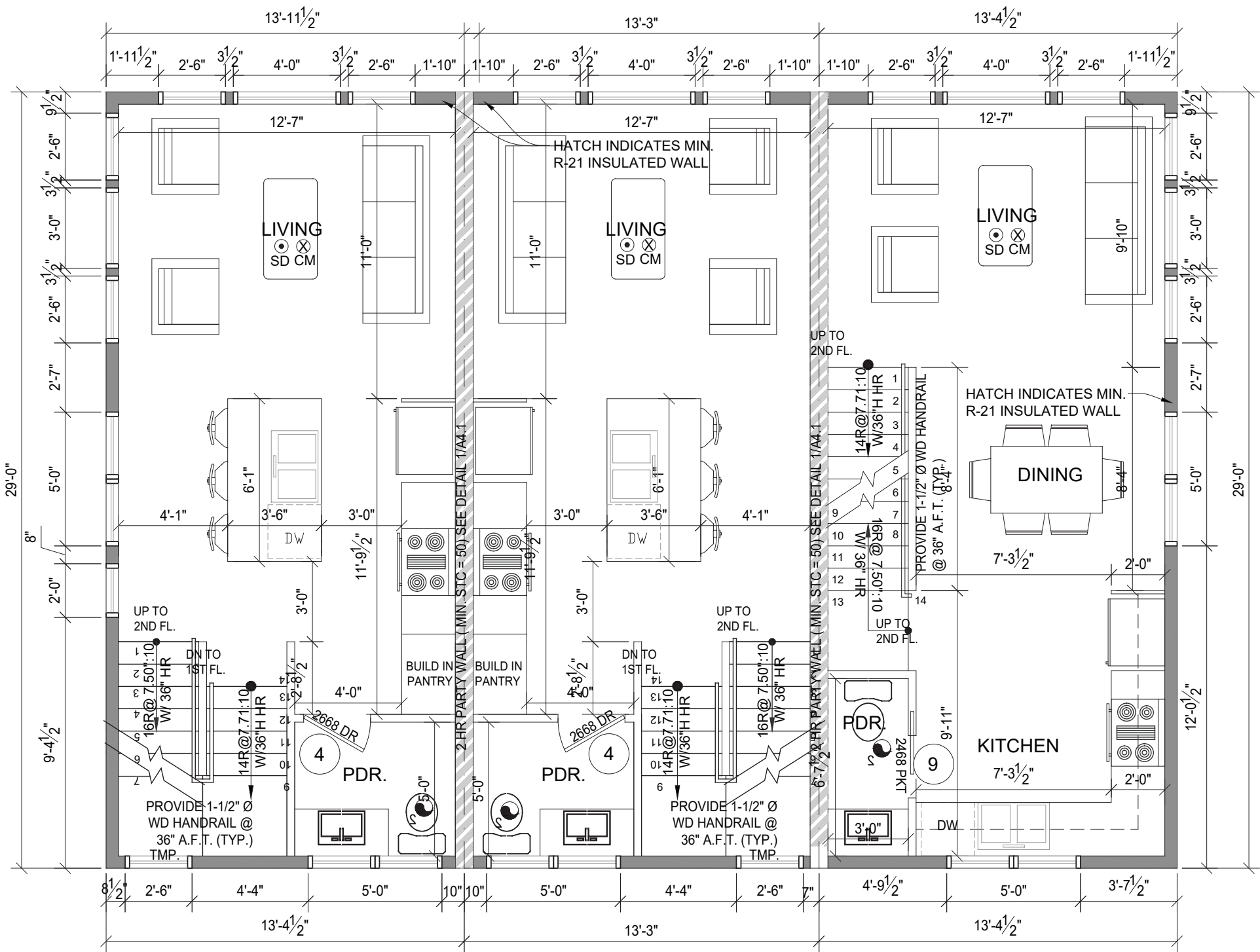


SDR DESIGN PACKAGE  
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TOWNHOUSE 2 FIRST FLOOR PLAN

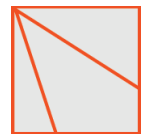
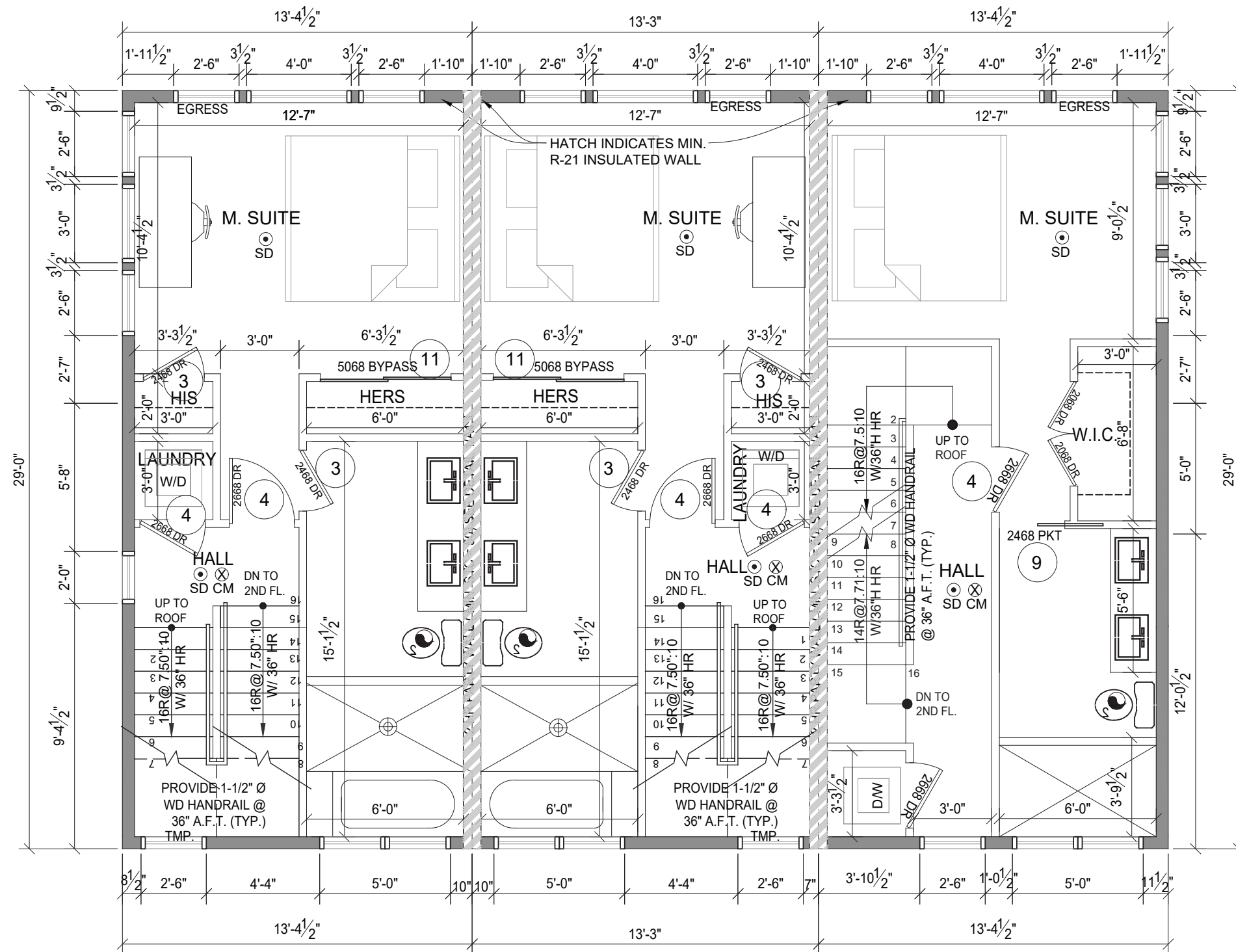


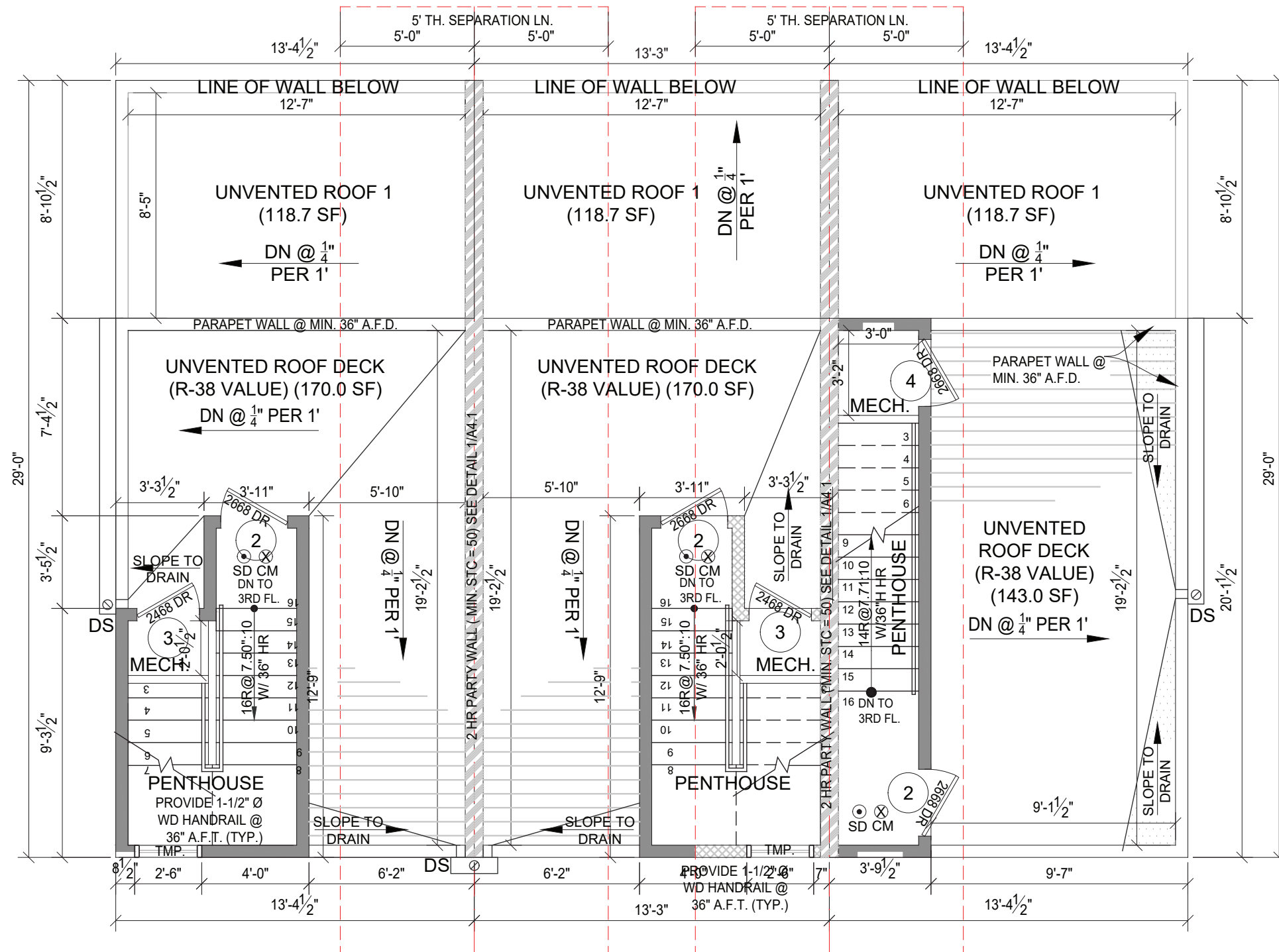


TOWNHOUSE 2 SECOND FLOOR PLAN





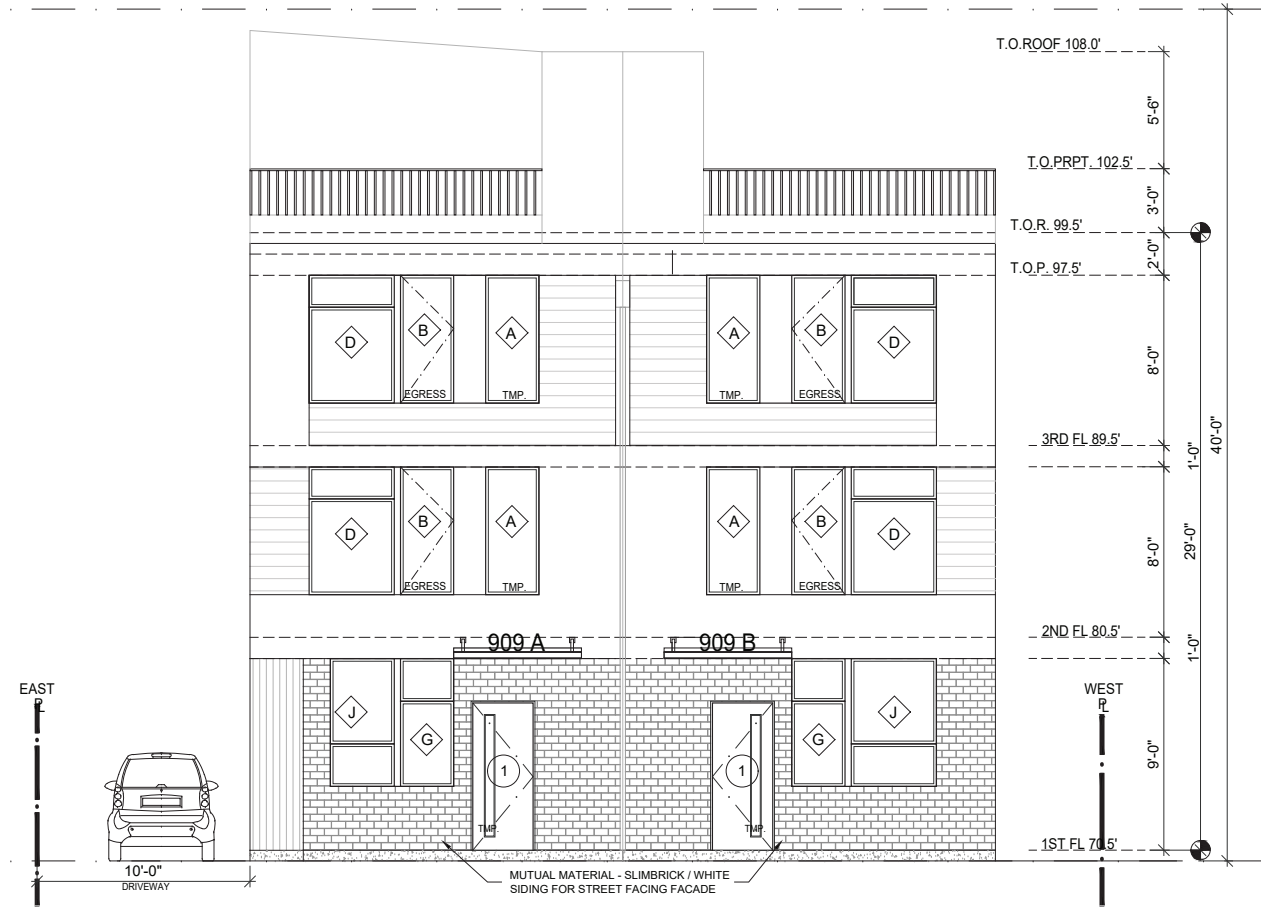




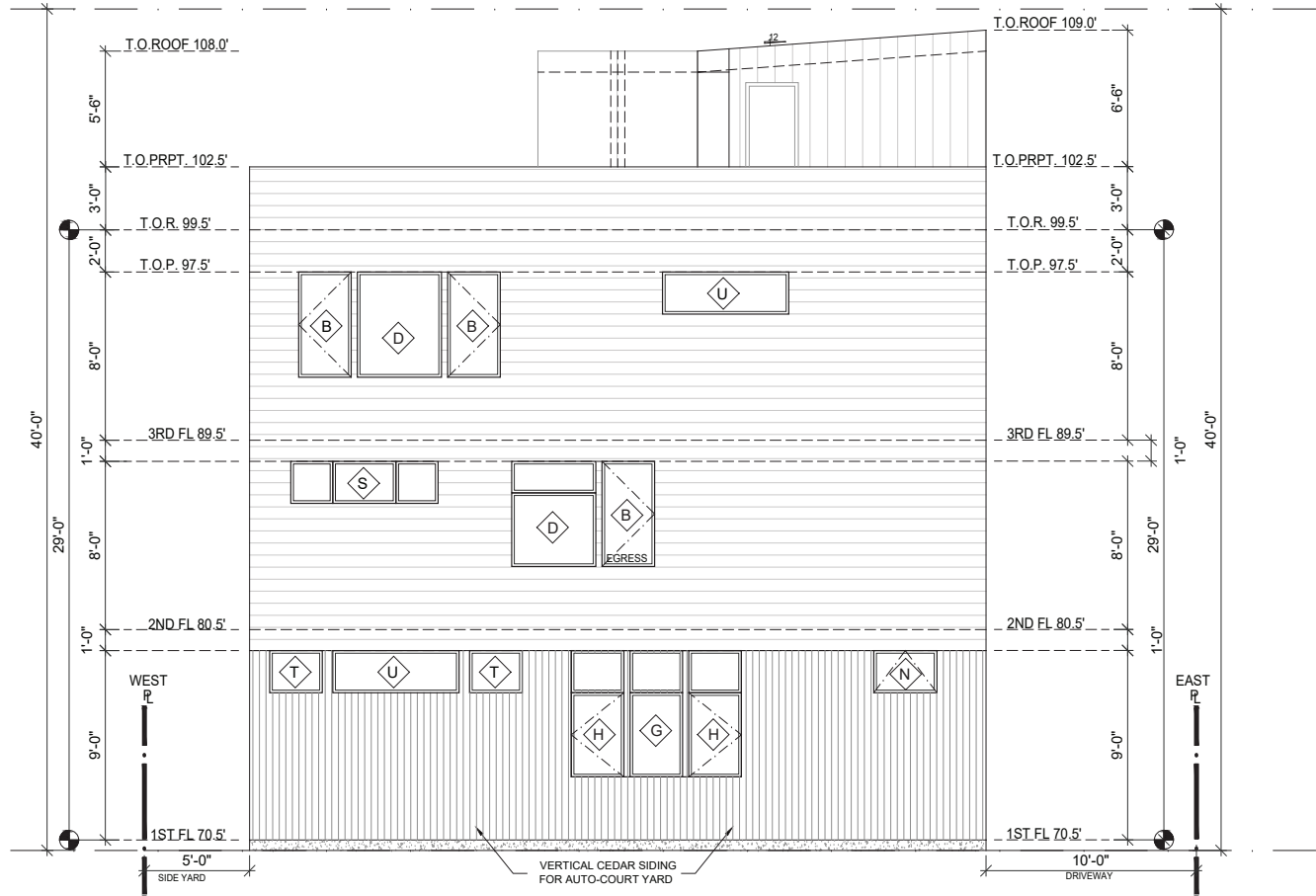
**TOWNHOUSE 2 ROOF DECK PLAN**







TOWNHOUSE 1 NORTH ELEVATION

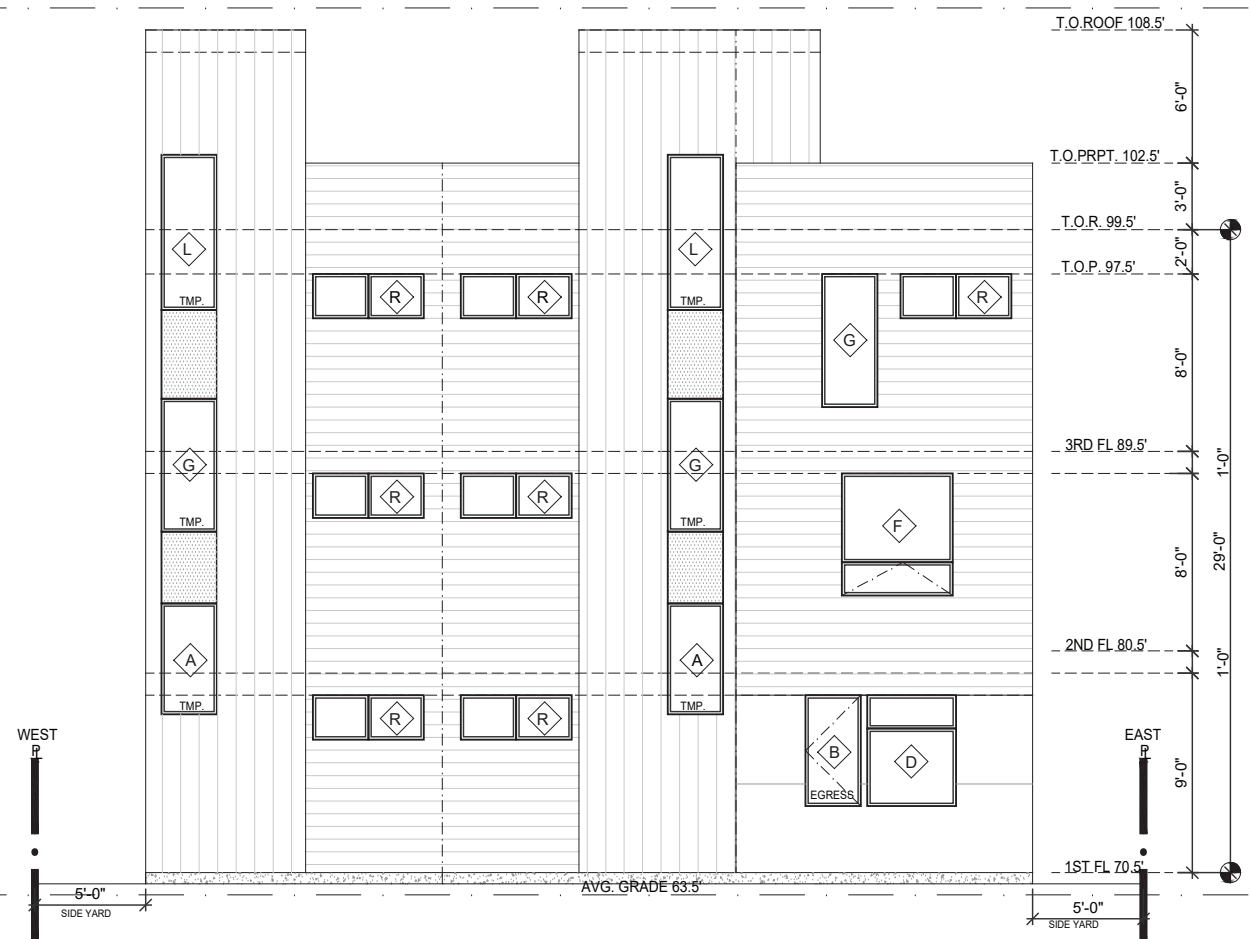


TOWNHOUSE 1 SOUTH ELEVATION





TOWNHOUSE 2 NORTH ELEVATION



TOWNHOUSE 2 SOUTH ELEVATION



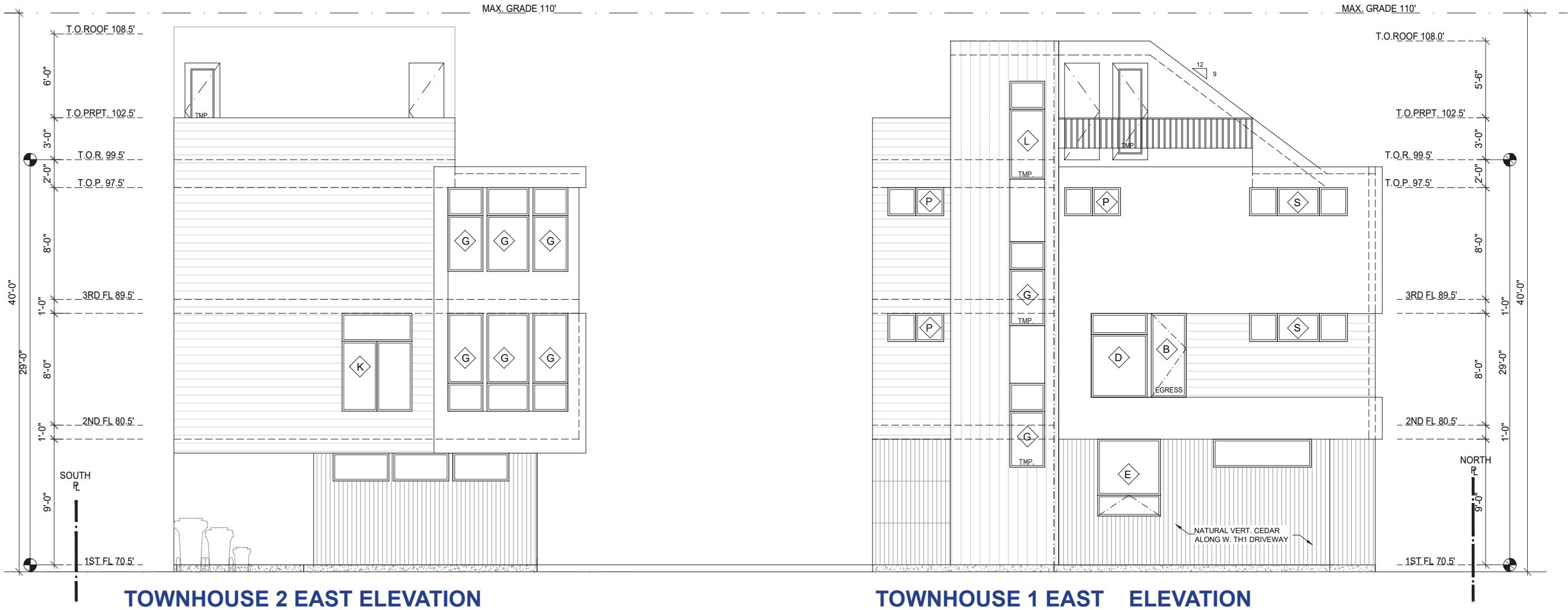




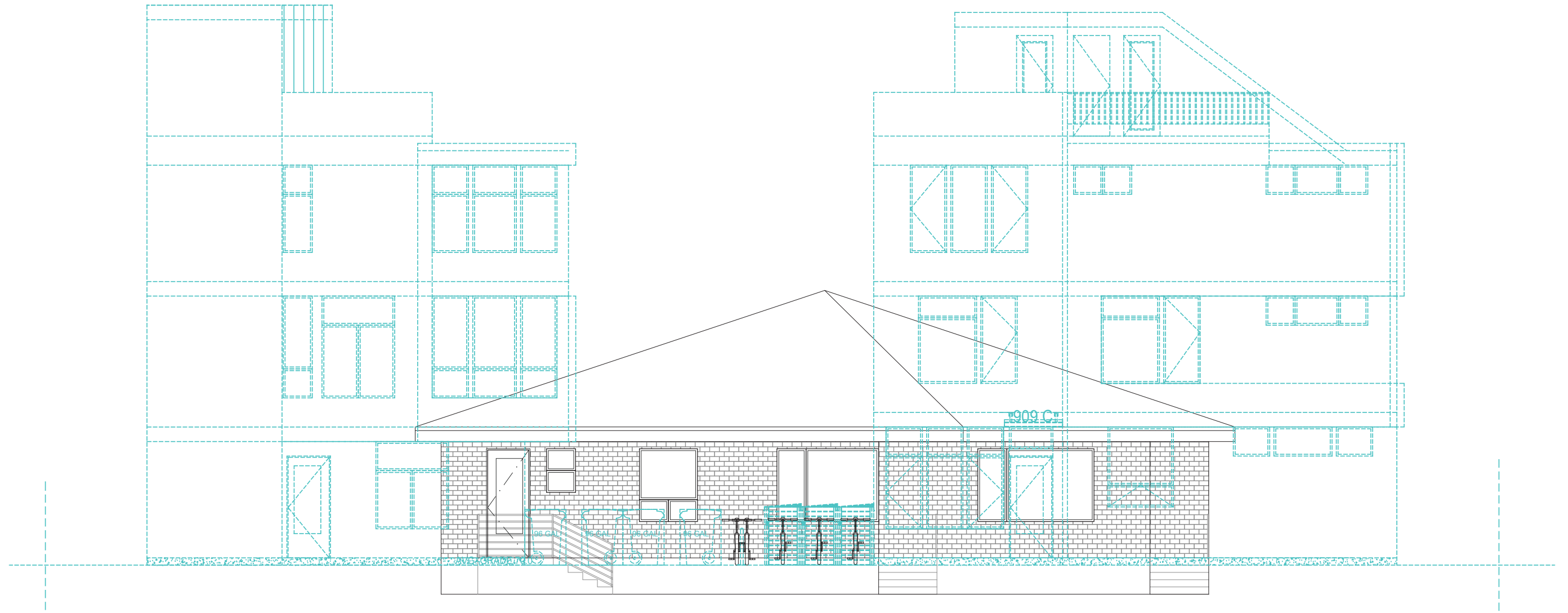
TOWNHOUSE 1 WEST ELEVATION

TOWNHOUSE 2 WEST ELEVATION









WEST PRIVACY WINDOW STUDY / 913 NW 56TH ST NEIGHBOR







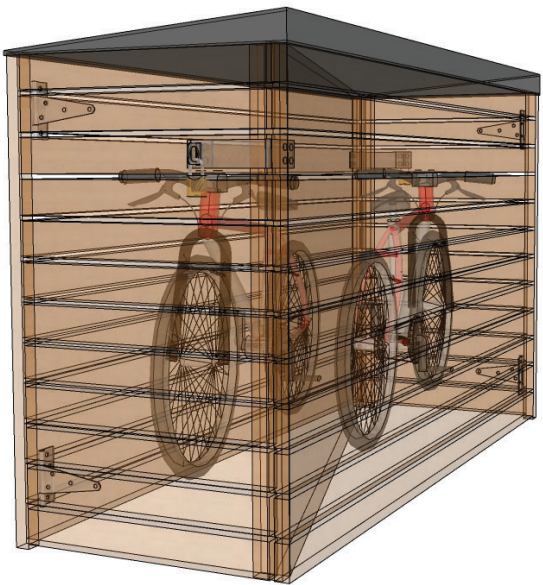
AUTOCOURT



Cedar for fencing and screening/ parking, solid waste storage



WASTE RECYCLE + LONG TERM BICYCLE PARKING AREA



Cedar / Double long-term bicycle parking



Short-term bicycle parking







North Elevation

Mutual material slimbrick/ white veneer siding



East Elevation

Reclaimed vertical cedar siding



Mutual material / slim brick - desert white



4x8 dark gray painted hardie



reclaimed cedar siding



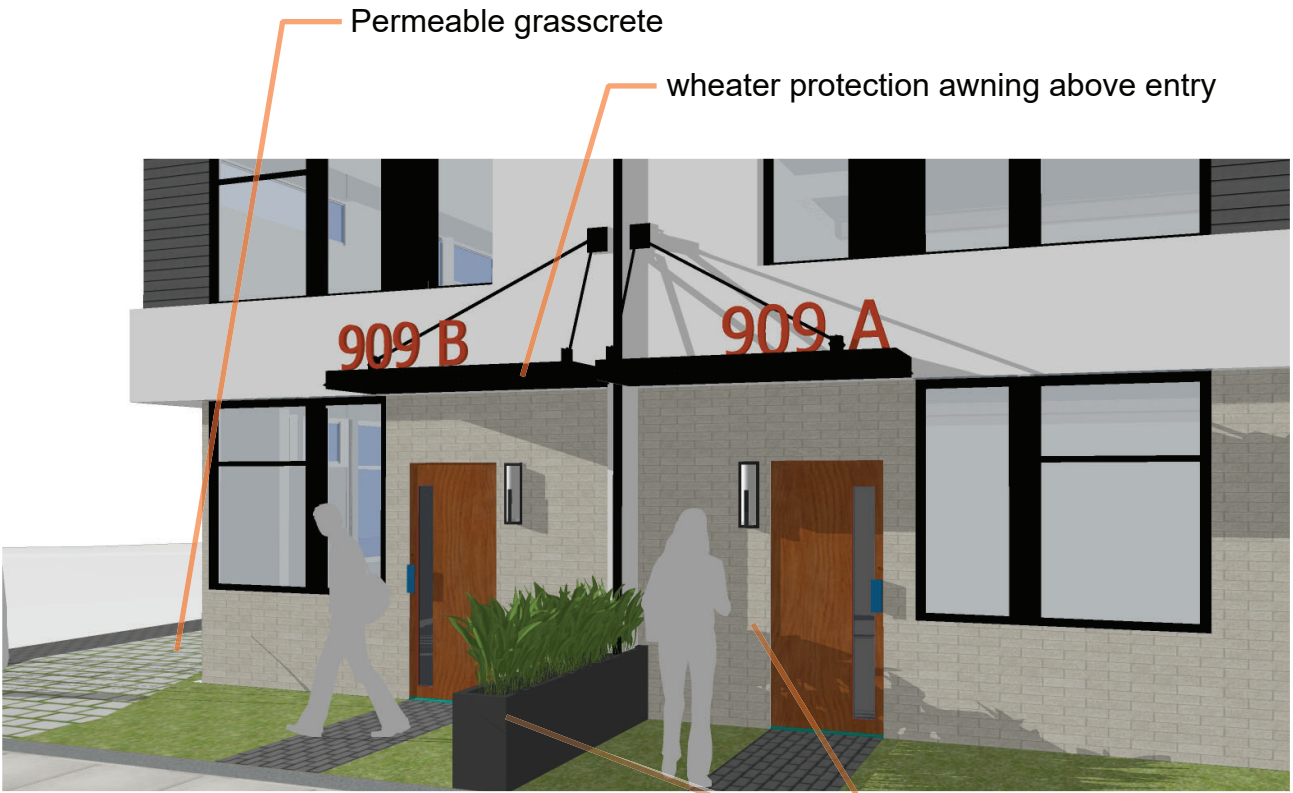
white vertical/horizontal hardie panel



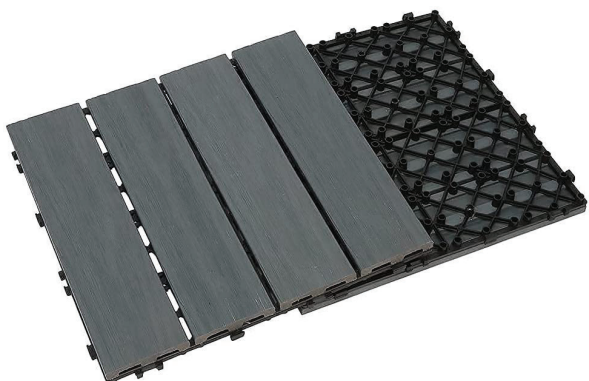




Townhouse 2 North Elevation  
Reclaimed vertical cedar siding  
cedar fence / horizontal



Street Perspective / TH1 North Elevation



Roof interlock decking / wood composite



Permeable grasscrete pavers



Concrete planters







existing structure / 909 NW 56th Street



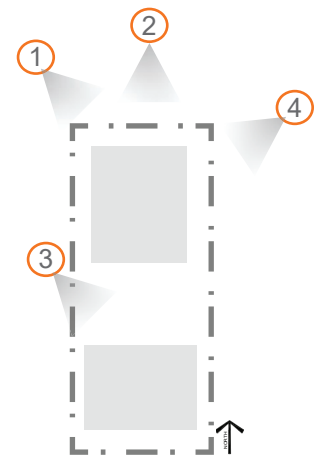
④ Street level facade rendering / propose to use brick veneer facade



① Street level facade rendering / propose to use brick veneer facade in relation to the existing structure and modern form to accomodate the thriving new development along the NW 56th Street



② Street level facade rendering / propose to use brick veneer facade



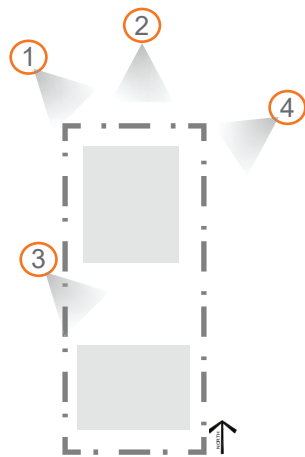




③ Rear Bldg rendering



④ Top aerial view rendering



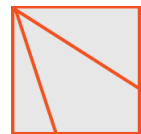




Street to courtyard perspective



center courtyard aerial view







center courtyard perspective



center courtyard perspective







EAST ELEVATION RENDERING



WEST ELEVATION RENDERING





TOWNHOUSE 1 NORTH ELEVATION RENDERING



TOWNHOUSE 1 SOUTH ELEVATION RENDERING



TOWNHOUSE 2 NORTH ELEVATION RENDERING



TOWNHOUSE 2 SOUTH ELEVATION RENDERING







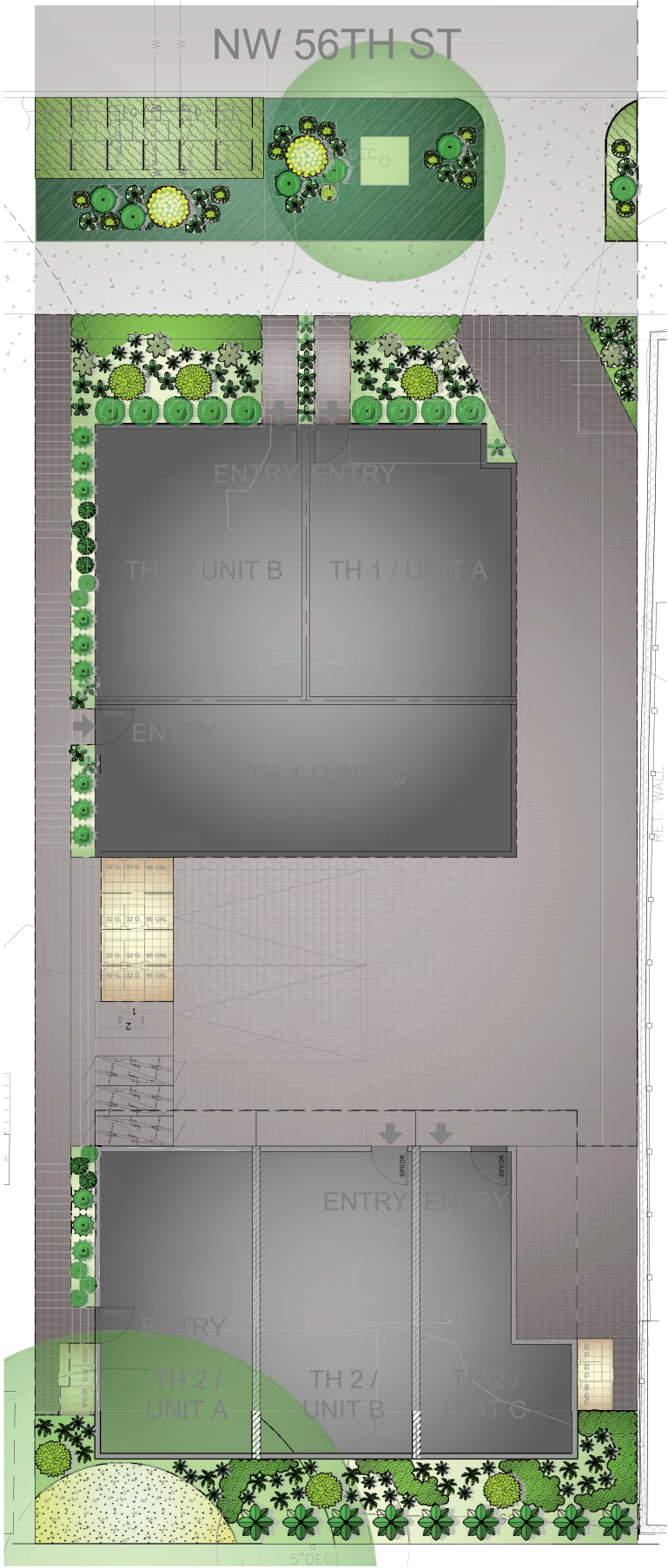


PLANT SCHEDULE

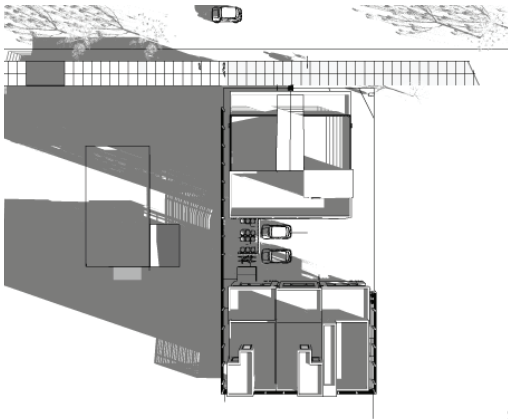
TREES	BOTANICAL / COMMON NAME
	<i>Acer circinatum</i> / Vine Maple
	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry
	<i>Quercus frainetto</i> / Italian Oak Street Tree
GROUND COVERS	BOTANICAL / COMMON NAME
	<i>Ajuga reptans</i> / Bugleweed
	<i>Rubus calycinoides</i> 'Emerald Carpet' / Creeping Raspberry
	<i>Thymus pseudolanuginosus</i> / Woolly Thyme
SITE	BOTANICAL / COMMON NAME
	Arborist Chips 3" Depth

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge
	<i>Dryopteris erythrosora</i> / Autumn Fern
	<i>Evonymus japonicus</i> 'Greenspire' / Greenspire Upright Evonymus
	<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa
	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf
	<i>Pennisetum alopecuroides</i> 'Hameln' / Hameln Dwarf Fountain Grass
	<i>Polystichum munitum</i> / Western Sword Fern
	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel
	<i>Rhododendron</i> x 'Ramapo' / Ramapo Rhododendron
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca
	<i>Spiraea x bumalda</i> 'Limemound' TM / Limeound Spirea

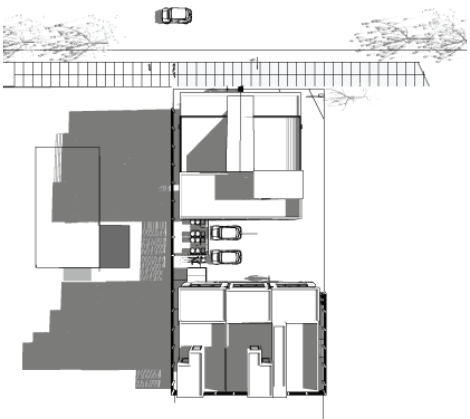


SPRING EQUINOX: MARCH 20



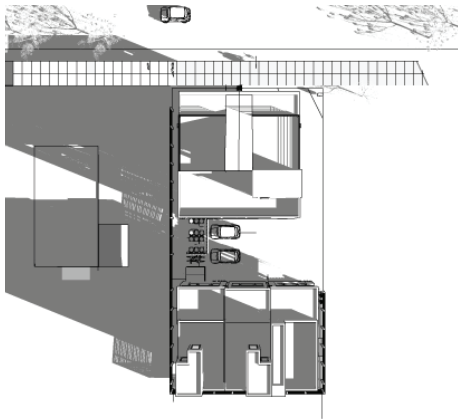
8 AM

SUMMER SOLSTICE: JUNE 21



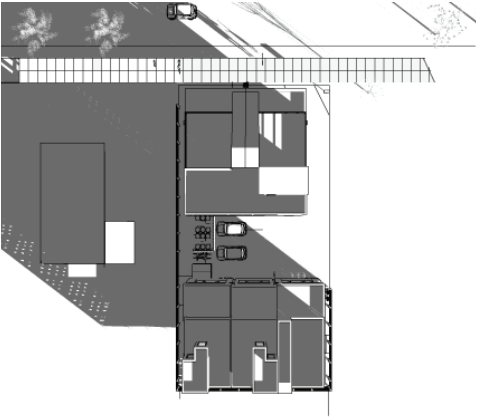
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FALL EQUINOX: SEPTEMBER 23

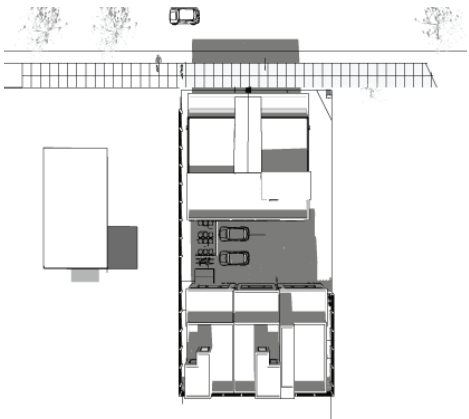


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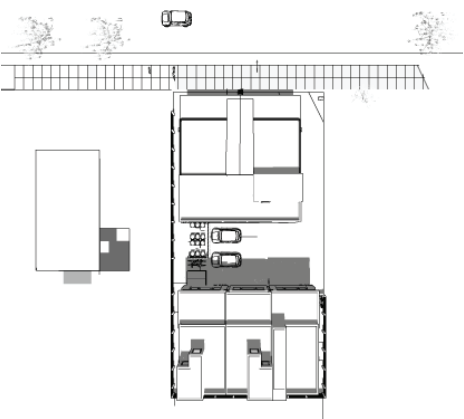
WINTER SOLSTICE: DECEMBER 21



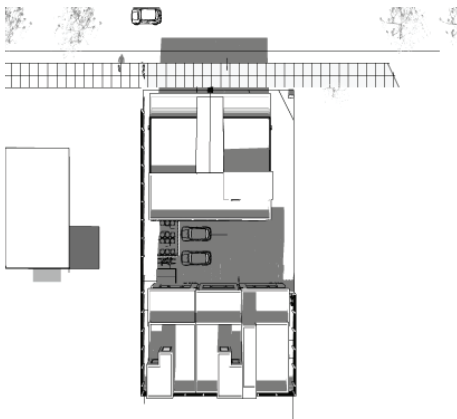
8 AM



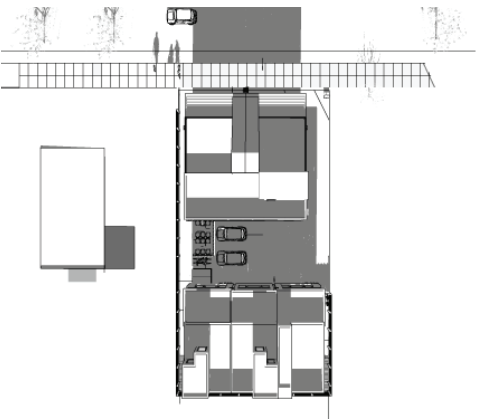
NOON



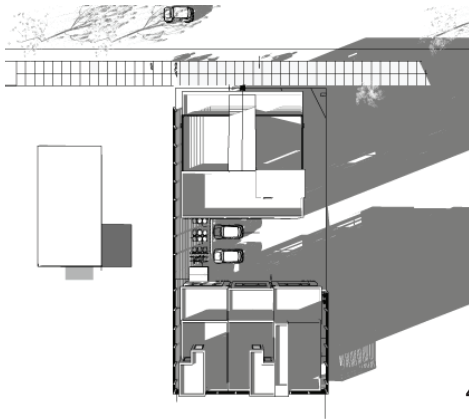
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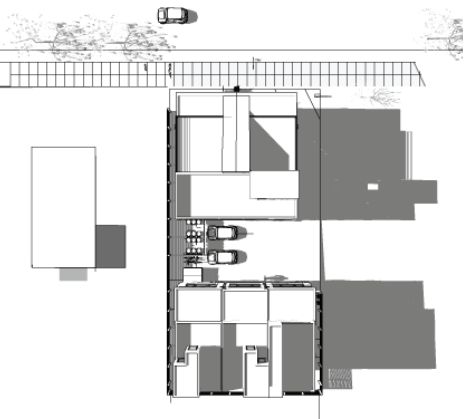
NOON



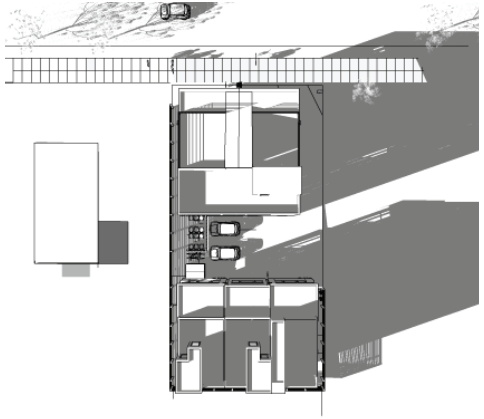
NOON



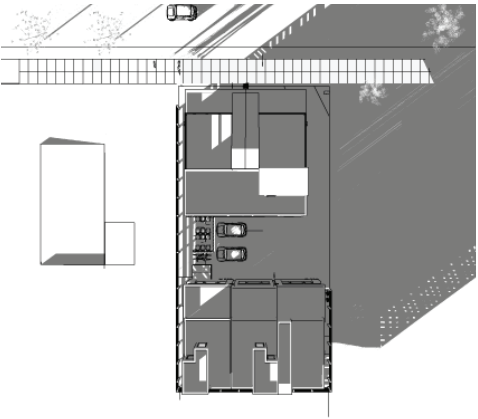
4 PM



4 PM



4 PM



4 PM





SHOFFNER CONSULTING

1015 Tenth St., Mukilteo, WA 98275 Mobile:(206)755-9407 tony@tonyshoffner.com

July 16, 2021

Pasha Afichuk  
Modern Homes  
1142 NW 57th St.  
Seattle, WA

RE: Tree Inventory - 909 NW 56th. St. Seattle, WA.

Pasha:

This report is provided to address the recent inventory I conducted of the trees on the property at the address of 909 NW 56th St. in the City of Seattle, WA, as well as those just off-site with drip lines that cross onto the property. Please see the accompanying Tree Inventory Map for the approximate locations of the inventoried trees.

The City of Seattle's regulations of trees on private property are provided in DPD Director's Rule 16-2008 and were referenced for preparation of this report.

1.0 Professional Experience and Credentials

Following is a summarization of my experience and credentials as a consulting arborist:

- Master of Science in Urban Horticulture from Center for Urban Horticulture, University of Washington, 1996. Focus of study and thesis was nursery production of Pacific madrone (*Arbutus menziesii*) and establishment into a natrual/urban ecosystem.
- ISA Certified Arborist since 1996.
- Tree Risk Assessment Qualified since 2012.
- Consulting arborist, 1996-present.
- Wetland Biologist, 1996-1998
- Other related experience: City of Everett Urban Forestry, summers 1989-1992; Natural Resource Management staff and Bellevue Botanical Garden staff, City of Bellevue, 1996-1997.

2.0 Site Conditions and Proposed Development

The property is located in the Ballard neighborhood. It is developed with a single family residence in a single family residence neighborhood. The proposed development is to remove the existing residence and redevelop the lot.

3.0 Tree Inventory - Methods and Results

I conducted visual evaluations of all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments were conducted according to the methods

specified in the ISA Tree Risk Assessment Manual and on nearly 22 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

The City of Seattle tree regulations for trees on private properties are specified in Director's Rule 16-2008 and are used to determine which trees meet the minimum criteria to be classified as exceptional and how exceptional trees are required to be protected through development.

There is one tree on the property and two just off-site with drip lines that extend onto the property and none within the right-of-way. The column CSD is crown spread diameter for the all trees. Following is the information on the trees.

#	Species	Dbh	CSD	Condition and Status
1	Cider gum ( <i>Eucalyptus gunnii</i> )	18"	32'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
2	Douglas fir ( <i>Pseudotsuga menziesii</i> )	>30"	42'	Located off-site to the south. Tall wood fence obscured view of the trunk at 54". Good condition and health. Meets the threshold diameter to be classified as exceptional. Required to be protected.
3	Flowering cherry ( <i>Prunus serrulata</i> )	18"	28'	Located off-site to the east. Drip line encroaches 2' onto ther property. Does not meet the threshold diameter to be classified as exceptional.

3.0 Tree Retention and Protecton Required

The City of Seattle's exceptional tree designation specifications and protection measures are provided in the Director's Rule 16-2008. One tree just off-site of the property meets the threshold diameter to be classified as exceptional and is required to be protected with the following measures:

- Inner Root Zone (IRZ) - The IRZ is the inner half of the drip line radius and is an area of no impact allowed.
- Outer Root Zone (ORZ) - The ORZ is the outer half of the drip line radius and is an area of allowed impacts, both temporary and permanent, to no more than 1/3 of the total ORZ area (s.f.). Any impacts proposed may be required to be assessed prior to approval.

4.0 Use of This Report and Limitations

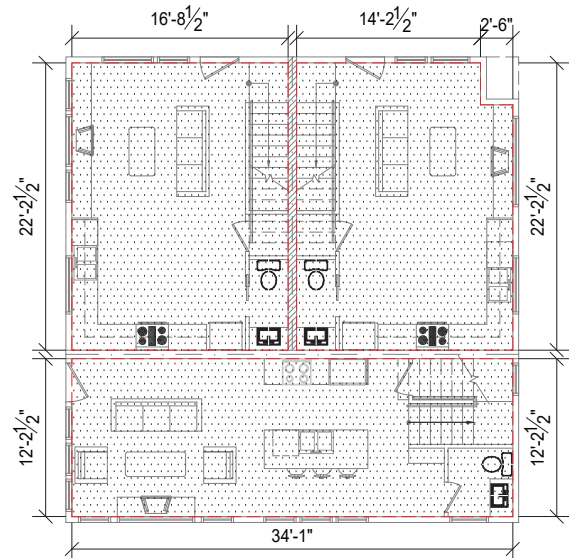
This report is provided to Modern Homes to address the City of Seattle's requirements for tree inventories for developing lots for the property at the address of 909 NW 56th St. in the City of Seattle, WA. This report addresses only trees on this property and just off-site. There is no guaranttee that retained trees will survive through construction, and as trees are dynamic and their conditions can change rapidly due to environmental changes, Shoffner Consulting cannot be held liable for the failure of any retained trees.

Cordially,



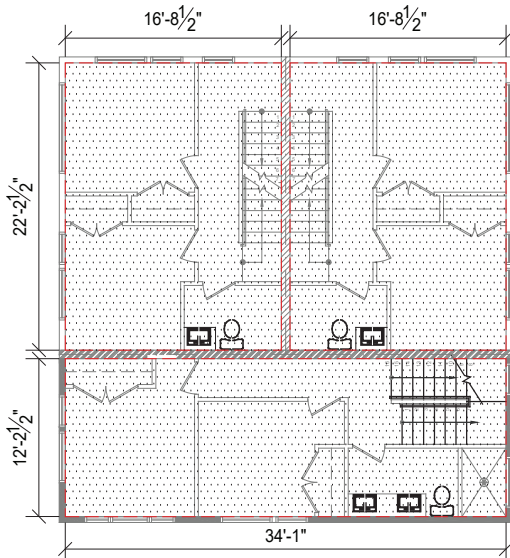
Tony Shoffner  
ISA Certified Arborist #PN-0909A  
TRAQ



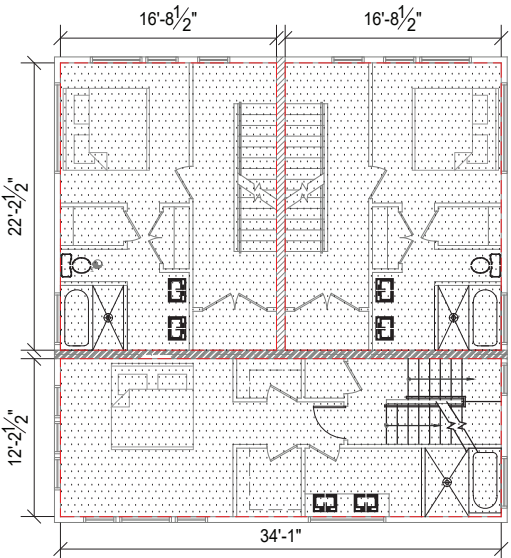


1F FAR: 1149.9 SF

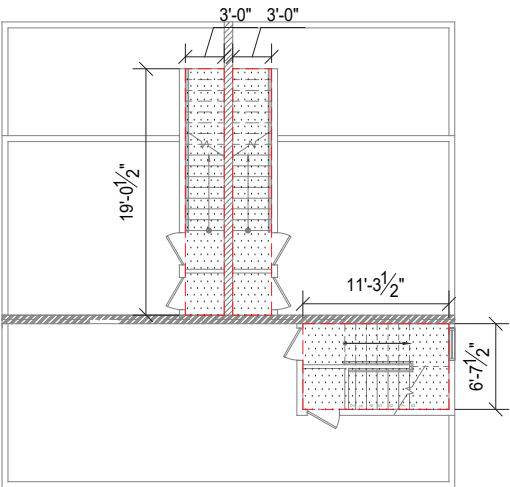
NOTE: THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS



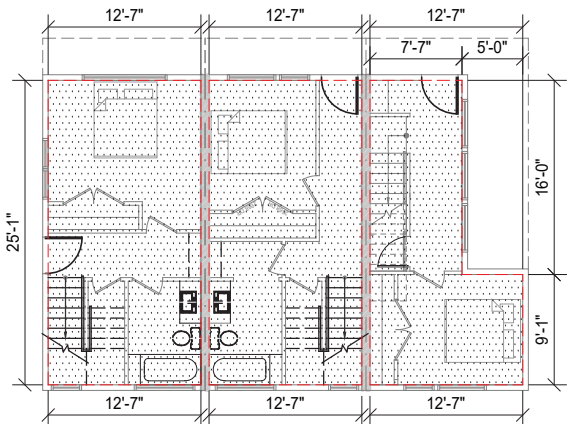
2F FAR: 1158.0 SF



2F FAR: 1158.0 SF

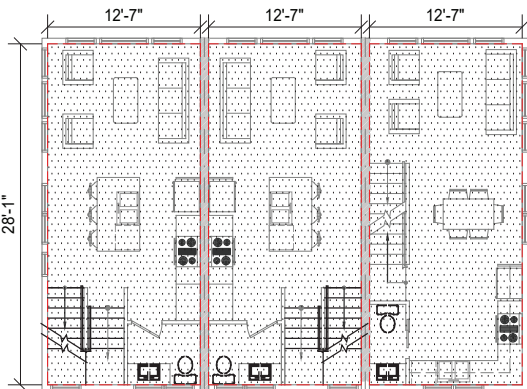


PENTHOUSE FAR: 189.0 SF

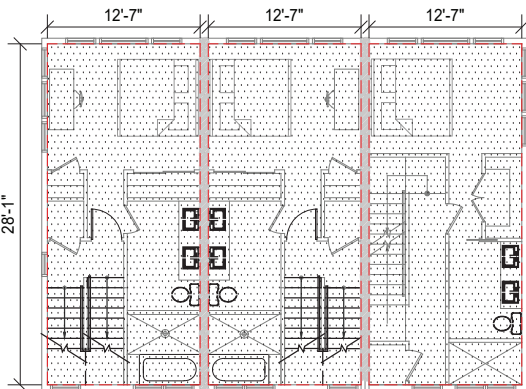


1F FAR: 866.8 SF

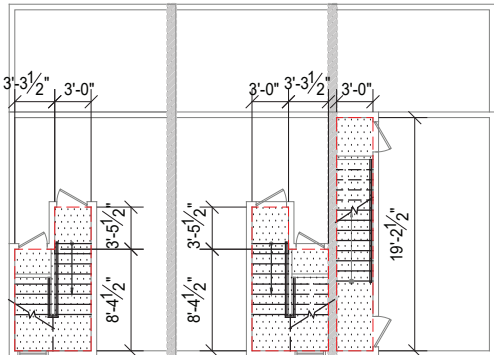
NOTE: THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS



2F FAR: 1059.0 SF



3F FAR: 1059.0 SF



PENTHOUSE FAR: 176.0 SF

FAR DIAGRAM CALCULATION							
Proposed	TH1 A	TH1 B	TH1 C	TH2 A	TH2 B	TH2 C	TOTAL
1F	362.9	371	416	235.6	315.6	315.6	2016.7
2F	371	371	416	353	353	353	2217
3F	371	371	416	353	353	353	2217
PENT	57.1	57.1	74.8	50	63	63	365
TOTAL	1162	1170.1	1322.8	991.6	1084.6	1084.6	6815.7
GROSS FLOOR AREA (GFA) = FLOOR ARE RATIO (1.4 ) BUILD GREEN							
ALLOWED: 5003 X 1.4 =7004.2 SF							
PROPOSED: 2 TOWNHOUSE / 6 UNITS TOTAL = 6815.7 SF < 7002.8							

MHA DIAGRAM CALCULATION			
Proposed	TH 1	TH 2	TOTAL
1F	1187.4	900.3	2087.7
2F	1195.7	1097.6	2293.3
3F	1195.7	1097.6	2293.3
PENT	197.8	179.8	377.6
TOTAL	3776.6	3275.3	7051.9





DESIGN GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES

D. Plants and Habitat  
response: The street facing TH1 will provide a landscaped front yard using native plants specis and sidewalks to each units.a green factor goal of 0.6 will be established and being met plant-ing native plants.

CS2 URBAN PATTERN AND FORM

B. Adjacent site, streets, and open spaces  
response: Landscaping, lighting and concrete planters will mark the entry from the street and along with open space will be pro-vided at the the townhouse entry facing the street. A variety of native vegetation is proposed to bring a continuity of the front open space from the neighboring house along the streetscape and create a visual relationship with the existing context.

C. Relationshiop to the block: 2. mid-block sites  
Response: The windows to the west and east elevation are de-signed to minimize privacy intrusion.

D. Height, bulk, and scale: 1. exisitng development and zoning  
Response: By placing the penthouse and have a slope stair case situated away from the street to reduce the scale of the mass. Additionally, after revisiting the context of the neighborhood, It seems like the direction of this trasitional neighborhood is mov-ing towards more modern form with the surronding development within a two block radius.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER  
A. Emphasizing positive neighborhood attributes: 1. fitting old and new together  
response: We try to keep the old charm by incoorporating gable roof design into modern townhouse concepts. The street front facade is designed to compatible with individual homes in the neighborhood.

PL1 CONNECTIVITY  
B. walkways and connections: 1. pedestrian infrastructure  
response: We are using different color and pattern pavers to create a more distinctive pedestrian friendly walkways to each townhouse entries.

PL2 WALKABILITY  
B. safety and security  
response: Exterior lights will be placed downward directed to walkways as well as private and common open spaces. Entry door design, walkway and window placement all enhance pe-destrian safety, provide for natural surveillance.

C. WEATHER PROTECTION: 1. locations and coverage  
response:we are providing weather overhead at street-facing townhouse entries

D. WAYFINDING  
response:We are using different color and pattern pavers to cre-ate a more distinctive pedestrian friendly walkways to each town-house entries. directional signage will be placed at the shared pedestrian path.

PL3 STREET-LEVEL INTERACTION  
B. entry  
response: The two street facing townhome units have front en-tries and open amenity space with walkways to be easy identify and engage from the street. A common walkway along the W elevation provide a visual link to the center auto coutyard and the second TH2 townhome units to the back of the site.

PL 4 ACTIVE TRANSPORTATION  
B. planning ahead for bicyclists: 3. bike facilities  
response: The project is providing three long-term double bicycle parking facility and two short-term bicycle stand.

DC1 PROJECT USES AND ACTIVIES  
C. parking and service uses  
response: due to insuddicient space after arrange for solid waste area with SPU. We are removing the planing strip and proposing to build cedar fence for service area to differentiate the function-ality of the spaces.

DC2 ARCHITECTURAL CONCEPT  
A. massing: 1. site characteristics and uses  
response: The street front facade is designed to compatible with existing individual homes in the neighborhood and by using wood along the first floor of TH1 creates a strong connection to the pedestrian environment.

DC4 EXTERIOR ELEMENTS AND FINISHES  
A. building materials: 1. exterior finish materials  
response: The project is proposing to use durable and sustain-able materials. Siding will consist of natural cement board, natu-ral cedar siding and painted materials.

B. Signage  
response: Signage is clearly visible and at a similar location at each unit entries.

C. Lighting  
response: Exterior lights will be placed downward directed to walkways as well as private and common open spaces. Entry door design, walkway and window placement all enhance pe-destrian safety, provide for natural surveillance.

D. trees landscape and hardscape materials  
response: The landscaping of this project will help to soften both the massing and the transition from street to entry. Landscape will be using native plants to minimize the maintenance and pro-viding interesting design and shielding to soften between struc-ture and streetscape.





## SDR Virtual Meeting Notes – 9/29/2021 – 9:30am

### SDR Pre-submittal Conference Notes

Project: 909 NW 56<sup>th</sup> Street, Seattle, WA 98107

SDCI Number: 3038455-LU / 6853387-CN / **3038540-EG**

Owner: Modern Homes, LLC

Applicant: Array, LLC / Yueann Wu

Attendees: Corey Buttry, SDCI land use reviewer

Justin Panganiban / SDOT - Development review

Leah Carlson / SDCI - Zoning reviewer

Yueann Wu / Array, LLC – Applicant

*Reviewed and approved by **Corey Buttry** on **10/12/2021**. This project is subject to **Streamlined Design Review**. On your plans, include a floor area diagram that shows **all gross floor area** on the site. Please show all levels of the building, including any underground stories. The floor area diagrams are used for various floor area calculations (FAR, MHA, etc.) and to confirm the appropriate design review process applicable to your project.*

### SDOT Coordination (Justin)

- Lot is on urban village; standards require 6" curb and minimum 6' walk. Street trees are also required with standard configuration of street tree in a min. 5-1/2' planting strip between the curb and sidewalk. One street will be protected for this project.
  - Please upload your application for a Street Use - SDOT Urban Forestry Permit to the Accela portal. You can find additional information on [this webpage](#) and can reach out to SDOT Urban Forestry with questions at [DOT\\_LA@seattle.gov](mailto:DOT_LA@seattle.gov).
- Restoration for the curb and planting strip at existing driveway to the West that won't be used.
- Solid waste carts proposed to be staged in planting strip: maintain 5' clearance from trunk of new street trees or 5' from the dripline of existing street trees.

### SPU (coordinate with Angela Wallis, not at meeting)

6 THs w/ limited parking

- No alley. Services from NW 56<sup>th</sup> St.

3258 14<sup>th</sup> ave w, seattle, wa 98119 / p. 206.707.146 / e. [yueann@arraybuild.com](mailto:yueann@arraybuild.com) [www.arraybuild.com](http://www.arraybuild.com)

- Hybrid services:
  - Recycle: 3, 96gal weekly
  - Garbage: 6, 35-gal weekly
  - Compost: 1, 96-gal weekly

OR

- Individual services (18 carts) if staging with tree protection is possible.
- Please complete and submit the Checklist for Designers (see link below).

### SDCI Zoning Coordination (Leah)

- Leah mentioned the new Build Green Standards that require all equipment and appliances to not be powered by fossil fuels.
- If the project is subject to 2018 SBC, it follows Green Building Standards (DR 4-2021)

### SDCI Land Use Coordination (Corey)

- *Perfect* the aesthetic of the future neighborhood since it's been changing so rapidly – emphasize positive elements of existing recent development
- Please check the elevation of the East neighbor lot for window placement, since they already turn in their project, it will be better to know their window configuration when we do our window layout. Additionally, respond to existing datum lines of adjacent buildings.
- Focus on Material quality and show/indicate where each materials change occurs. City will be looking for some logic to material application.
- Use massing, materials and secondary architectural features to identify each unit and its respective entry.
- Proposed vertical wood for ground level has high potential to provide texture and detail in high traffic areas.
- Major concerns: access for pedestrian: add common walkway along the frontage of Townhouse 2 along the West property line to eliminate the conflict on the walkway / driveway combination. Increase the common walkway circulation to keep both common walkways.
- Provide renderings of auto-court from human scale: something to show the access point to TH2/Unit B & C are not conflict to driveway.
- Design the façades of the TH1/ unit C to avoid blank façade.
- Include proposed materials, including gates/fencing/screening in package
- Need to provide connection to existing habitat / native plants
- Outreach is a going process. Website: [www.909nw56thst.com](http://www.909nw56thst.com)

3258 14<sup>th</sup> ave w, seattle, wa 98119 / p. 206.707.146 / e. [yueann@arraybuild.com](mailto:yueann@arraybuild.com) [www.arraybuild.com](http://www.arraybuild.com)

SDR DESIGN PACKAGE  
909 NW 56th Street, Ballard, Seattle, Washington

Array  
DCI # 30338540-EG | September 29th, 2021





Array, LLC  
3258 14<sup>th</sup> Ave W  
Seattle, WA 98119  
(206) 707-1406

Early Community Outreach for Design Review  
Public Outreach Plan, Project #3038540-EG                      October 01, 2021

Project Info

Project Address:            909 NW 56<sup>th</sup> St, Seattle, WA 98107  
Brief Description:        Demo Existing Single-Family Residence and Construction two new triplex townhouses with two on-site open space parking  
  
Contact Person:            Yueann Wu  
Contact Information:      info@arraybuild.com  
Type of Building:        R-3 Townhouse  
Neighborhood:            Ballard  
In Equity Area:            No

Public Outreach Plan

Printed Outreach / High-Impact Method: (Exhibit B) [Exhibit C - flyer](#)

- Door to door fact sheet or flyer distributed to residences and businesses within approximately 500 ft radius of the proposed site. The mailing list and poster location is included in Exhibit A The fact sheet or flying includes: SDCI number, address, website/email address, basic project info. and map showing project location. [Mailed send to Post office Date: October 1, 2021](#)

Electronic / Digital Outreach #1 / High-Impact Method: [www.909nw56thst.com](http://www.909nw56thst.com)

- Interactive project website (with public commenting function). Website will be publicly available for a minimum of 21 days (from October 1 to October 31)

Electronic / Digital Outreach #2 / High-Impact Method: [Exhibit D-survey response](#)

- Online survey: we have created an online survey embed in the website using QR code or fill out the form specific feedback to the neighborhoods concerns, which will be available from October 1 to October 31.

**Public Outreach Summary:**  
The end of commend period was on October 31, 2021. We didn’t receive any public comments through the website that we created nor the QR code or the mails that we send out.

Exhibit A – Mailing list within 500 ft of the proposed project site  
Address

<b>NW 57<sup>th</sup> Street</b> <div>1. 835 NW 57<sup>th</sup> St</div> <div>2. 839 NW 57<sup>th</sup> St</div> <div>3. 843 NW 57<sup>th</sup> St</div> <div>4. 849 NW 57<sup>th</sup> St</div> <div>5. 901 NW 57<sup>th</sup> St</div> <div>6. 915 NW 57<sup>th</sup> St</div> <div>7. 919 NW 57<sup>th</sup> St</div> <div>8. 925 NW 57<sup>th</sup> St</div> <div>9. 927 NW 57<sup>th</sup> St</div> <div>10. 933 NW 57<sup>th</sup> St</div> <div>11. 945 NW 57<sup>th</sup> St</div>
--

**NW 56<sup>th</sup> Street**

1. 820 NW 56<sup>th</sup> St

2. 824 NW 56<sup>th</sup> St

3. 828 NW 56<sup>th</sup> St

4. 832 NW 56<sup>th</sup> St

5. 836 NW 56<sup>th</sup> St

6. 840 NW 56<sup>th</sup> St

7. 844 NW 56<sup>th</sup> St

8. 848 NW 56<sup>th</sup> St

9. 902 NW 56<sup>th</sup> St

10. 908 NW 56<sup>th</sup> St / Apt

11. 912 NW 56<sup>th</sup> St

12. 916 NW 56<sup>th</sup> St

13. 922 NW 56<sup>th</sup> St

14. 928 NW 56<sup>th</sup> St

15. 932 NW 56<sup>th</sup> St

16. 938 NW 56<sup>th</sup> St

17. 946 NW 56<sup>th</sup> St

18. 1102 NW 56<sup>th</sup> St

19. 811 NW 56<sup>th</sup> St

20. 815 NW 56<sup>th</sup> St

21. 819 NW 56<sup>th</sup> St

22. 823 NW 56<sup>th</sup> St

23. 827 NW 56<sup>th</sup> St

24. 831 NW 56<sup>th</sup> St

25. 835 NW 56<sup>th</sup> St

26. 839 NW 56<sup>th</sup> St

27. 843 NW 56<sup>th</sup> St

28. 847 NW 56<sup>th</sup> St

29. 851 NW 56<sup>th</sup> St

30. 903 NW 56<sup>th</sup> St

31. 909 NW 56<sup>th</sup> St

32. 913 NW 56<sup>th</sup> St

33. 915 NW 56<sup>th</sup> St

34. 917 NW 56<sup>th</sup> St

35. 919 NW 56<sup>th</sup> St

36. 923 NW 56<sup>th</sup> St

37. 929 NW 56<sup>th</sup> St

38. 933 NW 56<sup>th</sup> St

39. 937 NW 56<sup>th</sup> St

40. 943 NW 56<sup>th</sup> St / Apt

41. 1103 NW 56<sup>th</sup> St

42. 1107 NW 56<sup>th</sup> St

43. 1111 NW 56<sup>th</sup> St

<b>NW Market Street</b> <div>1. 808 NW Market St</div> <div>2. 812 NW Market St</div> <div>3. 816 NW Market St</div> <div>4. 820 NW Market St</div> <div>5. 824 NW Market St</div> <div>6. 828 NW Market St</div> <div>7. 832 NW Market St</div> <div>8. 836 NW Market St</div> <div>9. 838 NW Market St</div> <div>10. 840 NW Market St</div> <div>11. 844 NW Market St</div> <div>12. 848 NW Market St</div> <div>13. 904 NW Market St</div> <div>14. 908 NW Market St</div> <div>15. 912 NW Market St</div> <div>16. 918 NW Market St</div> <div>17. 922 NW Market St</div> <div>18. 926 NW Market St</div> <div>19. 932 NW Market St</div> <div>20. 936 NW Market St</div> <div>21. 942 NW Market St</div> <div>22. 1108 NW Market St</div> <div>23. 1116 NW Market St</div> <div>24. 803 NW Market St</div> <div>25. 815 NW Market St</div> <div>26. 819 NW Market St</div> <div>27. 821 NW Market St</div> <div>28. 825 NW Market St</div> <div>29. 829 NW Market St</div> <div>30. 833 NW Market St</div> <div>31. 837 NW Market St</div> <div>32. 841 NW Market St</div> <div>33. 845 NW Market St</div> <div>34. 849 NW Market St</div> <div>35. 901 NW Market St</div> <div>36. 903 NW Market St</div> <div>37. 905 NW Market St</div> <div>38. 907 NW Market St</div> <div>39. 915 NW Market St</div> <div>40. 919 NW Market St</div> <div>41. 925 NW Market St</div> <div>42. 929 NW Market St</div> <div>43. 933 NW Market St</div> <div>44. 939 NW Market St</div> <div>45. 943 NW Market St</div> <div>46. 1103 NW Market St</div> <div>47. 1115 NW Market St</div>
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**NW 54<sup>th</sup> Street**

1. 808A NW 54<sup>th</sup> St

2. 808B NW 54<sup>th</sup> St

3. 812 NW 54<sup>th</sup> St

4. 816 NW 54<sup>th</sup> St

5. 820 NW 54<sup>th</sup> St

6. 824 NW 54<sup>th</sup> St

7. 828 NW 54<sup>th</sup> St

8. 832 NW 54<sup>th</sup> St

9. 834 NW 54<sup>th</sup> St

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14. 902 NW 54<sup>th</sup> St

15. 906 NW 54<sup>th</sup> St

16. 910 NW 54<sup>th</sup> St

17. 914 NW 54<sup>th</sup> St

18. 920 NW 54<sup>th</sup> St

19. 924 NW 54<sup>th</sup> St

20. 928 NW 54<sup>th</sup> St

21. 922 NW 54<sup>th</sup> St

22. 932 NW 54<sup>th</sup> St

23. 936 NW 54<sup>th</sup> St

24. 940 NW 54<sup>th</sup> St

25. 1100 NW 54<sup>th</sup> St

26. 1116 NW 54<sup>th</sup> St / Apt

27. 1130 NW 54<sup>th</sup> St / Apt

28. 811 NW 54<sup>th</sup> St

29. 815 NW 54<sup>th</sup> St

30. 819 NW 54<sup>th</sup> St

31. 823 NW 54<sup>th</sup> St

32. 825 NW 54<sup>th</sup> St

33. 829 NW 54<sup>th</sup> St

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35. 835 NW 54<sup>th</sup> St

36. 837 NW 54<sup>th</sup> St

37. 839 NW 54<sup>th</sup> St

38. 843 NW 54<sup>th</sup> St

39. 849 NW 54<sup>th</sup> St

40. 1103 NW 54<sup>th</sup> St

41. 1111 NW 54<sup>th</sup> St

42. 1113 NW 54<sup>th</sup> St

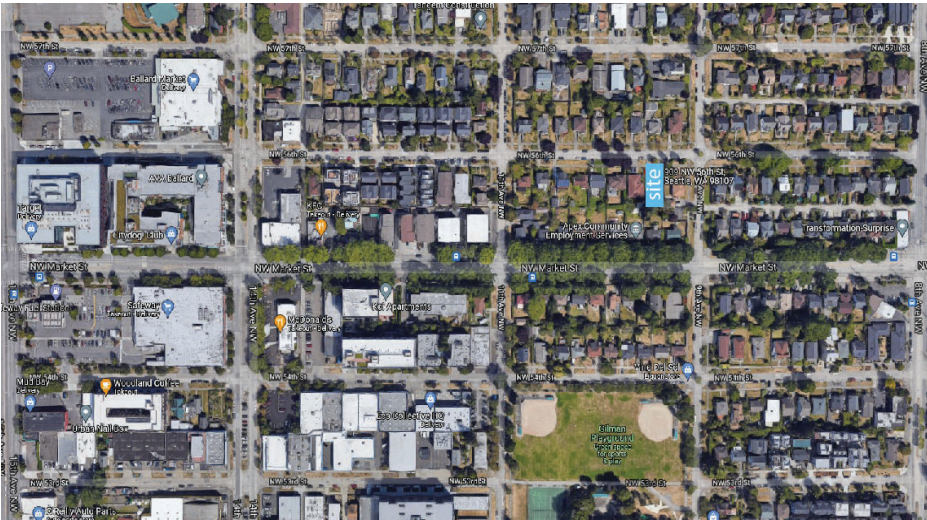
43. 1117 NW 54<sup>th</sup> St



exhibit C - flyer in the mail

# Modern Homes

Early Community Outreach for Design Review 909 NW 56<sup>th</sup> St Project



## We'd Like to Hear From You

The project proposes the demolition of an existing Single-Family Residence and features two new 3-unit Townhouse with 2 open space parking in Ballard neighborhood. The site is located in Ballard Urban Village with frequent transit service.

**Site Address:** 909 NW 56th Street, Seattle, WA 98107  
**SDCI No.:** 3038540-EG  
**Developer:** Modern Homes, LLC  
**Contact:** Yueann Wu / [info@arraybuild.com](mailto:info@arraybuild.com)  
**Website:** [www.909nw56thst.com](http://www.909nw56thst.com)

Addition project information, please search on Seattle Service Portal by project address / record number 3038540-EG

\*All information collected by Array, LLC during Community Outreach will be submitted to City of Seattle and available to the public\*

Exhibit B – Map within 500 ft of the proposed project site



909 NW 56th Street Project Survey (Edit) Microsoft Forms

[https://forms.office.com/Pages/DesignPage.aspx?auth\\_pvr=OrgId&au...](https://forms.office.com/Pages/DesignPage.aspx?auth_pvr=OrgId&au...)

Exhibit D - survey response from Microsoft Forms

Preview

Theme

Questions

Responses

909 NW 56th Street Project Survey

0

Responses

00:00

Average time to complete

Active

Status

This form doesn't have any responses yet.

Try sharing it to more people, or use preview mode to enter your own response.

Exhibit C – mailing material within 500 ft of the proposed project site  
Exhibit D – website: [www.909nw56thst.com](http://www.909nw56thst.com)  
Exhibit E – survey: <https://forms.office.com/r/q8JKvJBH2v>

