

STREAMLINED DESIGN REVIEW

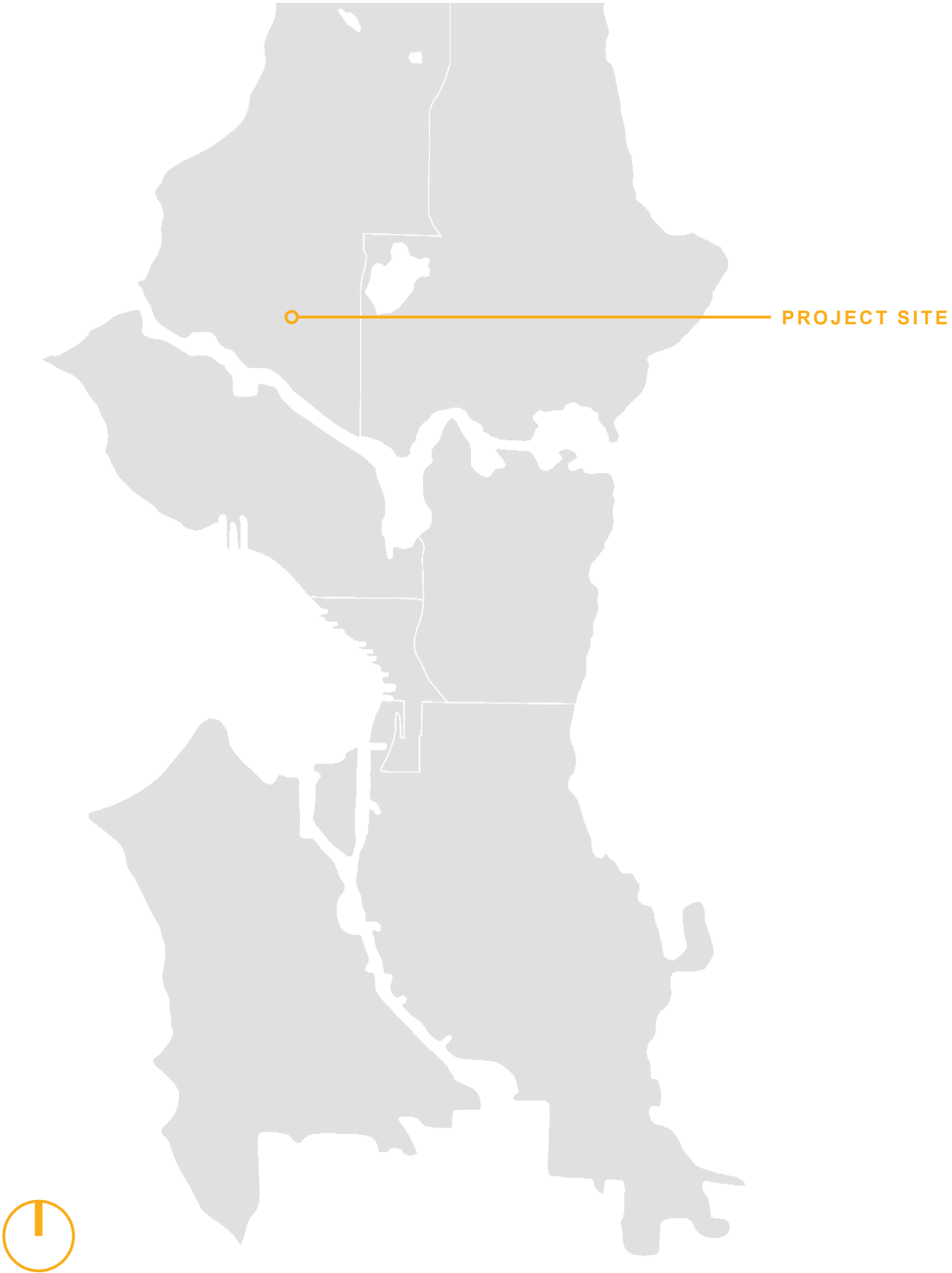
SDCI # 3039370-EG
1153 NW 58th Street
Seattle, WA 98107

Applicant:
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Cone Architecture, LLC
1319 N 49th Street
Seattle, WA 98122
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Owner:
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Everett, WA 98208
Contact: Cameron Willett

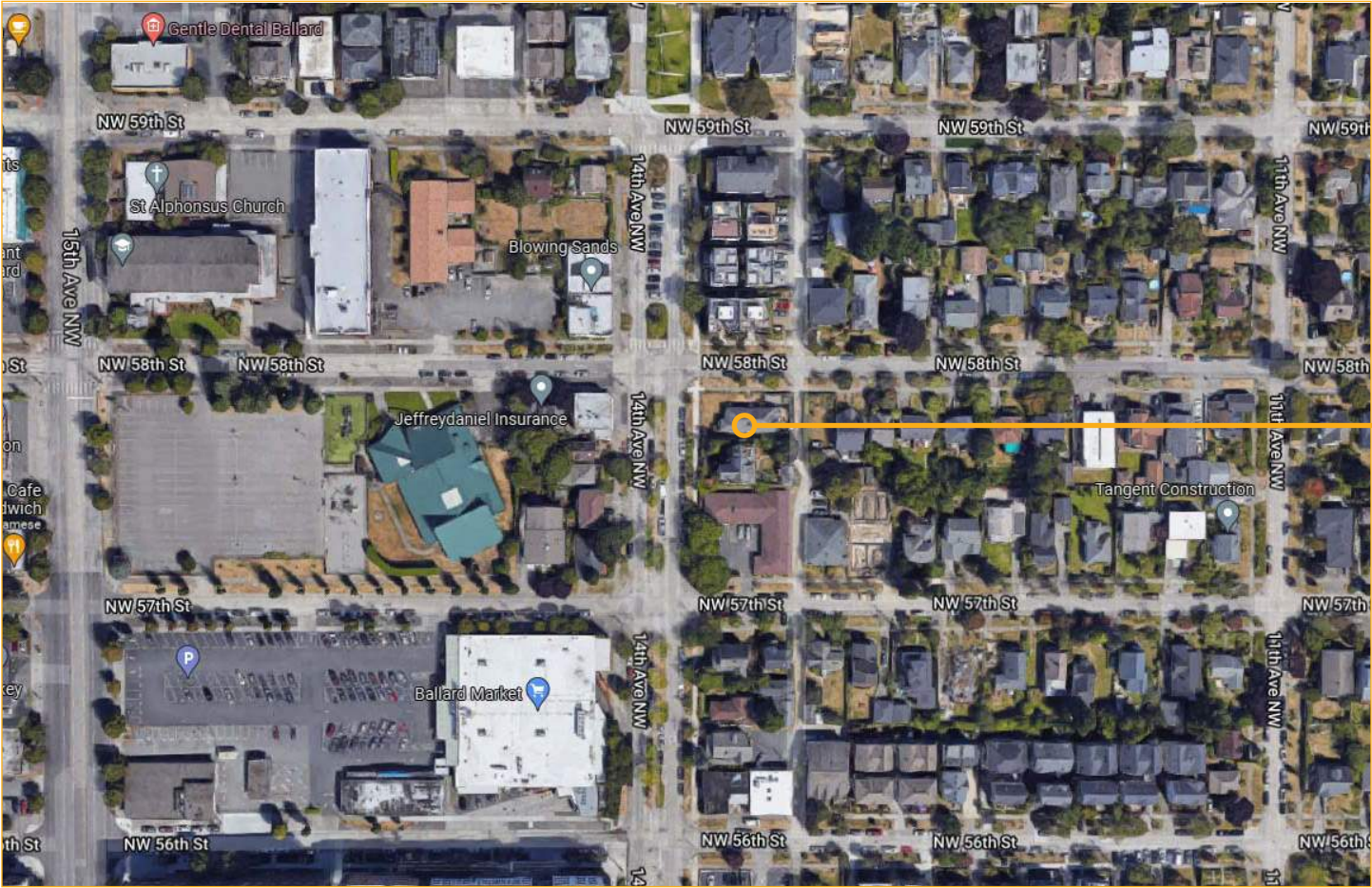
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corey.buttry@seattle.gov
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VICINITY MAP

EXISTING SITE

The project site is parcel #276790-0625 located on the south east corner of NW 58th St and 14th Ave NW. The lot measures roughly 102'-0" deep by 50'-0" wide and is approximately 2,780 SF. Currently there is a single story duplex structure on the site that will be removed for the proposed project. The site is located in the LR3 RC (M1) zone. Single and multi-family homes are located to the north and the south in the same zoning designation. To the east are mostly single family homes in the LR2 (M1) zone and a mix of commercial and residential structures to the west in the LR3 RC (M1) zone.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3 RC (M1). Half a block the west 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 and the Parking Flexibiltiy Area designation of the site, no vehicular parking is required.

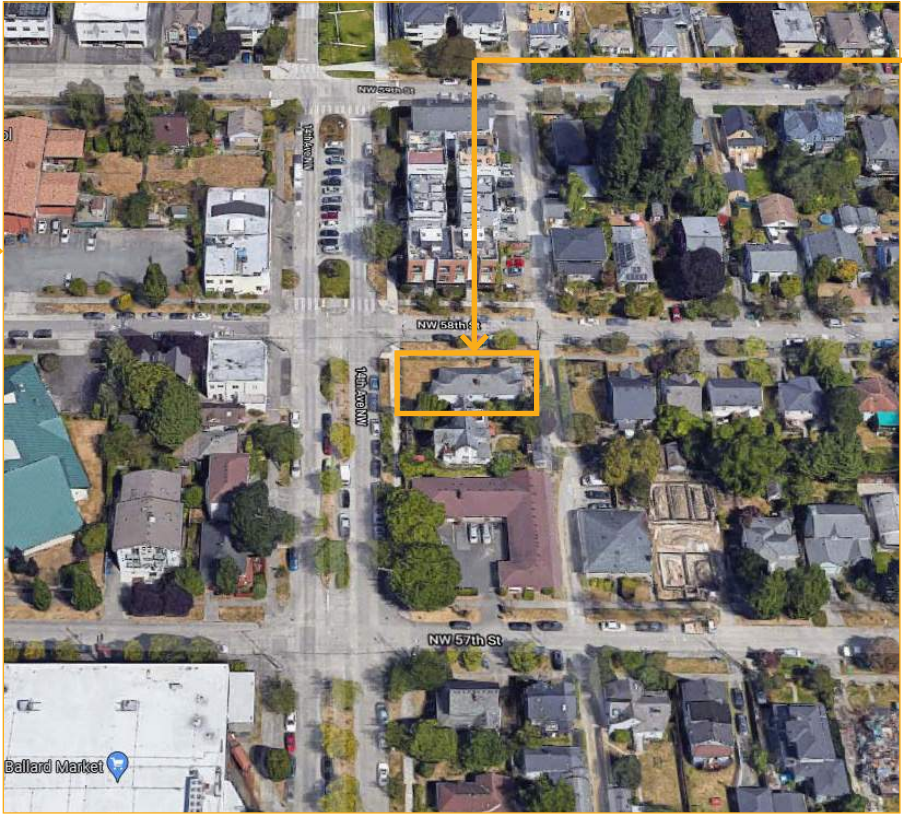
DEVELOPMENT OBJECTIVES

The project proposes the construction of a new multi-family residential building containing 5 rowhouse units. The existing duplex will be demolished under this proposal. The rowhouses will be approximately 2,000 square feet per unit.

The parcel is located withing a frequent transit service area, the Ballard Hub Residential Urban Village as well as a Parking Flexibiltiy Area. 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 5 on-site parking spaces located off the alley and behinf the fenced solid waste storage. This location will be out of sight from 14th Ave NW and NW 58th St and reduced the visual impact of parked vehicles from the righ of way.

NEIGHBORHOOD CUES

The subject parcel is located in the highly developing portion of the Ballard Hub residential urban village, and blocks north 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



AREA MAP

SITE LOCATION
1153 NW 58th St
Seattle, WA 98107

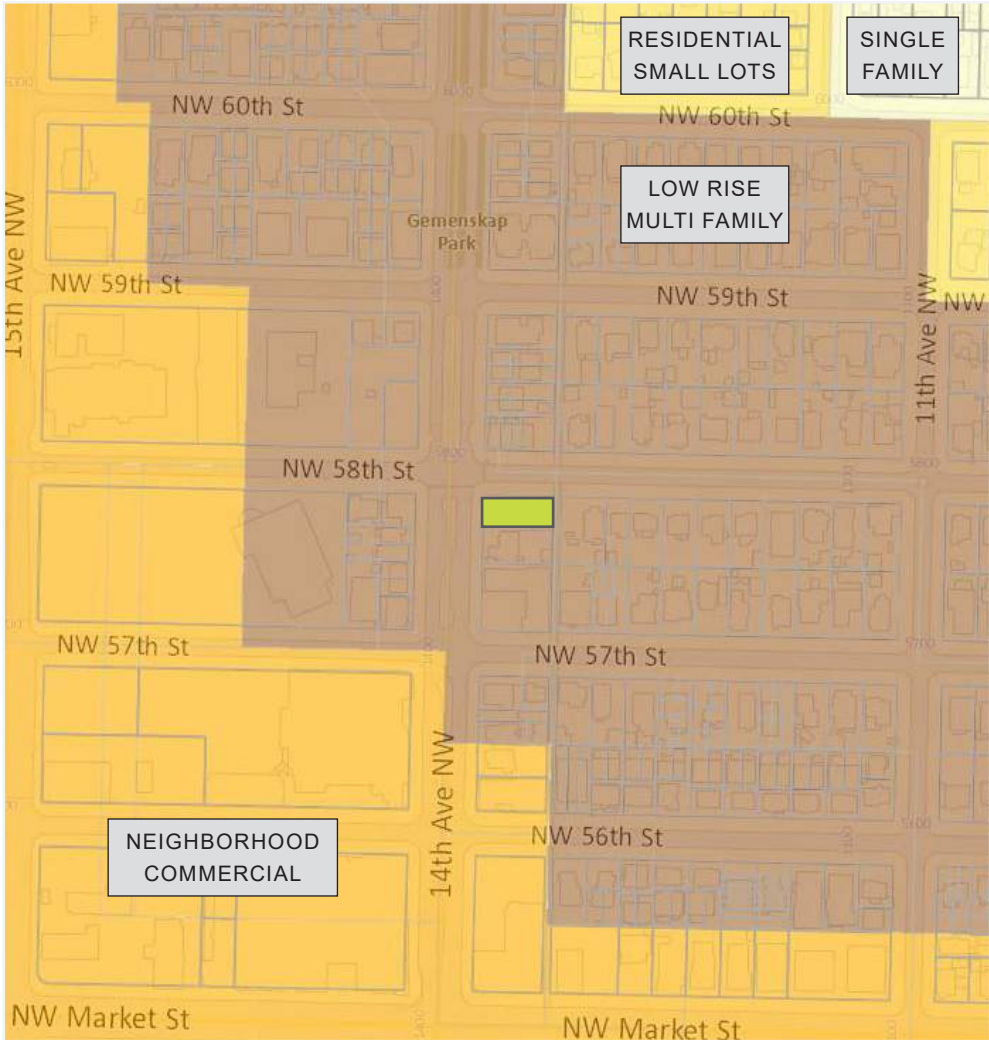
ZONING SUMMARY
Zone: LR3 RC (M1)
Overlay: Ballard Hub Urban
Village
ECA: None

PROJECT PROGRAM
Site Area: 5,100 SF
Number of Residential Units: 5
Number of Parking Stalls: 5
Approx. FAR (Overall) = 11,730 SF
Approx. FAR Per Unit = 2,346 SF

ADJUSTMENT REQUESTED
Yes. See Page 31.



Zoning Map



Vicinity map: single-family structures, multi-family structures, commercial buildings, industrial buildings, and outdoor recreation areas

DEVELOPMENT STANDARDS SUMMARY

23.45.504 PERMITTED USES

Permitted outright: Residential

23.45.514 STRUCTURE HEIGHT

Zoning:	LR3 RC (M1)
Allowed Maximum Base Height:	50'-0"
4'-0" additional for rooftop features (parapets, clerestories, etc.)	54'-0"
6'-0" additional allowed for stair penthouses:	60'-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 (11,730 SF)

23.45.518 SETBACKS REQUIREMENTS

Front Setback:	5'-0" minimum
Rear Setback (with alley):	0'-0"
Side Setback:	3'-6" minimum

ZONING KEY

	LR
	SF
	NC
	RESIDENTIAL SMALL LOT
	PROJECT SITE

23.45.524 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .6 or greater, per Section 23.86.019, is required for any lot within an LR zone if construction of one or more new dwelling units is proposed.
- Street trees are required when any development is proposed, except as provided in subsection 23.45.524.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

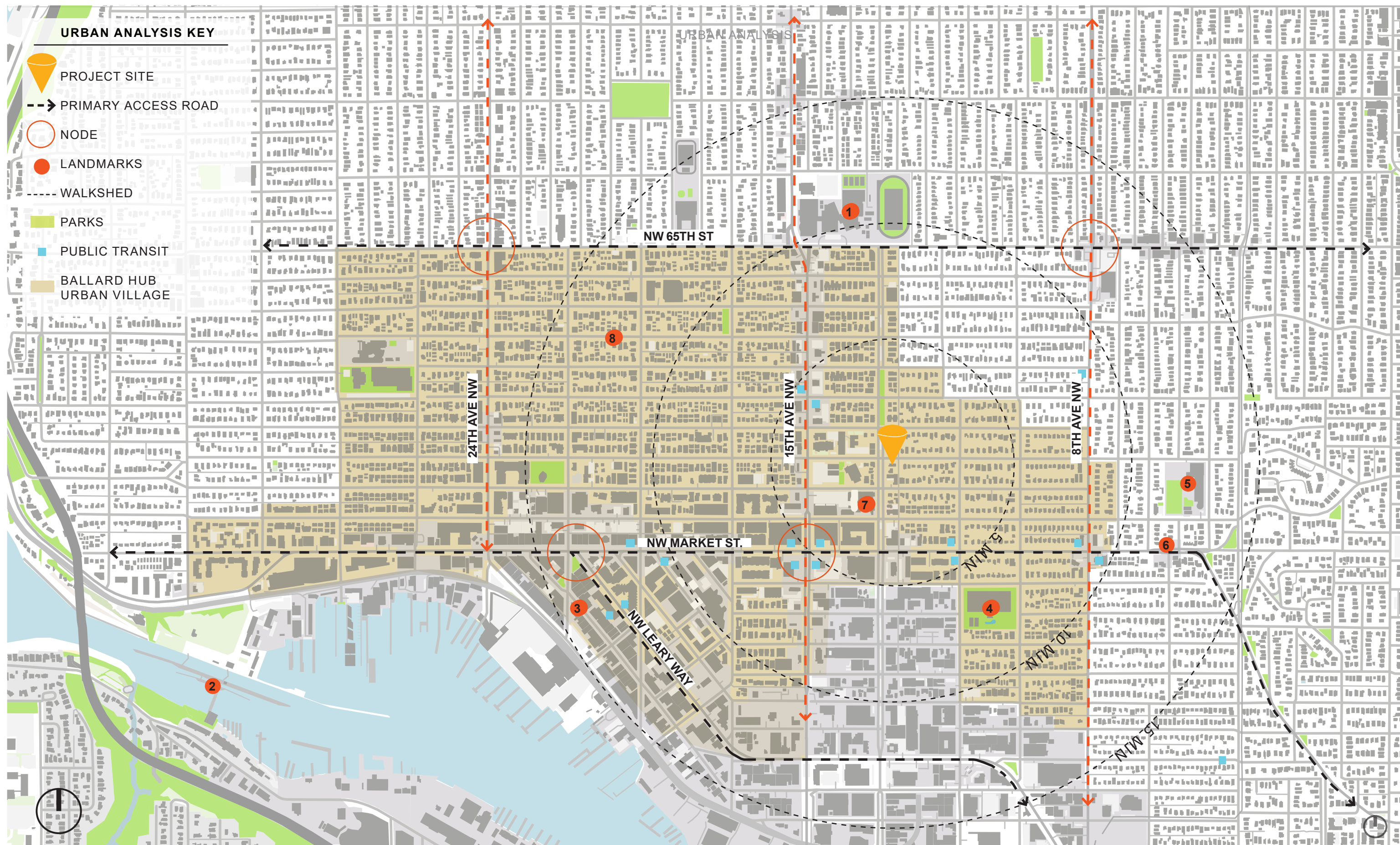
Required: 25% of lot area (50% provided on ground level)
25% x 5,100 SF = 1,275 SF (638 SF at ground level)

23.54.015 REQUIRED PARKING

The project location provides frequent transit service and due to it's location in the Ballard Hub Urban Village and Parking Flexibility Area, no parking is required. One long term bicycle parking stall per unit. One short term bicycle parking stall per 20 units, rounded to nearest even number, minimum of 2.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

The minimum horizontal dimension of required storage space is 12 feet.





BALLARD HIGH SCHOOL 1



BALLARD LOCKS 2



BALLARD FARMERS MARKET 3



GILMAN PLAYGROUND 4



WEST WOODLAND ELEMENTARY SCHOOL 5



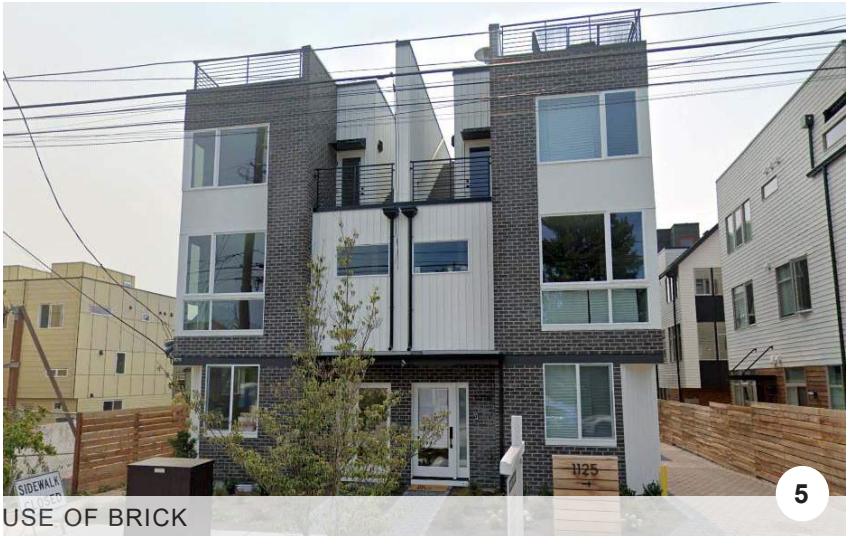
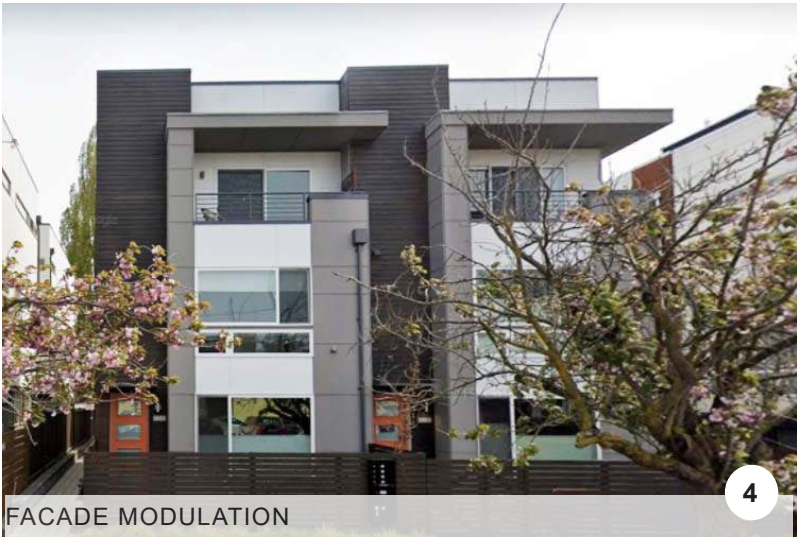
BALLARD COMMUNITY CENTER 6



LOCAL GROCERY MARKET 7



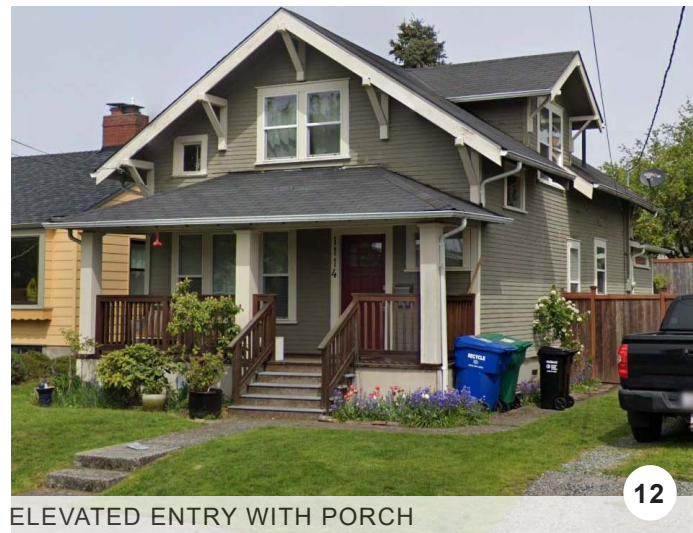
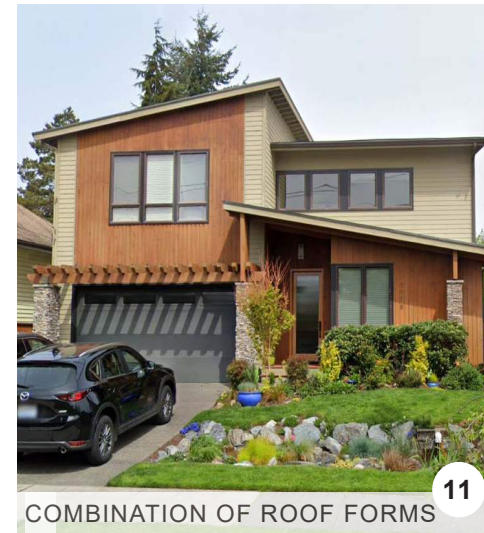
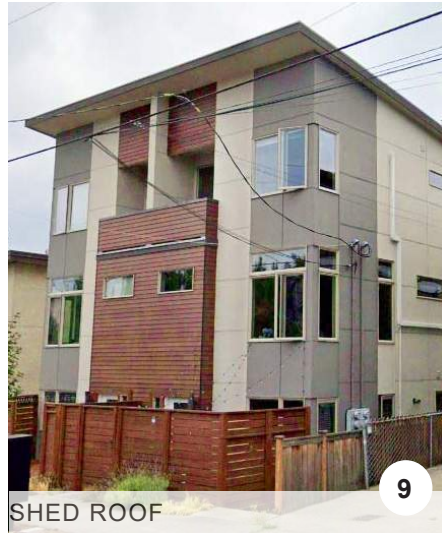
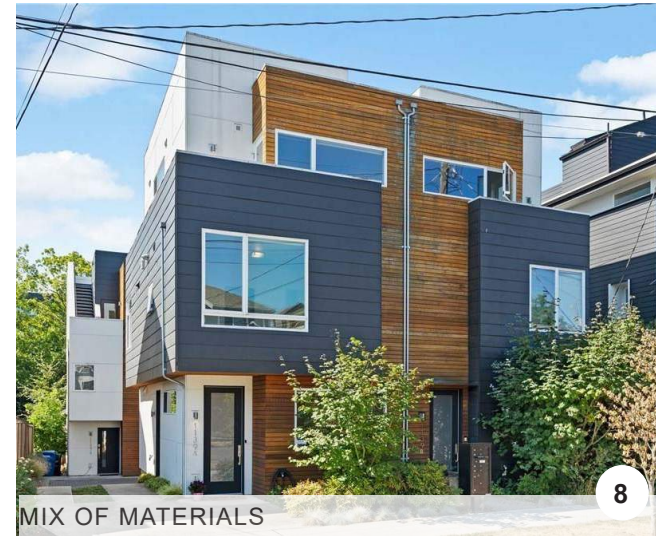
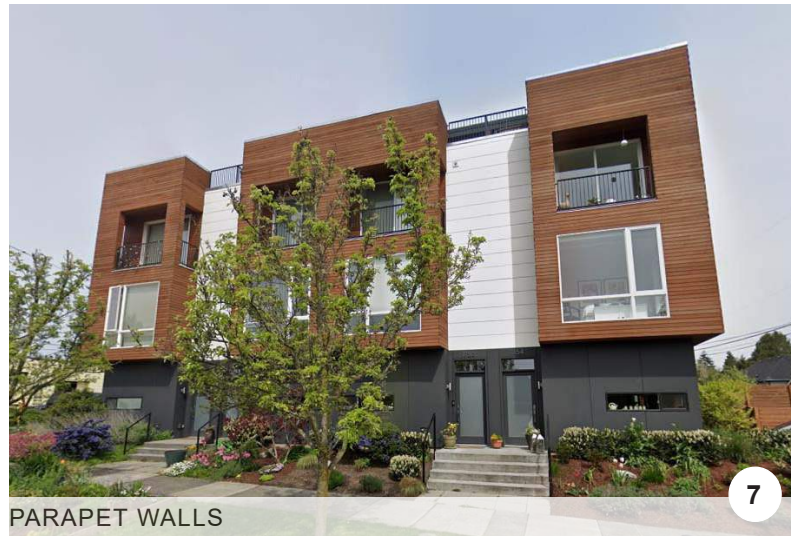
LOCAL BREWERY 8



SURROUNDING RESIDENTIAL 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. The surrounding context is mixed with new modern apartment buildings and townhomes, 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.







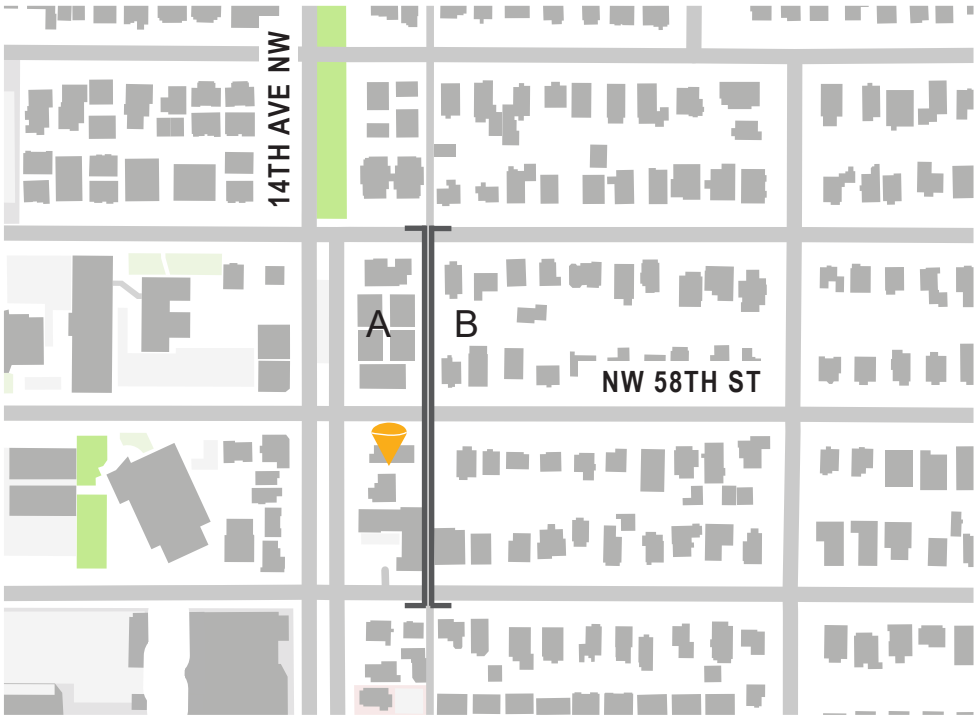
14TH AVE NW LOOKING WEST (A)



14TH AVE NW LOOKING EAST (B)



ALLEY LOOKING WEST (A)



ALLEY LOOKING EAST (B)

ACROSS FROM SITE



NW 58TH ST LOOKING NORTH (A)



SITE



NW 58TH ST LOOKING SOUTH (B)



VIEW FROM NORTH WEST



VIEW FROM NORTH EAST



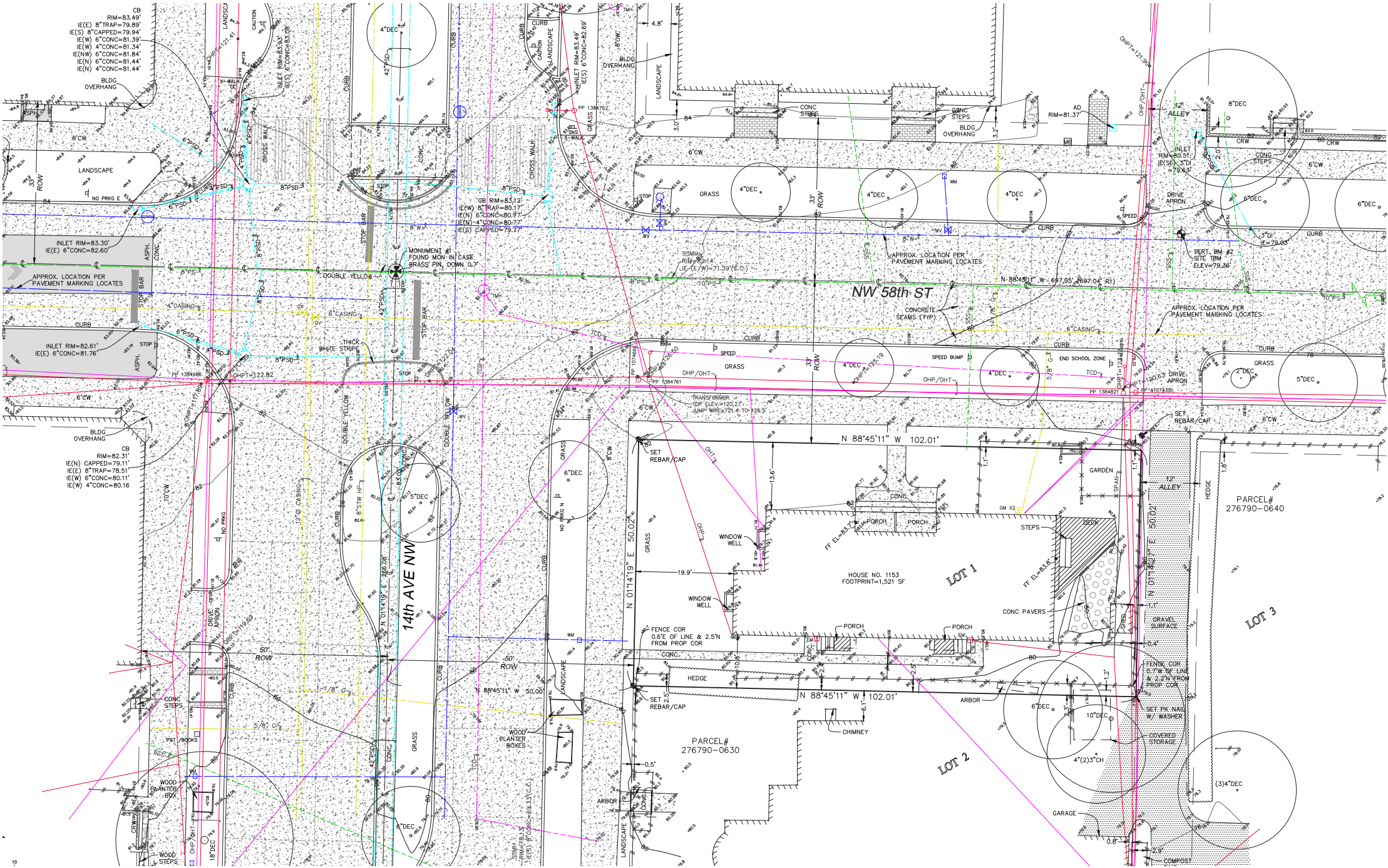
SOUTH WEST

EXISTING SITE CONDITIONS

The project site is parcel #276790-0625 located at the south east corner of 14th Ave NW and NW 58th St. The lot measures 50'-0" wide by 102'-0" deep and is 2,780 SF. Currently there is a single family structure on the site that will be removed for the proposed project. Directly to the south and east of the parcel are single family homes located within the same zoning designation as the subject parcel. The topography is flat with no significant slope.

LEGAL DESCRIPTION

GILMAN PARK ADD
PLat Block: 105
Plat Lot: 1



CONE
ARCHITECTURE



WWW.CONE-ARCH.COM

Dear Resident, this flyer is to include you in a **PROJECT UNDER DESIGN REVIEW** in your area.

Project Name
Ballard Five

Project address
1153 NW 58th St, Seattle WA 98107

SDCI record number
3039370-EG

Project Contact
Michelle Lalonde, CONE Architecture
BallardFive@cone-arch.com, 206-693-3133

About the project

Blackwood Acquisitions, LLC and CONE Architecture are partnering on a development at 1153 NW 58th St, Seattle WA. The new development will be 5 rowhouses with 5 parking stalls. Planning has just begun, and construction could start as early as Summer 2023.

Share your thoughts

We want to hear from the community about this project. Please share your concerns and priorities for this new build-ing and for the neighborhood overall at the interactive web-site or by taking the online survey. Information you share in this survey could be made public. Please do not share any personal/sensitive information.



ONLINE SURVEY
surveymonkey.com/r/6RPLRNP or
scan or go to link, available 3/23/22,

PROJECT WEBSITE
cone-outreach.com/ballardfive

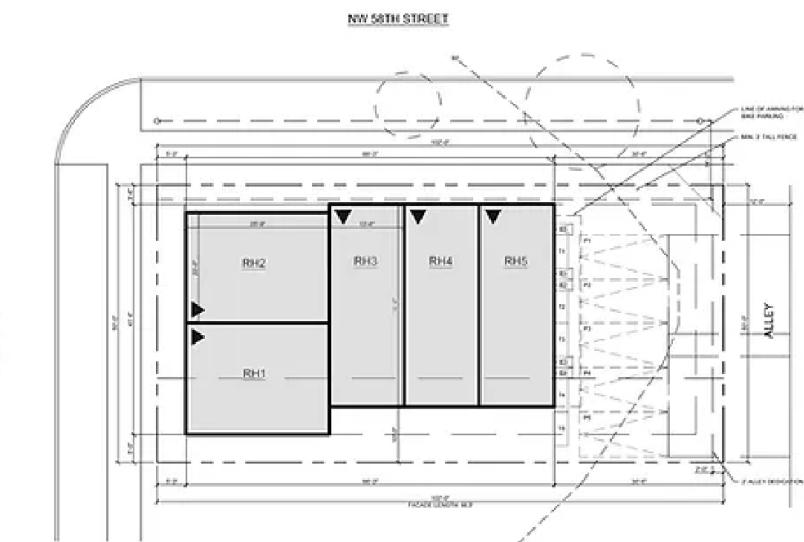
Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feed-back.

Additional Information

To find out more about this project and track our progress through the design review and permitting process, search the project address or project number in the Design Review Calendar and the Seattle Services Portal:
<https://web6.seattle.gov/dpd/edms/>

Summary Outreach

Cone Architecture administered a mail flyer containing the following information: SDCI record number, applicant name, brief description, reason for outreach, how to share comments and feedback with a survey link, and a link to an interactive project website where additional information about the project can be found including a location map and a preliminary site plan. These flyers were mailed to all residences within a 500 ft radius of the project site: 1153 NW 58TH ST. These materials were sent to post 20 March 2022.



SITE PLAN PRESENTED ON THE INTERACTIVE PROJECT WEBSITE

Summary of Feedback through High-Impact Outreach

The project website had 1 respondent:

The respondent was in favor of maintaining a parking stall per unit.

The project survey was completed by 6 people. An analysis of the questions are as follows:

Survey respondents' relation to project:

- 100% live near the project site
- 000% live in the general area
- 000% visit the area often for work or leisure
- 000% other: owns adjacent properties

Questions:

What is most important to you about a new building on this property?

- 67% That it is nice looking.
- 33% That it looks unique and interesting.
- 33% That it is affordable for residents.
- 67% That it is designed to be family-friendly.
- 50% That it is designed with environmental sustainability in mind.
- 17% Other/Additional

The other answers expressed concerns about maintaining the proposed parking and the privacy of existing residents.

What concerns do you have about this project?

- 50% Construction noise/impacts
- 50% That I will not like the way it looks.
- 17% That it will not be affordable.
- 50% That it may feel out of scale with other buildings nearby.
- 33% That it will make driving and parking in the neighborhood more difficult.
- 17% Other/Additional

Other concerns asked to include color in the design.

Is there anything specific about this property or neiighborhood that would be imporant for us to know?

Survey respondents expressed further concern for a family friendly design that can accommodate both seniors and children that is also affordable. This neighborhood has been negatively impacted by construction and the lack of cleanliness it brings to the site as well as the existing resident's properties.

COPY OF MAILED FLYER

CITYWIDE NEIGHBORHOOD GUIDELINES:

DESIGN APPROACHES AND SOLUTIONS TO CONSIDER:

RESPONSE:

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.

C. RELATIONSHIP TO THE BLOCK

1. **Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

The project extends to the corner of NW 58th St and 14th Ave NW. The facades facing both streets are treated equally with modulation and building forms that wrap around the building which draws focus to the corner. It also creates interest and activates the corner for pedestrians.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

4. **Evolving Neighborhoods:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

The project has a dynamic design with facade modulation and large glazing for the street facades which resonates with the evolving neighborhood character. Although the design is modern, the scale and roof forms of the proposed building is respectful of existing surrounding structures.

DC1: PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on site.

C. PARKING AND SERVICE USES

2. **Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.

The parking and solid waste are located off the alley. Solid waste will be screened to it can appear hidden from pedestrians while also acting as screening for the proposed parking.

DC2: ARCHITECTURAL CONCEPTS

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. **Façade Composition:** Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and wellproportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

The proposed design includes facade modulation as well as a collection of large glazing in the modulation. The materials used on the street facing facades continues to the rear of the building. All units have a gable roof that faces both streets so the design language and compostion turns the corner.

BALLARD SUPPLEMENTAL GUIDANCE:

DESIGN APPROACHES AND SOLUTIONS TO CONSIDER:

RESPONSE:

CS3: ARCHITECTURAL CONTEXT & CHARACTER

Contribute to the architectural character of the neighborhood.

1. FITTING OLD AND NEW

d. Massing Choices: Strong architectural elements that define and create human scale are preferred over unorganized mix of styles and materials

High-quality and different material like cedar siding at the street levels breaks down the massing for pedestrians with a balance of modulation which creates a natural rhythm for both street facades. Gable roof forms were chosen to respond to the residential neighborhood and to also reduce the appearance of

PL1: CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

2. WALKWAYS AND CONNECTIONS

a. Pedestrian Volumes: Create welcoming and spacious sidewalk environment through integrating private open space, setbacks and careful location of entrances at the Gateways

All entries to units are set back from the sidewalk with pavers leading to raised entry stoops. Planters are also located at unit entries providing additional separation between public and private. A southern path is provided to create connection to the front units from the parking.

PL4: ACTIVE TRANSPORTATION

Incorporate design features that facilitate active forms of transportation such as walking, bicycling and use of transit.

1. PLANNING AHEAD FOR BICYCLISTS

Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Plan for bicycle parking that provides a place to lock up close to business entries. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation’s bike parking program or be an approved rack of similar “inverted U” or “staple” style. The bicycle racks may also be an opportunity for place-making, such as having a uniform color.

Bicycle parking are provided for all units. Rowhouses 1 & 2 has bicycle parking adjacent to the covered entry facing the main street. Rowhouses 3, 4 & 5 have their bicycle parking in their rear patios adjacent to the southern pedestrian path.

DC2: ARCHITECTURAL CONCEPTS

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

2. ARCHITECTURAL AND FACADE COMPOSITION

a. Provide continuity of rhythm of vertical and horizontal elements (such as window size and spacing and location of entrances) along a block. Maximize the visibility of corner locations by placing entrances and strong design features on corners.

Units facing 14th Ave NW and NW 58th St share similar design concept and materiality which creates a rhythm which wraps around the corner. Large glazing at the corner creates an impactful design feature which are repeated in the other units and establishes a cohesive facade composition.

3. TEXTURE

At the street level, incorporate a variety of textures such as blade signs, uneven brick, gooseneck lights, and windows that add texture and scale that is perceptible at a walking pace.

Windows at the street level and high-quality material at the unit entries, including cedar wood siding and metal awnings, create interest for pedestrians at a human scale.



BEESIA DELTOPHYLLA



CALLUNA V. 'FIREFLY'



CAREX O. 'EVERILLO'



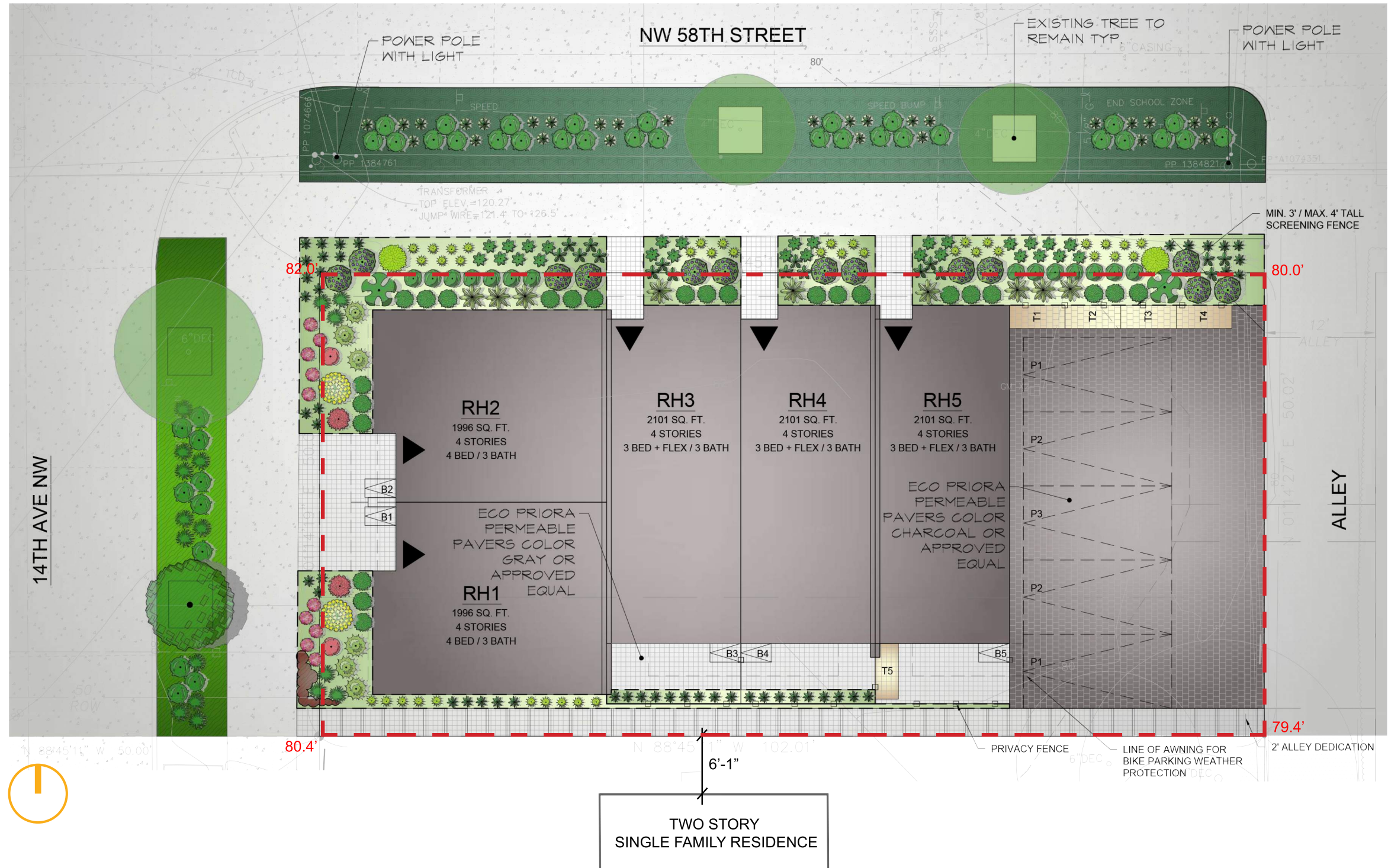
HYDRANGEA P. 'LIMELIGHT'



LIRIOPE M. 'BIG BLUE'



MAHONIA E. 'SOFT CARESS'



SITE PLANNING + LANDSCAPE APPROACH

The five proposed rowhouses are located at the street corner of NW 58th Street and 14th Ave NW with five surface parking stalls. This building is designed to be oriented towards the street corner, with all five units facing the streets and parking off the alley to minimize vehicular access and pedestrian circulation conflicts at the street facing facades.

The the site plan and landscape approach for this project aims to activate and enhance the interaction between the building residents and the right-of-way, creating opportunity for indoor and outdoor connections for a more friendly living environment for residents, Each unit is designed with high quality indoor living space as well as enjoyable outdoor amenities at the roof level with additional ground amenity space at the rear for units facing NW 58th Street. All pathways and residential entries will be accompanied and surrounded by native landscaping that adds visual interest and creates buffers between public and private space.



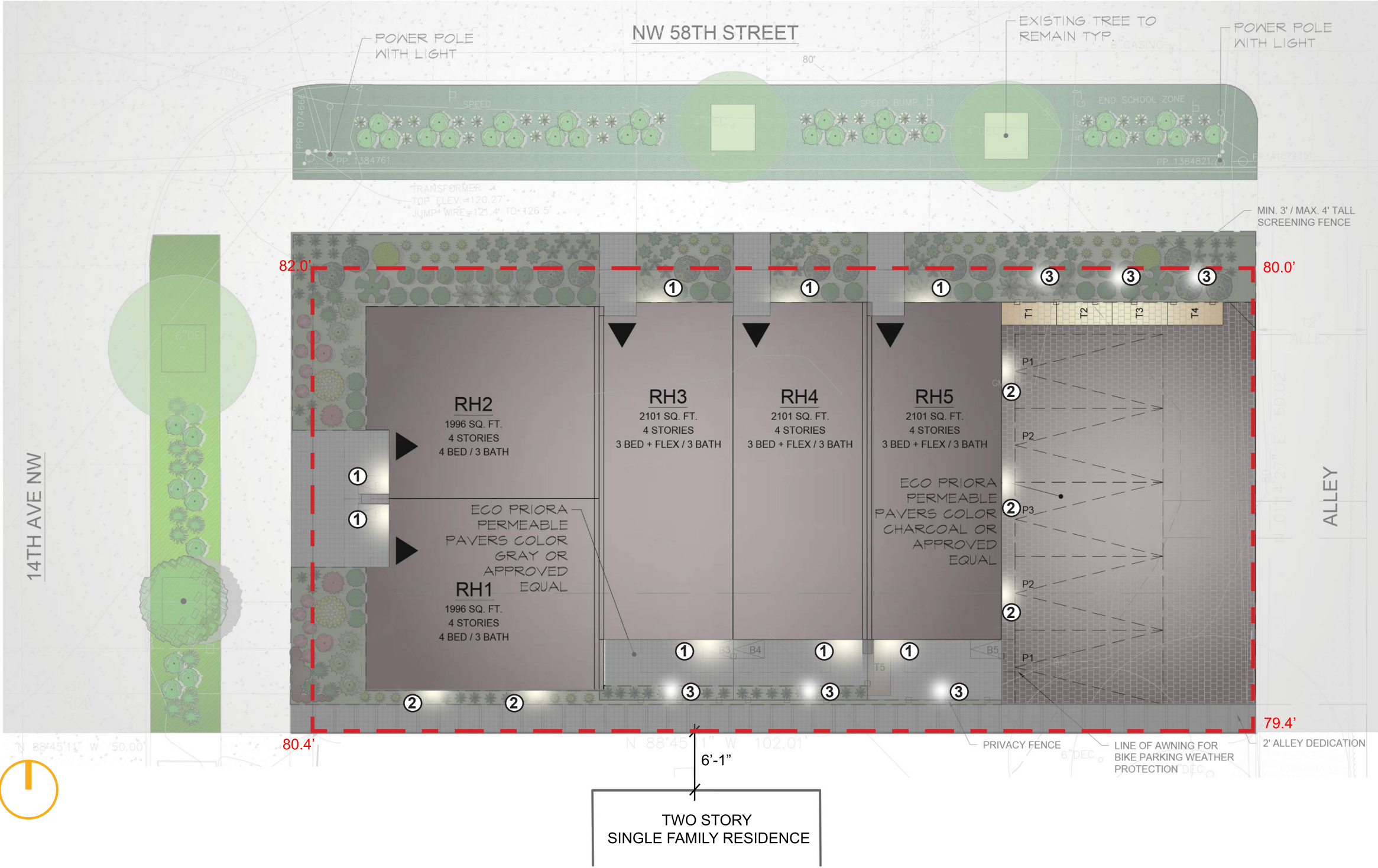
① EXTERIOR SCONCES



② WALL MOUNTED PATHWAY DOWNLIGHTS OR SIMILAR

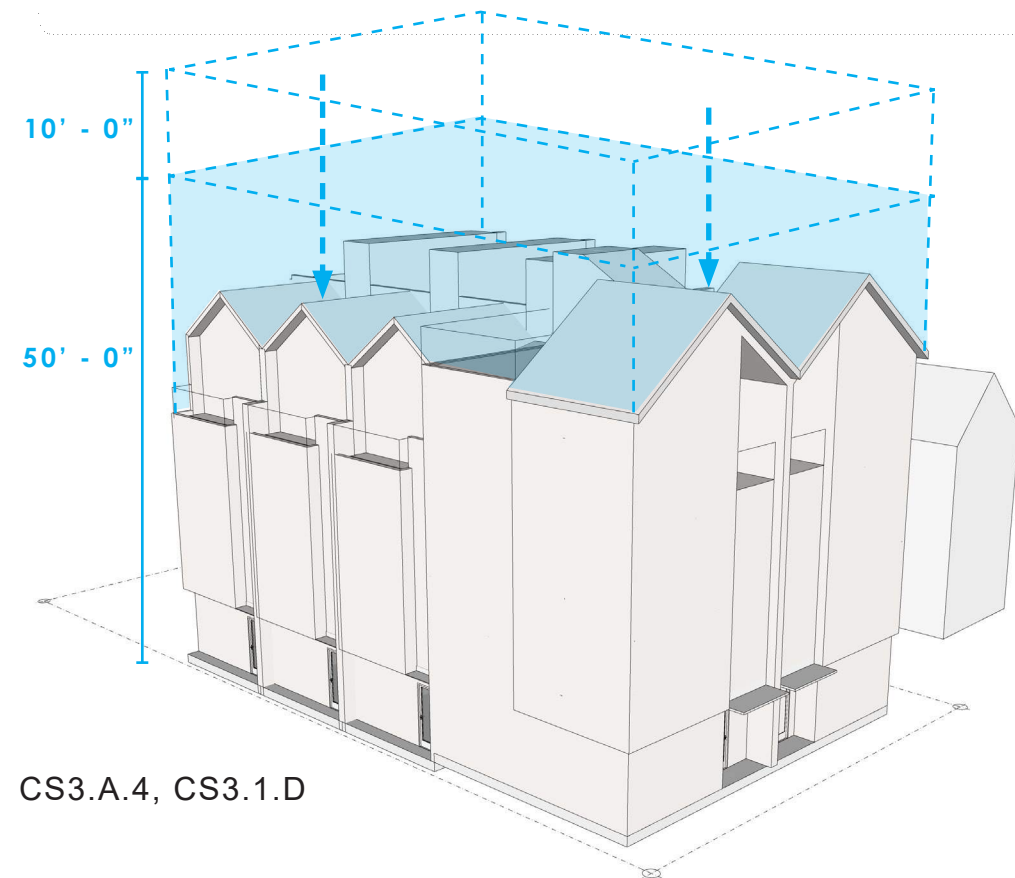


③ PHOTOVOLTAIC PATHWAY LIGHTING OR SIMILAR

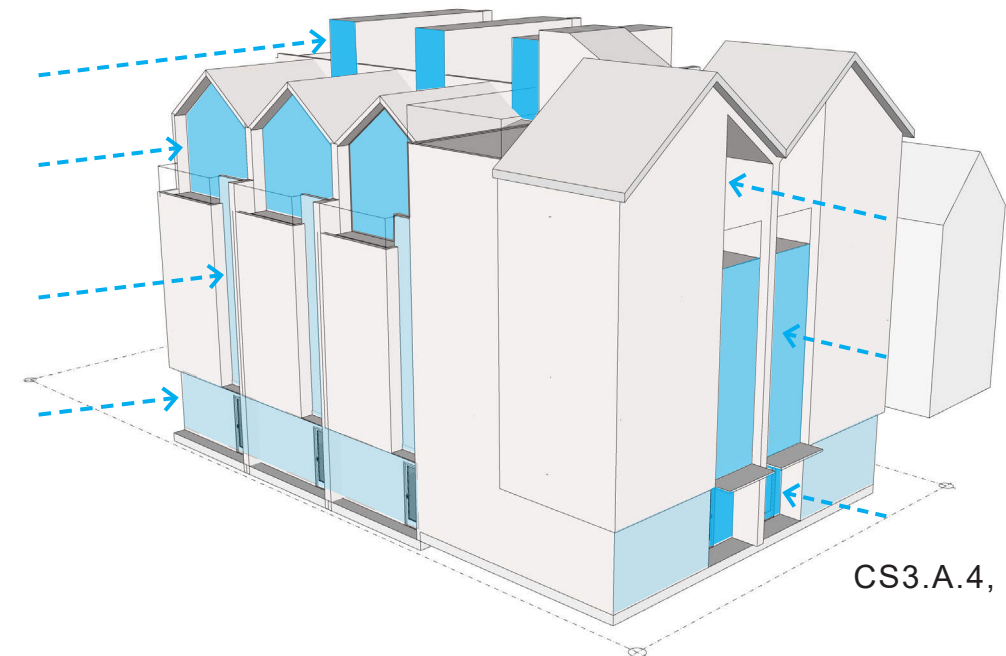


PROPOSED SITE LIGHTING PLAN

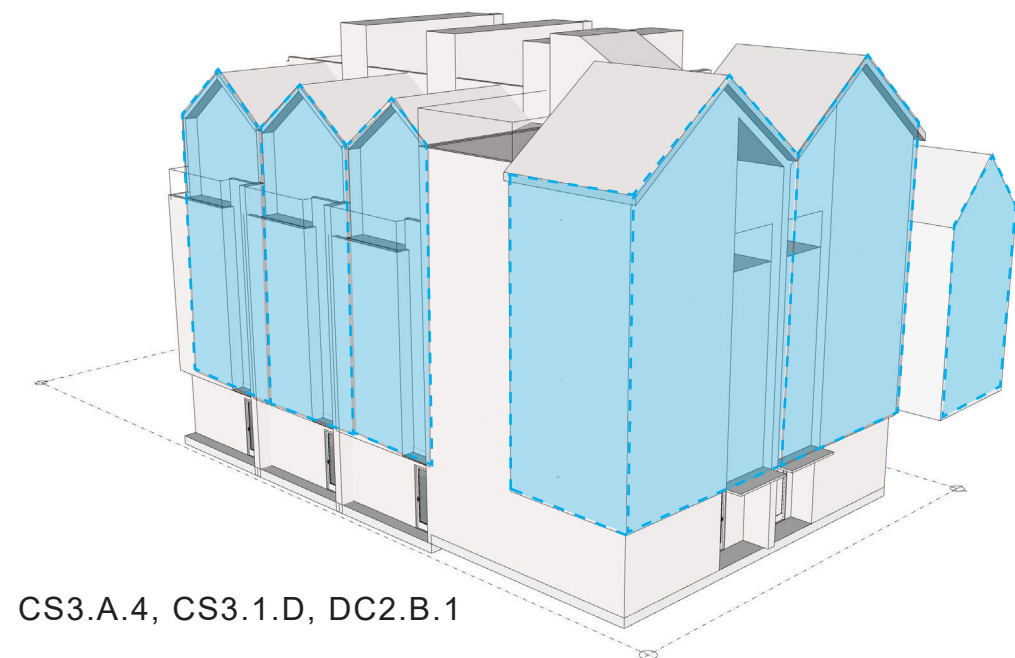
The lighting concept is intended to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the building. Primary lighting will be provided at all unit entries. Down lights are located along the pathways and parking spaces. All exterior lighting will be shielded away from neighboring buildings and focus the illumination on walkways and building facades.



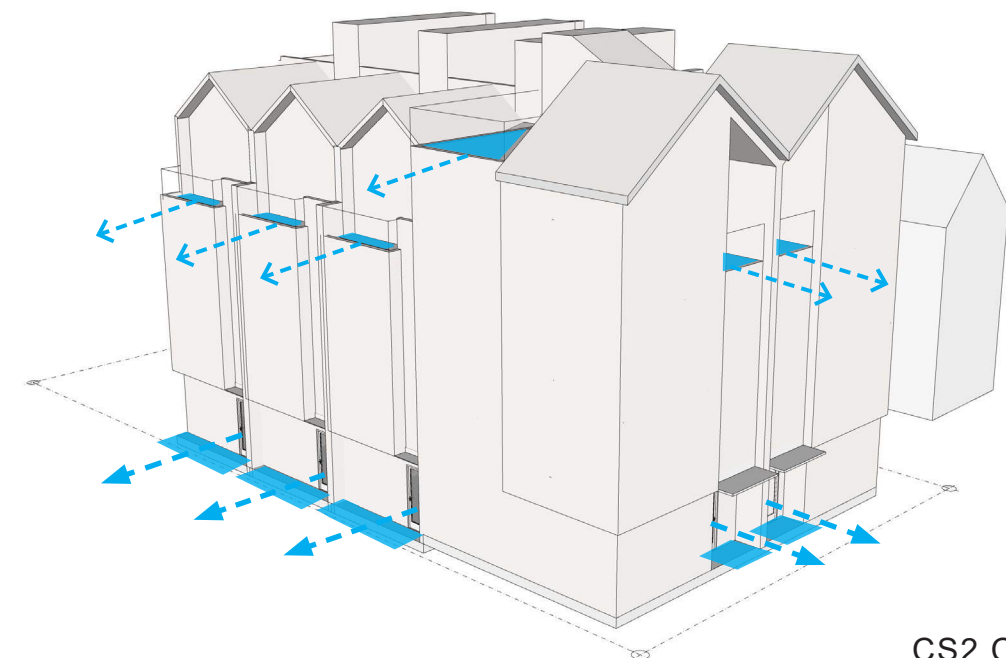
CS3.A.4, CS3.1.D



CS3.A.4, DC2.B.1, DC2.2.A



CS3.A.4, CS3.1.D, DC2.B.1



CS2.C.1, PL1.2.A

GLAZING

Large glazing, on all facades, are positioned at major program spaces to allow for eyes on the street for an added sense of security. It also enhances the amount of daylighting and views.
PL2-B.1, DC2-B.1

SCALE AND MASSING

This project sets up a strong street corner edge, with a balance of modulation and material changes across both street facades.
CS2-C.1, PL3-B.2

FACADE COMPOSITION

The material palette incorporates elements of existing buildings around the neighborhood and maintains a residential scale. It uses 3 main materials: board and batten, lap sidings, and vertical cedar. Each signal where the design modulates.
DC2-B.1, DC4-A.1, CS3-A.4



VIEW FROM THE CORNER OF NW 58TH ST AND 14TH AVE NW



VIEW FROM NW 58TH ST

WAYFINDING

The project proposes easy wayfinding through the use of material changes, recessed entries, awnings, address signage, and lighting.
PL2-B.1, DC2-C.1

PARKING ACCESS AND LOCATION

Parking is accessible from the alley. It is not visible off of 14th Ave NW and is hidden by solid waste screening on NW 58th St.
DC1-C.2, DC1-C.4

FACADE COMPOSITION

By repeating the rowhouse units, a rhythm is established and creates a cohesive facade composition
CS2-C.1, DC2-B.1, DC2-2.A

BICYCLE PARKING

Bicycle parking for rowhouses 3, 4 & 5 are provided in their rear patios adjacent to the southern pedestrian path
PL4-1

PRIVACY

A pedestrian path is provided at the south property line which provides residents secure access to their units and creates a connection to the front units from the parking
PL1-2.A



VIEW FROM 14TH AVE NW

OPEN RAILS & ROOF LINE

Railings are strategically placed to decrease the overall massing of the project. The transition from gable roof to open railing at the roof line visually reduces the height by incorporating both traditional and modern design elements.

CS2-D.1, CS2-D.4, CS3-A.1, DC2-C.1

AMENITIES

All units provide private rooftop decks, as well as fourth floor decks, giving each resident outdoor space.

PL1-B.1, DC3-C.2

PRIVACY

Through the use of existing landscaping, there is a natural buffer/screen between the site and it's neighbor to the south. This allows the design to keep large glazing without hindering privacy.

PL3-B.1, CS1-C.1



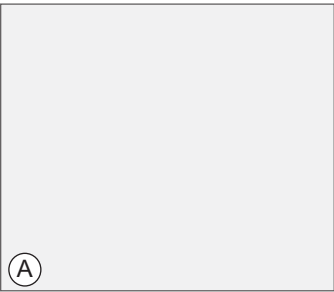
VIEW FROM 14TH AVE NW

PROPOSED MATERIALS

The material palette of fiber cement panel, lap siding, cedar siding, and board and batten have been chosen to create a clean modern aesthetic that blends with the character of the neighborhood. Wood accents, at the entry doors and upper level decks, add warmth and texture. The high quality materials are prioritized for the street facing facades and the pedestrian levels.



MATERIAL PALETTE



FIBER CEMENT
PANEL



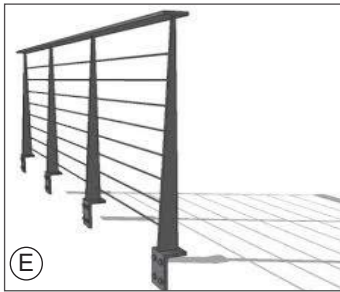
VINYL WINDOW (COLOR:
ADOBE) OR SIMILAR



LAP SIDING



VERTICAL CEDAR SIDING
OR SIMILAR



BLACK STEEL RAILING



EXPOSED CONCRETE

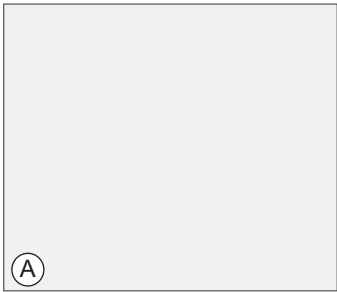


BOARD AND BATTEN



NORTH ELEVATION

MATERIAL PALETTE



FIBER CEMENT
PANEL



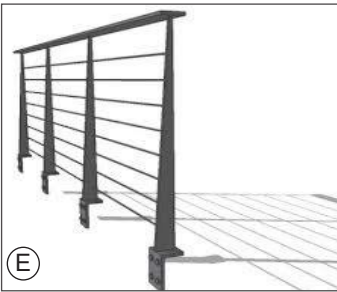
VINYL WINDOW (COLOR:
ADOBE) OR SIMILAR



LAP SIDING



VERTICAL CEDAR SIDING
OR SIMILAR



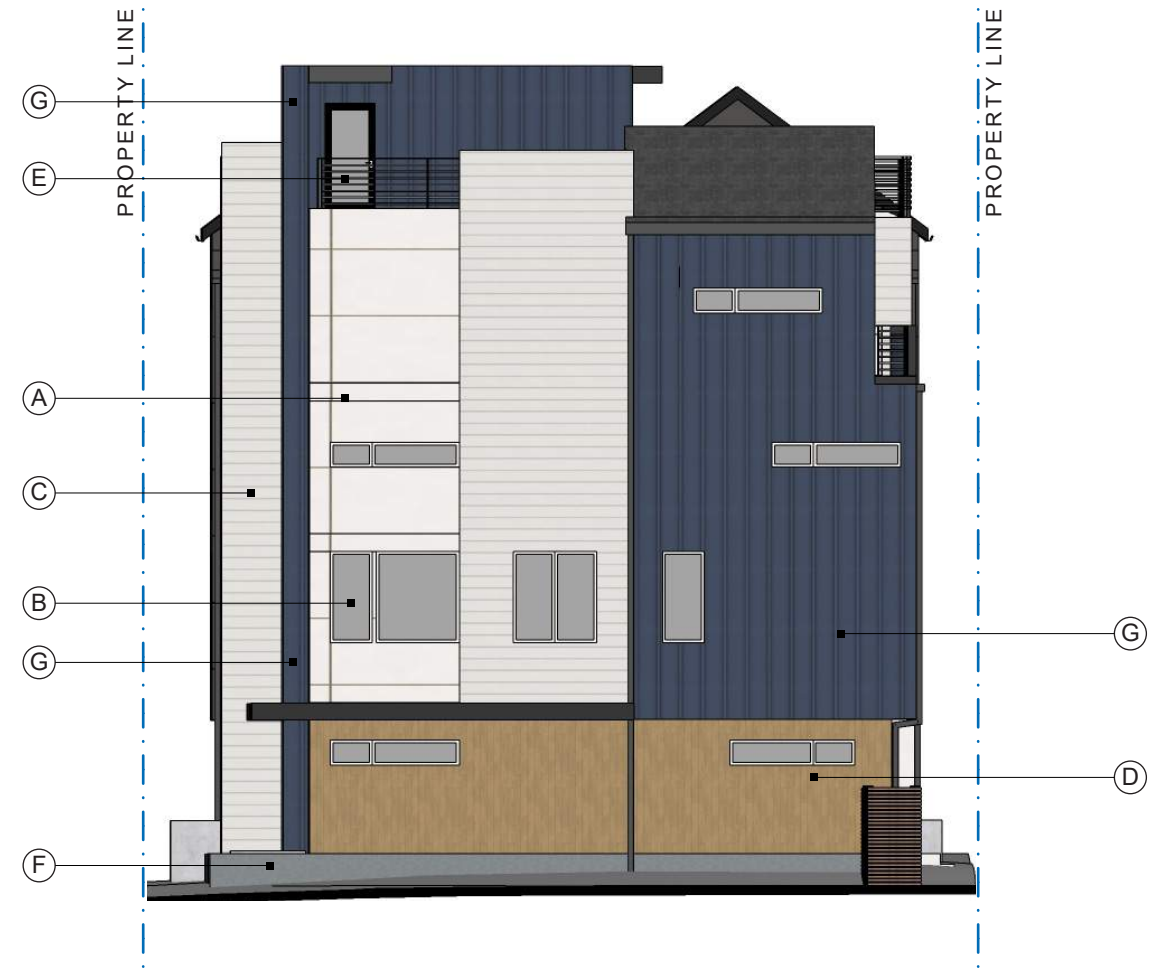
BLACK STEEL RAILING



EXPOSED CONCRETE

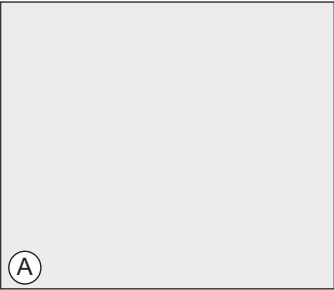


BOARD AND BATTEN



EAST ELEVATION

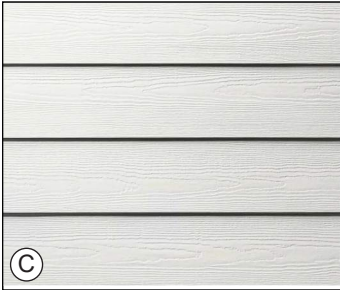
MATERIAL PALETTE



FIBER CEMENT
PANEL



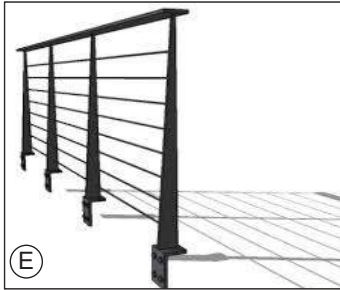
VINYL WINDOW (COLOR:
ADOBE) OR SIMILAR



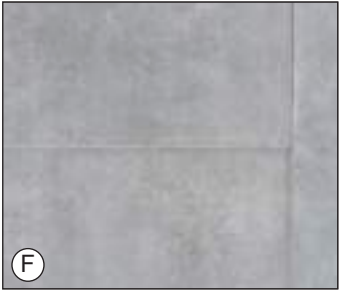
LAP SIDING



VERTICAL CEDAR SIDING
OR SIMILAR



BLACK STEEL RAILING



EXPOSED CONCRETE

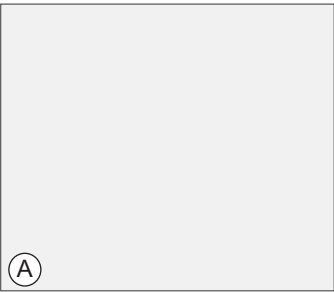


BOARD AND BATTEN



SOUTH ELEVATION

MATERIAL PALETTE



FIBER CEMENT
PANEL



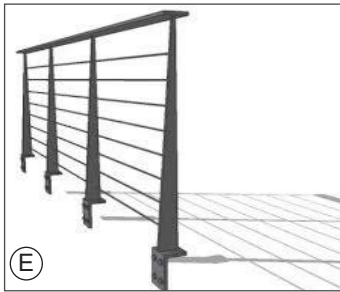
VINYL WINDOW (COLOR:
ADOBE) OR SIMILAR



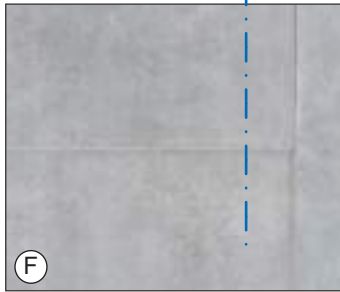
LAP SIDING



VERTICAL CEDAR SIDING
OR SIMILAR



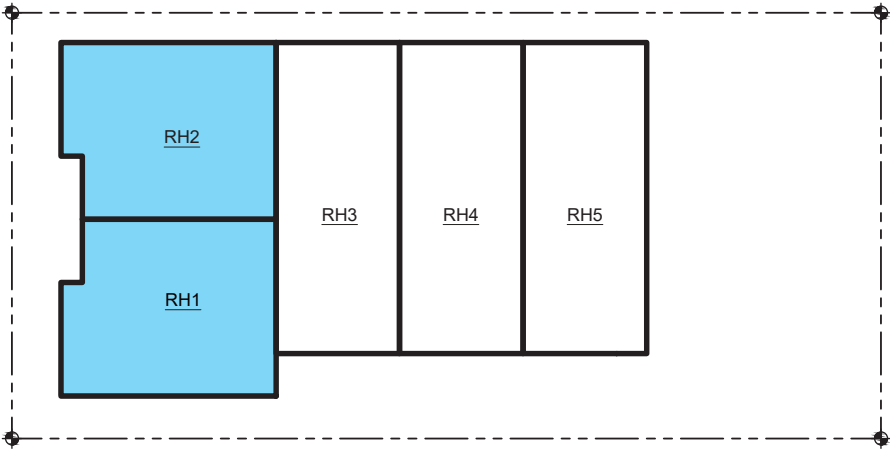
BLACK STEEL RAILING



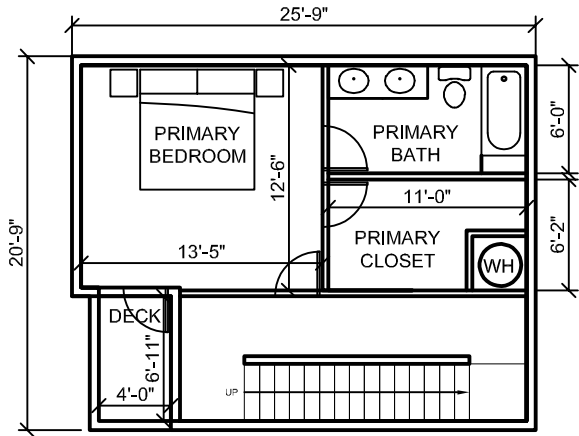
EXPOSED CONCRETE



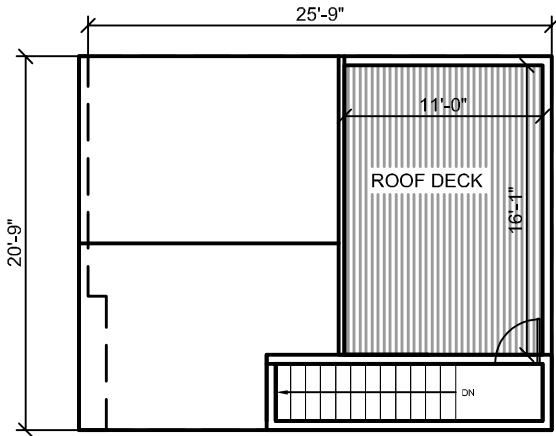
BOARD AND BATTEN



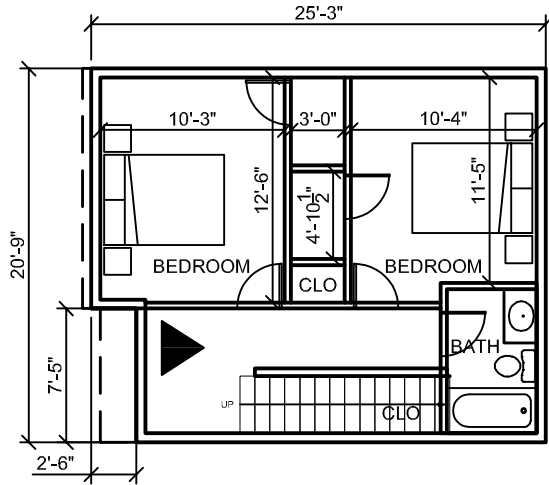
FLOOR PLAN KEY



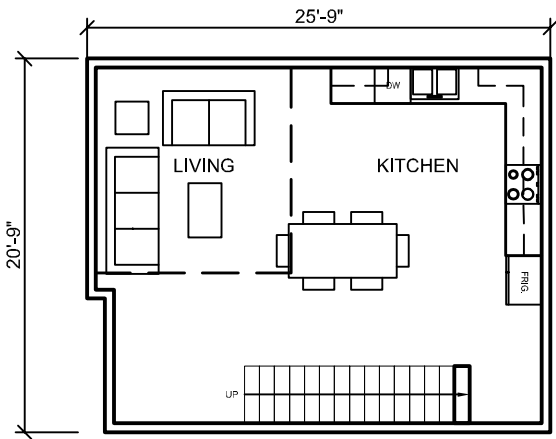
RH1 & RH2 FLOOR PLAN - LEVEL 4



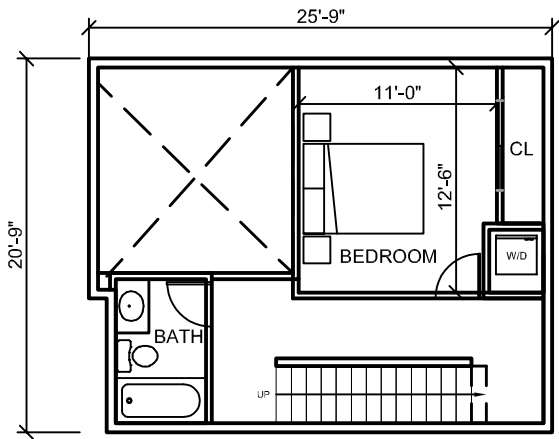
RH1 & RH2 FLOOR PLAN - ROOF DECK



RH1 & RH2 FLOOR PLAN - LEVEL 1

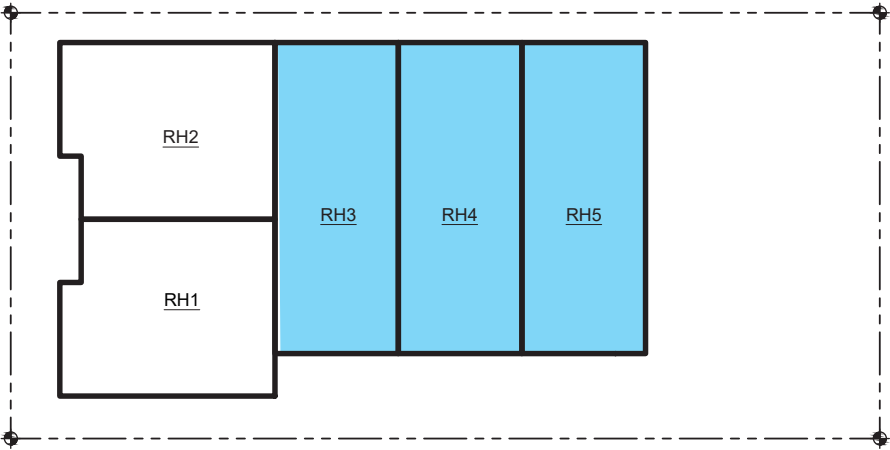


RH1 & RH2 FLOOR PLAN - LEVEL 2

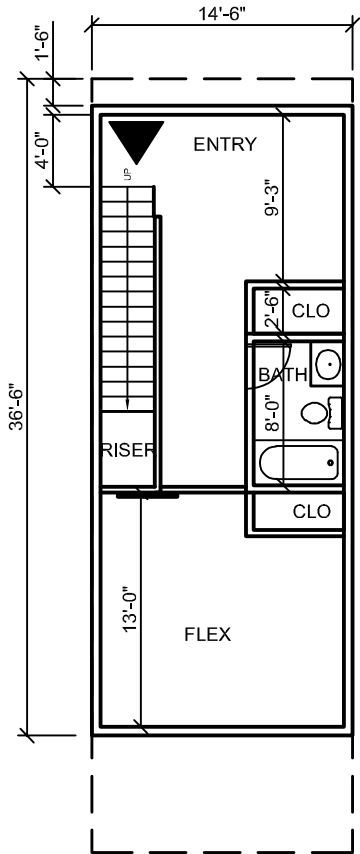


RH1 & RH2 FLOOR PLAN - LEVEL 3

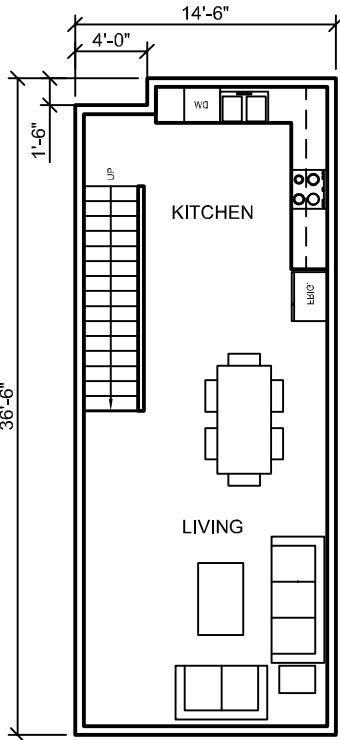




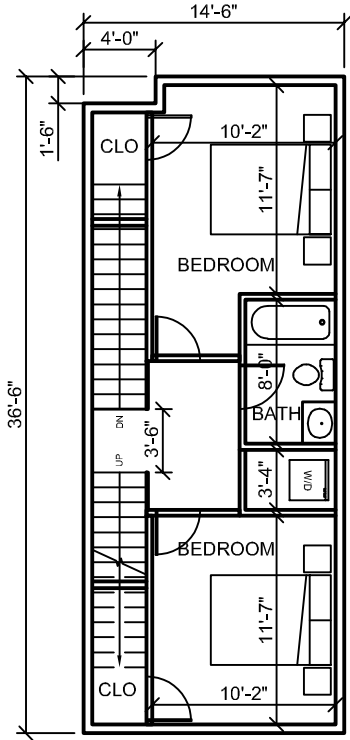
FLOOR PLAN KEY



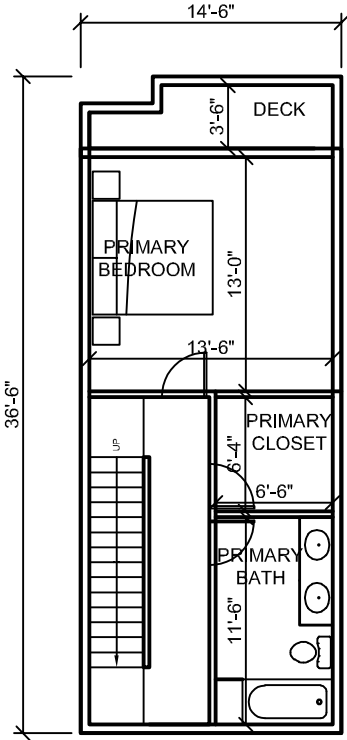
RH3-RH5 FLOOR PLAN - LEVEL 1



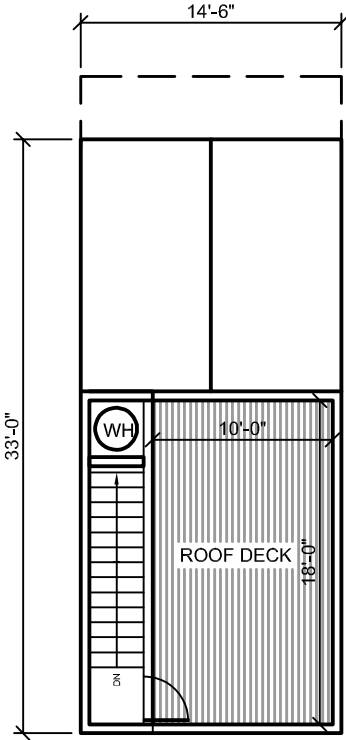
RH3-RH5 FLOOR PLAN - LEVEL 2



RH3-RH5 FLOOR PLAN - LEVEL 3



RH3-RH5 FLOOR PLAN - LEVEL 4



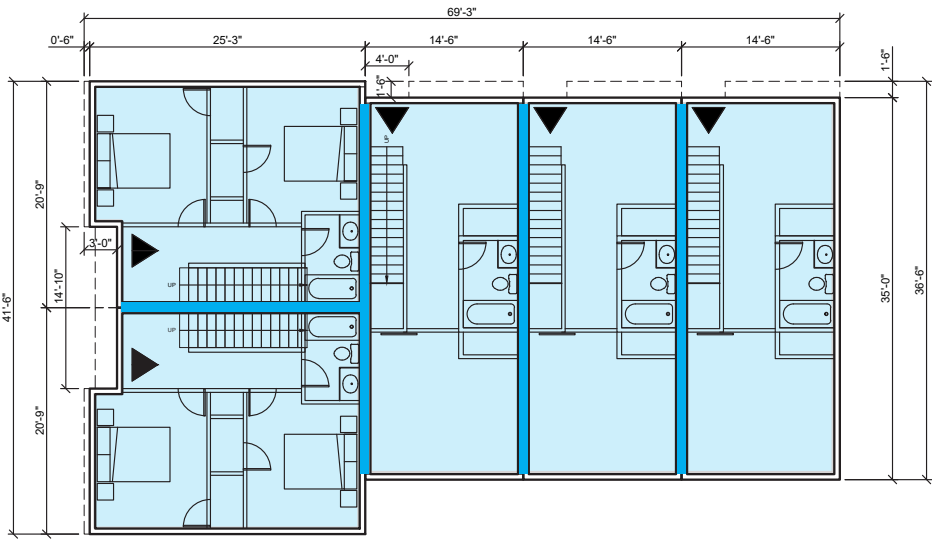
RH3-RH5 FLOOR PLAN - ROOF DECK



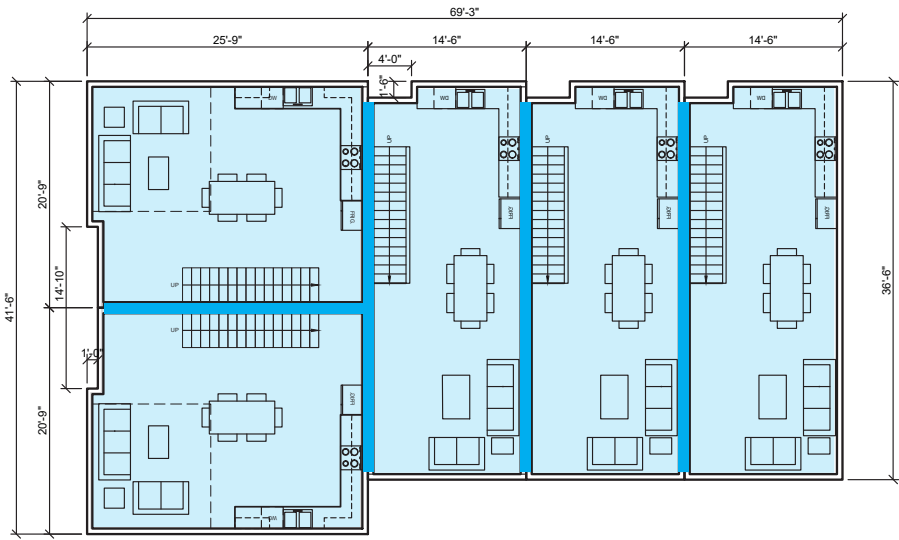
FAR & GFA DIAGRAMS

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

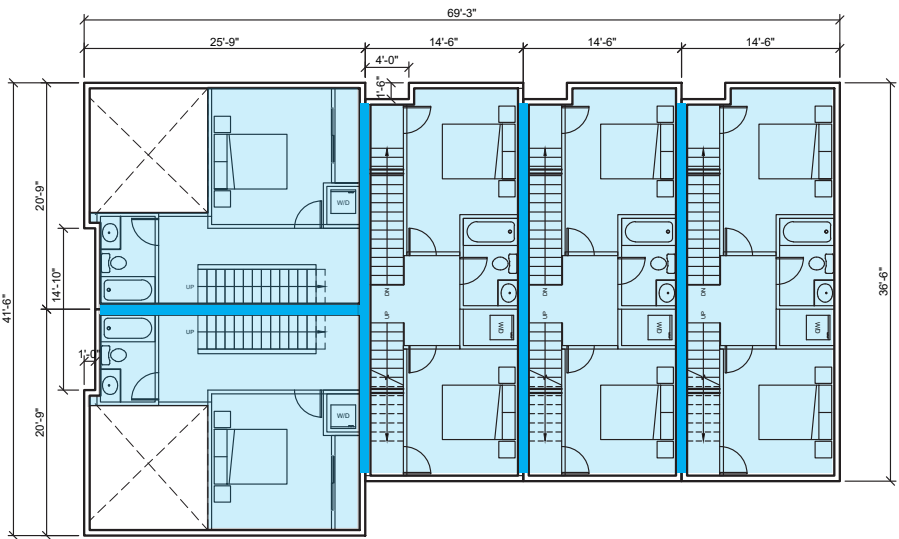
- FLOOR AREA INCLUDED IN BOTH FAR AND GFA CALCULATIONS FOR MHA FEES
- FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES



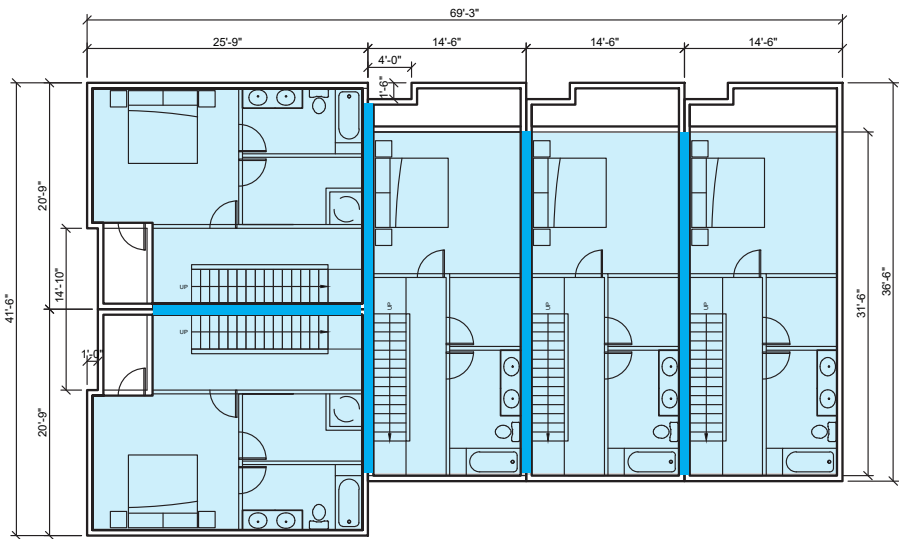
LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4

FAR CALCULATIONS

RH 1-2	
FIRST FLOOR	460.40 SF
SECOND FLOOR	481.40 SF
THIRD FLOOR	357.72 SF
FOURTH FLOOR	448.02 SF
PENTHOUSE	46.97 SF
	1,794.51 SF x 2
	3,589.02 SF

RH 3-5	
FIRST FLOOR	459.00 SF
SECOND FLOOR	473.25 SF
THIRD FLOOR	473.25 SF
FOURTH FLOOR	425.25 SF
PENTHOUSE	54.00 SF
	1,884.75 SF x 3
	5,654.25 SF

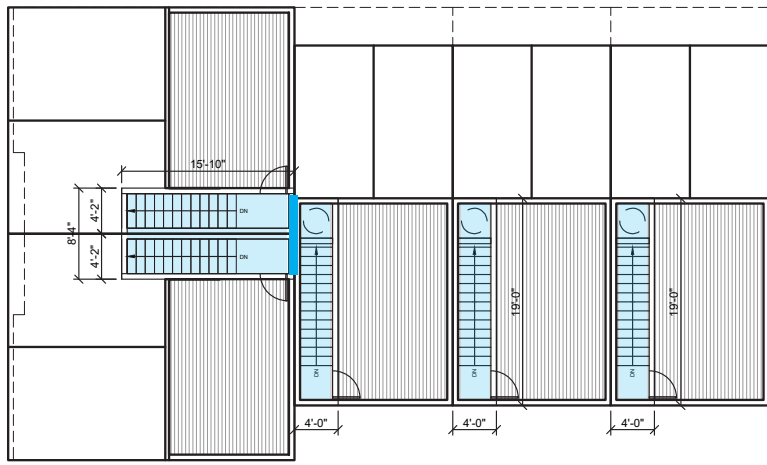
TOTAL ALLOWABLE	9,243 SF
	11,730 SF

GFA CALCULATIONS

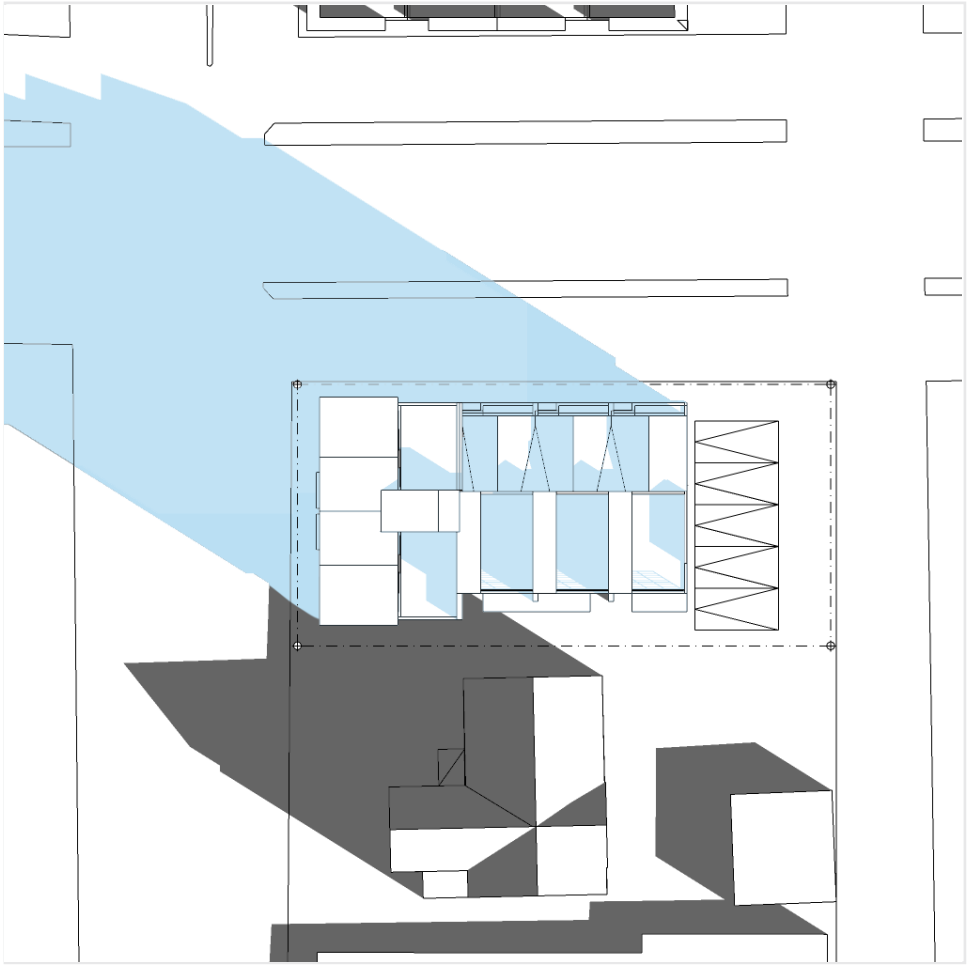
RH 1-2	
FIRST FLOOR	481.40 SF
SECOND FLOOR	503.40 SF
THIRD FLOOR	369.59 SF
FOURTH FLOOR	467.77 SF
PENTHOUSE	56.22 SF
	1,878.38 SF x 2
	3,756.76 SF

RH 3-5	
FIRST FLOOR	493.00 SF
SECOND FLOOR	508.00 SF
THIRD FLOOR	508.00 SF
FOURTH FLOOR	456.75 SF
PENTHOUSE	54.00 SF
	2,019.75 SF x 3
	6,059.25 SF

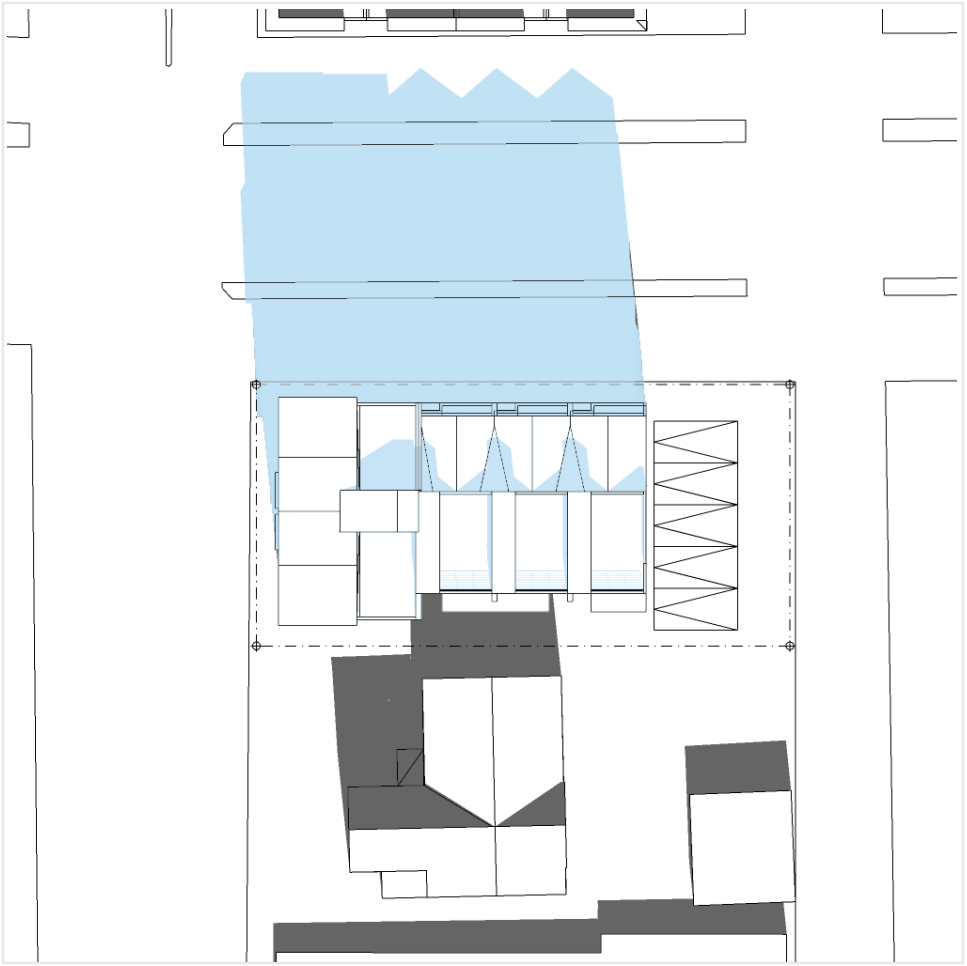
TOTAL	9,816 SF
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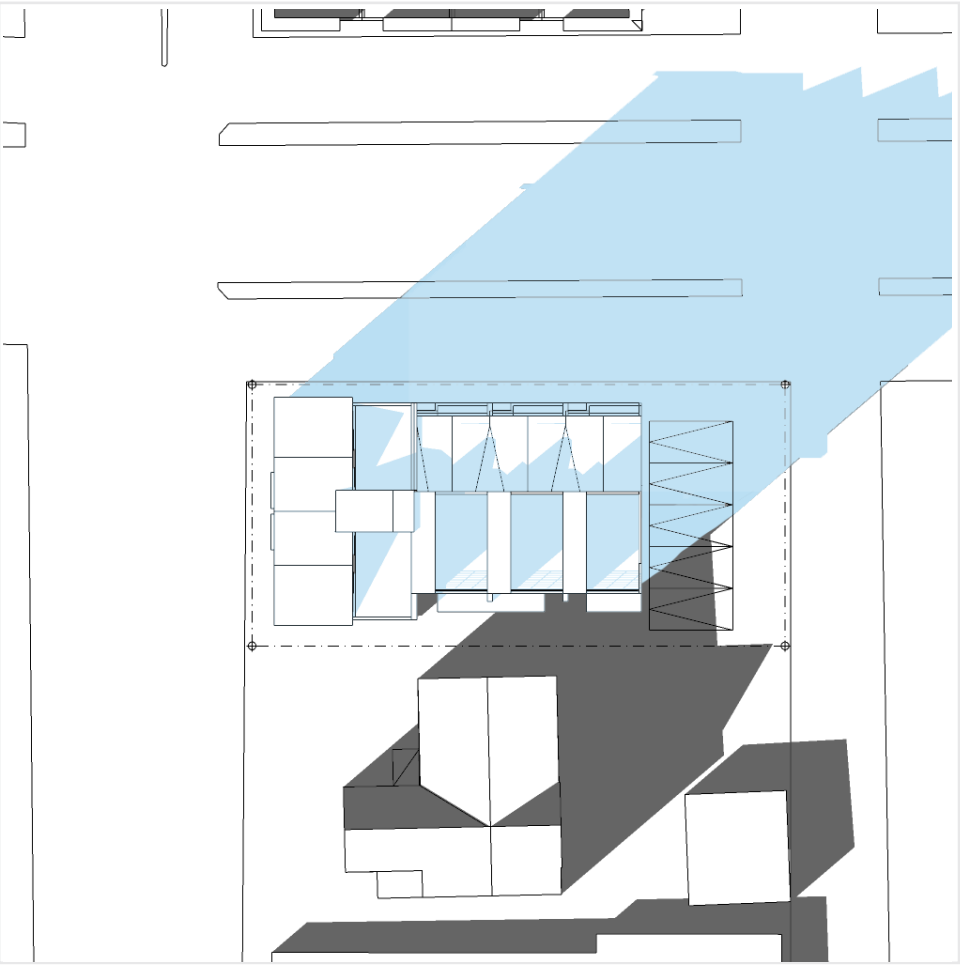
ROOF DECK



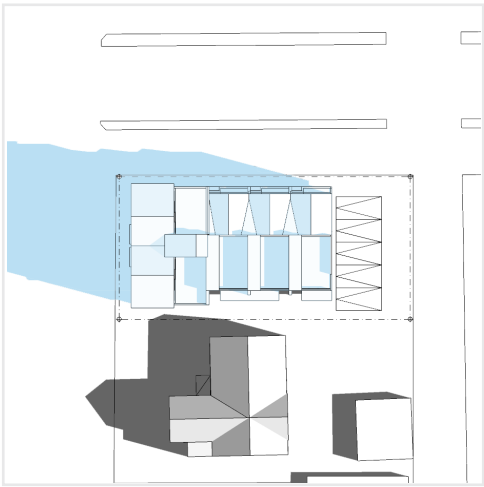
MARCH / SEPTEMBER 21, 9 AM



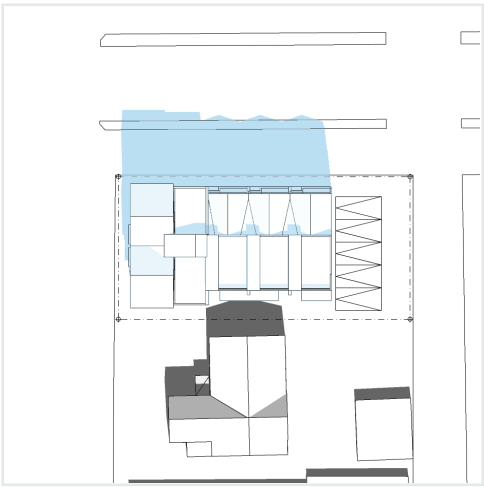
MARCH / SEPTEMBER 21, 12 PM



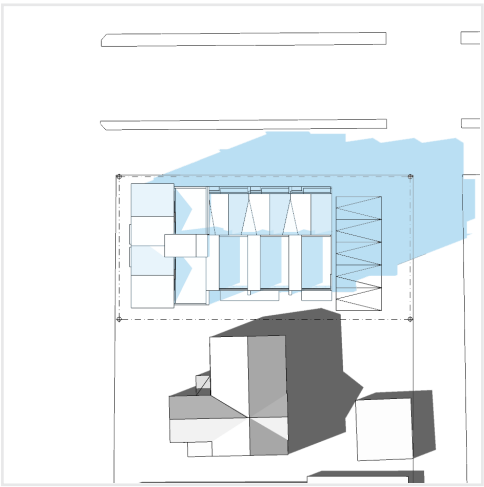
MARCH / SEPTEMBER 21, 5 PM



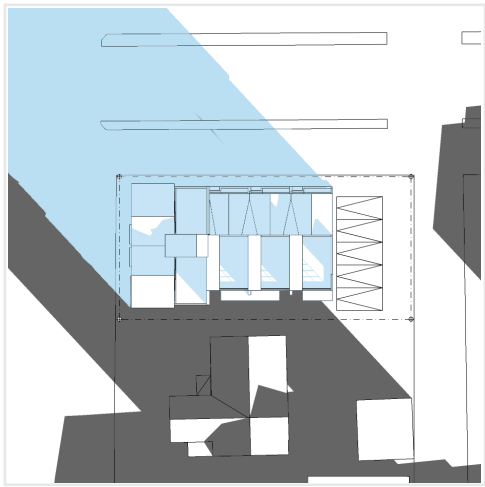
JUNE 21, 9 AM



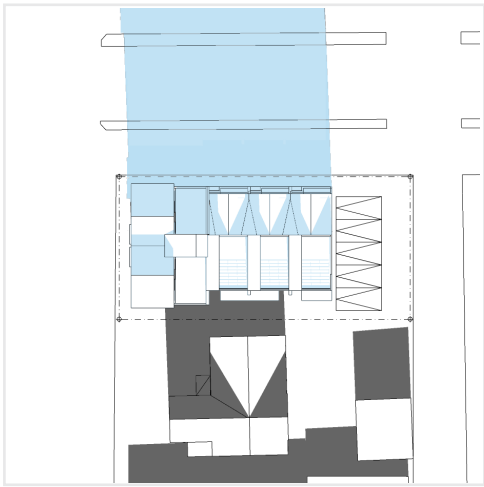
JUNE 21, 12 PM



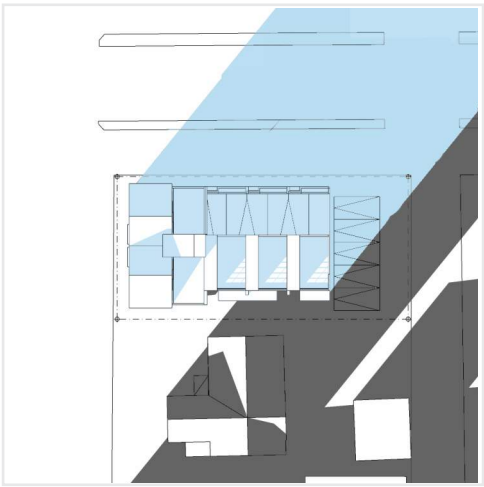
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM

ADJUSTMENT REQUEST:
The proposal seeks a 9.5% increase to the allowable facade length along the shared south property line in exchange for a 212% increase to the minimum side setback average allowed per code.

RATIONALE:
Given the scale of the structure that is allowed by code due to the zone of this site, the relatively small increase to the overall building depth of the new rowhouses within 15' of the south property line has only a minor impact to the south neighbor in comparison to significant increase in open space and separation created by the proposed 10' side yards

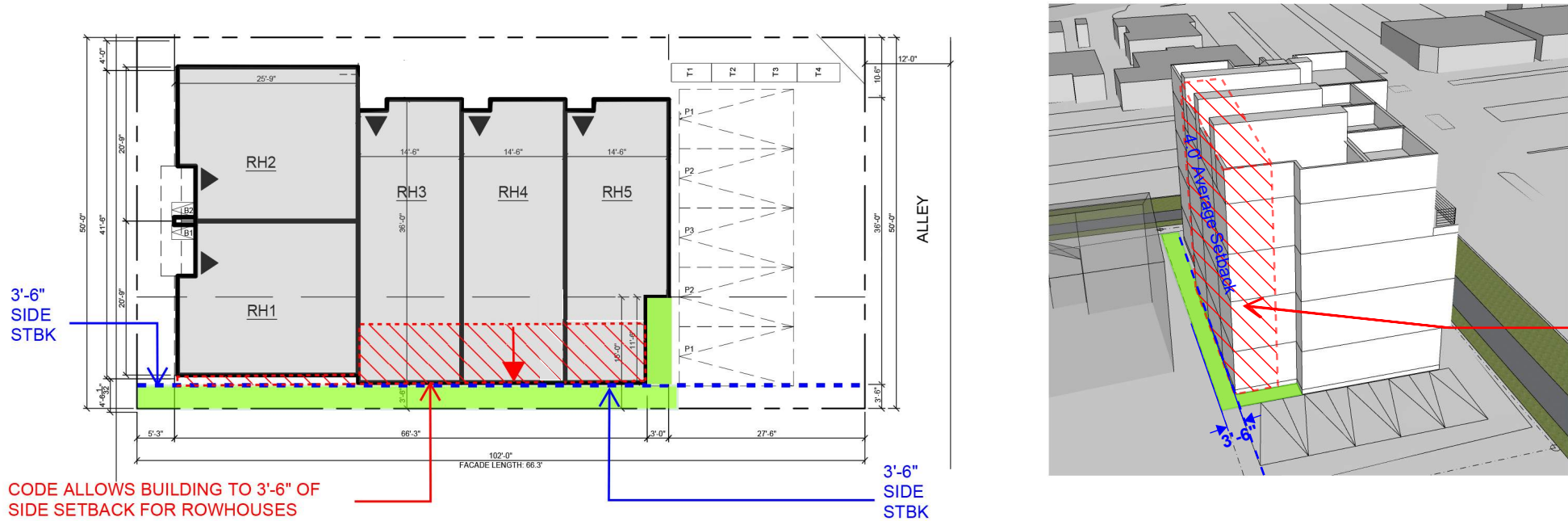
RELATED DESIGN GUIDELINES:

CS1.B.1. Sun and Wind

CS1.B.2 Daylight and Shading

Adjustment creates a 212% increase to the south setback which will create a larger buffer for the existing single family neighbor. This will allow more daylight into the proposed units and increase privacy to the neighbor.

OPTION 1 - CODE COMPLIANT



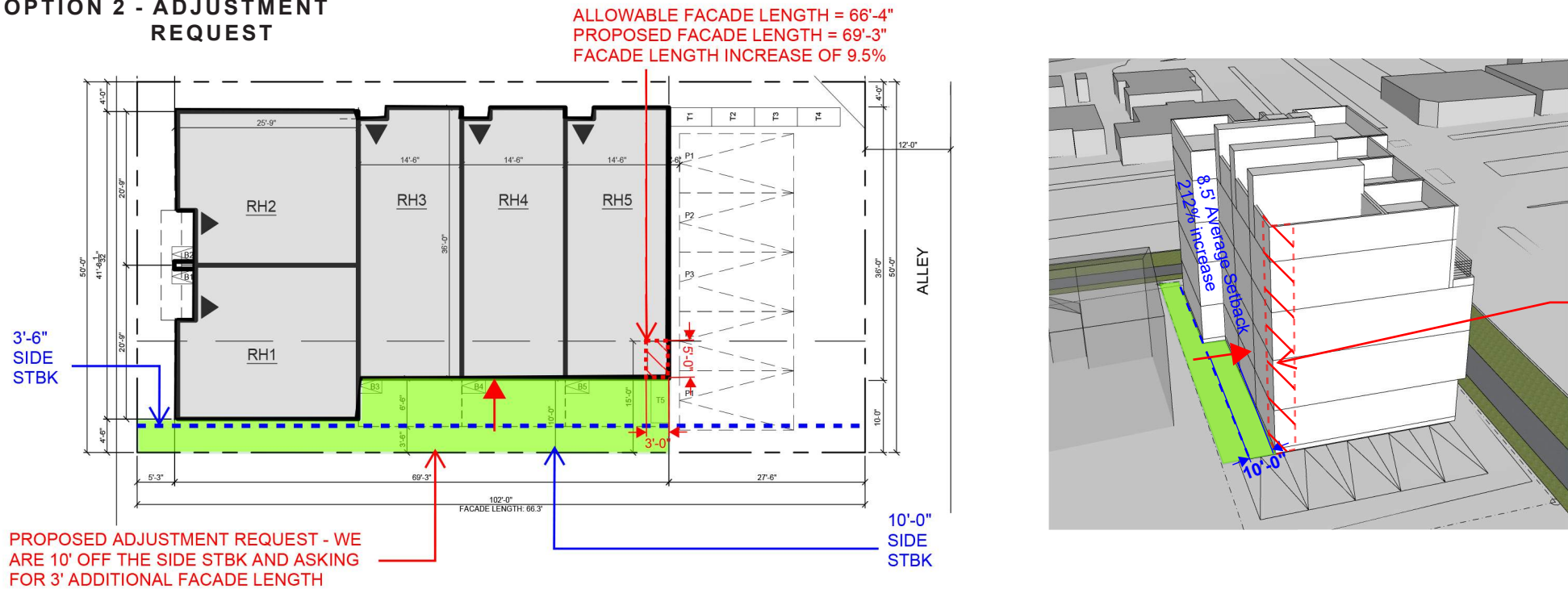
DC2.A.2 Reducing Perceived Mass

Mass is reduced by not building ~1500 sf of FAR. A 212% side setback is proposed in exchange for 9.5% increase to facade length. Reduced mass will help this building fit in better in the Ballard neighborhood.

DC3.A.1 Interior/Exterior Fit

10' backyards are created for units 3-5 which will open off of flex rooms to create a nice interior to exterior transition. Ground level yards are prioritized on the south side for natural light and more usable spaces.

OPTION 2 - ADJUSTMENT REQUEST



ADJUSTMENT CHART	CODE COMPLIANT	PROPOSED ADJUSTMENT	% INCREASE
SOUTH SIDE SETBACK	3.5' MIN / 4.0' AVG	4.0' MIN / 8.5' AVG	14% / 212%
FACADE LENGTH	66.3'	69.3'	9.5%

THANK YOU

