

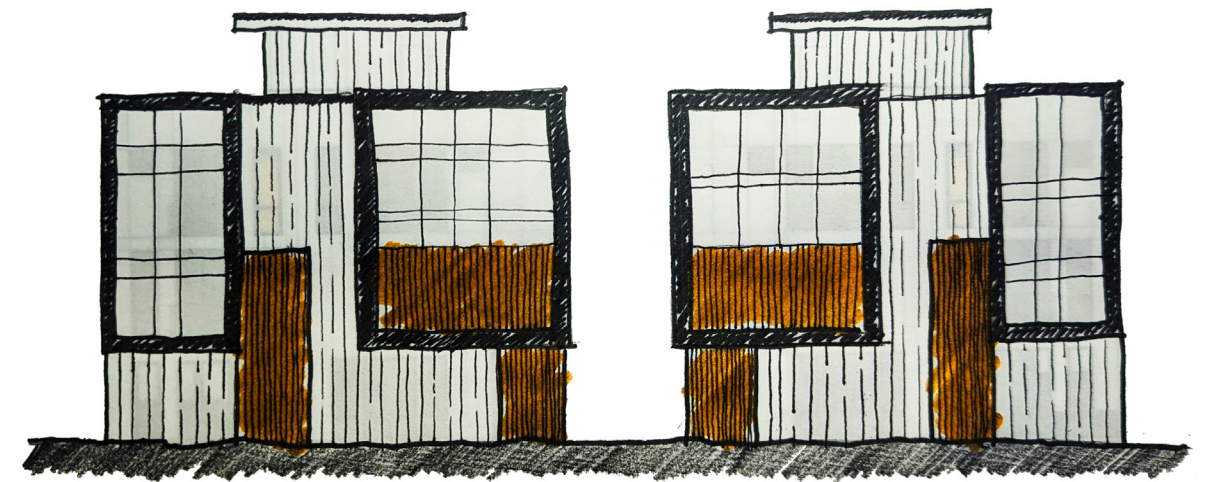
942 NW 58th St.

SDCI Project: #3040074-EG
09/29/2022



Architect: JULIAN WEBER ARCHITECTS, LTD.
1257 S King St.
Seattle, WA 98144

Owner/Applicant: METRIX CONSTRUCTION
2824 46th Ave W
Seattle, WA 98199



Project Info & Area Summaries	3
Development Standards	4
Development Objectives	5
Public Outreach Summary	6
Site Survey	7
Site Plan	8
Context	9
Zoning Analysis	11
Design Guidelines	12
Design Concept	13
Floor Plans	14
Material Palette	18
Elevations	19
Concept Renderings	23
Landscape Concept Plan	25

Project Data

Address: 942 NW 58th ST
Seattle, WA 98107

Tax ID Number: 2767900260

SDCI Project Number: 3040074-EG

Lot Size: 5,000 SF

Proposal: (4) Rowhouses.

Vehicle Paking: 4 stalls EV ready

Bike Parking: 6 bike racks

FAR: 5,000 sf x 1.3 = 6,500 sf allowed (Built Green)
6,496 sf proposed

GFA: 6,613 sf > 5,000 sf SDR threshold

FAR Schedule	
RH1	
Level 1	526 SF
Level 2	526 SF
Level 3	538 SF
Penthouse	58 SF
	1,647 SF
RH2	
Level 1	491 SF
Level 2	481 SF
Level 3	528 SF
Penthouse	76 SF
	1,576 SF
RH3	
Level 1	491 SF
Level 2	481 SF
Level 3	528 SF
Penthouse	76 SF
	1,576 SF
RH4	
Level 1	548 SF
Level 2	538 SF
Level 3	550 SF
Penthouse	61 SF
	1,697 SF
TOTAL	6,496 SF

Lot Area: 5,000 SF
FAR Allowed: 5,000 SF x 1.3 = 6,500 SF

FAR Proposed: 6,496 SF < 6,500 SF, Complies

Gross Floor Area Schedule (GFA)	
RH1&2	
Level 1	1,035 SF
Level 2	1,026 SF
Level 3	1,086 SF
Penthouse	140 SF
	3,287 SF
RH3&4	
Level 1	1,055 SF
Level 2	1,035 SF
Level 3	1,095 SF
Penthouse	143 SF
	3,327 SF
	6,613 SF

6,613 SF > 5,000 SF, SDR required.
*GFA is calculated per building per level, common wall included.

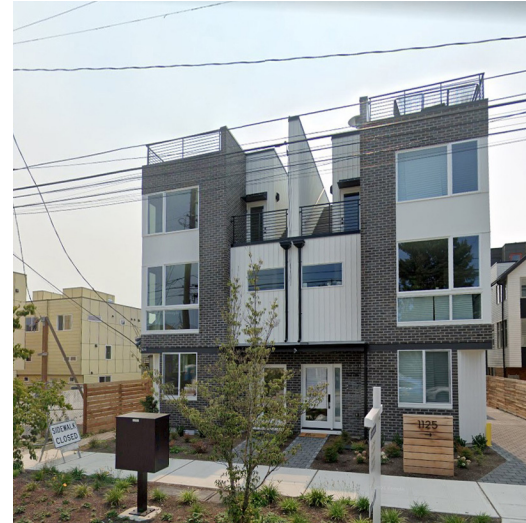
Key Metrics	Current	<u>Required/Allowed per SMC 23.45</u>		<u>Proposed</u>	
		Vehicle Parking:	No Minimum Requirement	(4) Spaces	
		Bike Parking:	(6) Spaces Required	(6) Spaces Provided	
			Long-term: (1) Space per Dwelling Unit Short-term: (1) Space per 10,000 SF, min 2		
		Amenity Area:	25% of Lot Area = 1,250 SF 625 SF to be Ground-Related	2,292 SF Total 854 SF Ground-Related	
		Structure Height:	30' + 4' parapet allowance & 10' penthouse bonus	30' + 9' 8" Penthouse Proposed	
		Front Setback (West):	5' Min.	5' 3/8" Min.	
		Rear Setback (East):	5' Min. , 7' Avg.	7' 1 7/8" Min.	16' 9" Avg. RH1-2 14' 6" Avg. RH3-4
		Side Setback (North):	3' 6"	3' 6"	
		Side Setback (South):	3' 6"	3' 6 1/2"	
		Separation:	10' Min	12' at ground level 10' at upper levels	
		Facade Length:	65% lot line North 50' x 0.65 = 32.5' allowed	North 32' 6" proposed	
Zone:	LR1 (M1)				
MHA:	Yes, Medium area				
Urban Village:	Yes, Ballard				
Frequent Transit:	Yes				



1133 NW 57th St



1114 NW 59th St



1127 NW 57th St

Traditional Materials and Roof Form

The context surrounding the project at 942 NW 58th St features traditional roof forms and cladding materials including but not limited to wood siding, brick cladding, and painted board and batten. These materials and roof forms create a strong neighborhood feel with a focus on traditional residential construction.



1398 NW 58th St



5812 14th Ave NW



6101 14th Ave NW

Massing - Solid&Void

Precedents gathered highlight graphic punches accented by windows in the surrounding community. Subtractive design was used to increase visual presence on the street, leading to a safer environment by increasing visual presence and highlighting the visual safety net. The concept also reduces the perceived building mass at the street level, helping it integrate into the neighborhood context.

Development Objectives

HIGH-IMPACT METHOD:

We mailed flyers in a 500 foot radius from the site. Flyers provided information about the project and location, as well as a QR code to scan and access to the project website and on-line survey.

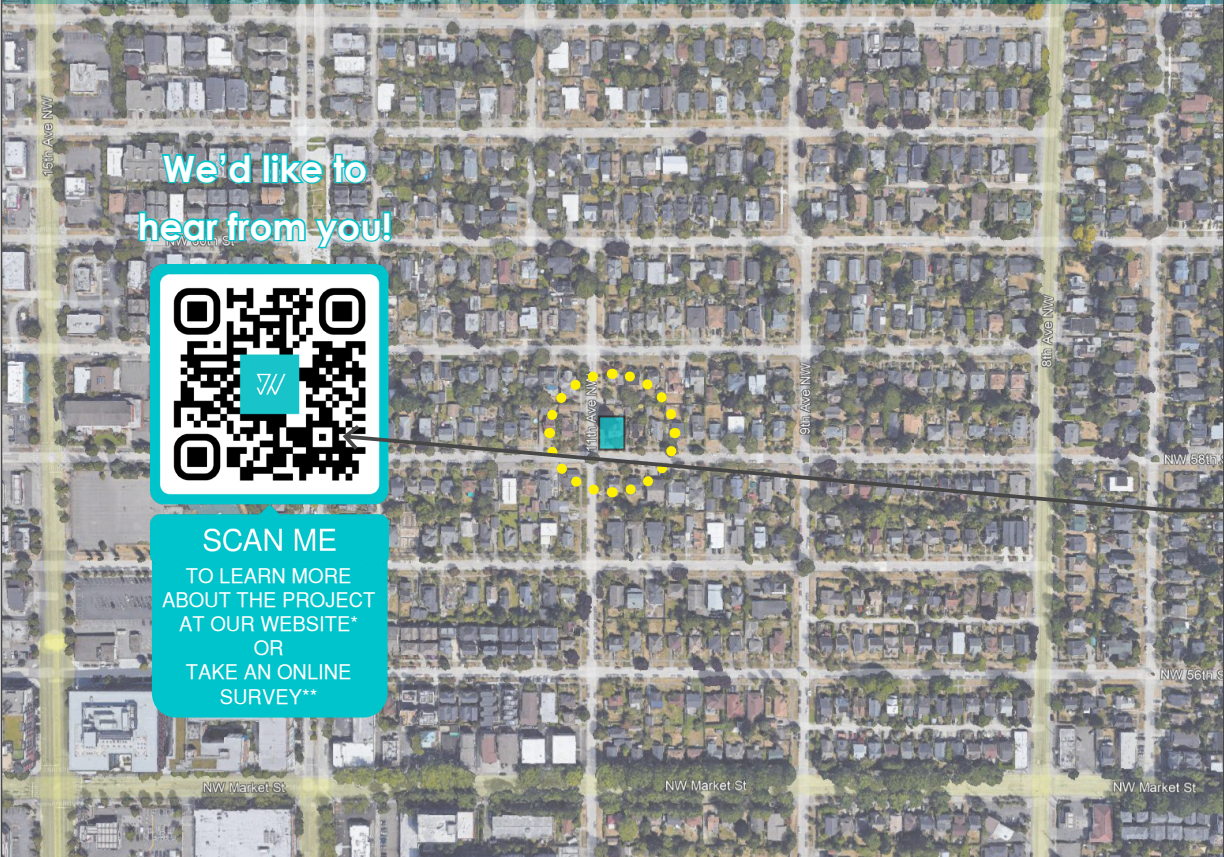
SEEKING COMMUNITY INPUT

EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

We'd like to hear from you!



SCAN ME TO LEARN MORE ABOUT THE PROJECT AT OUR WEBSITE* OR TAKE AN ONLINE SURVEY**



942 NW 58th St

SDCI #6906442-CN

Metrix Construction and JW Architects are collaborating to design the redevelopment of 942 NW 58th St. This project will be located on the corner of 11th Ave NW and NW 58th St in Ballard. When it's complete, the new homes will be 3 stories tall and will include 4 townhomes with 4 open parking stalls.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
 - Building forms and materials, sidewalk experience

For additional information on the project please visit the Seattle Service Portal (SDCI), record number #6906442-CN or project address.

Project Contact:

Julian Weber, Founding Principal, JW Architects
outreach@jwaseattle.com



ARCHITECTS
www.jwaseattle.com

ANY INFORMATION COLLECTED MAY BE MADE PUBLIC THROUGH THE CITY OF SEATTLE

* jwaseattleoutreach.wixsite.com/942 ** ONLINE SURVEY from Aug.18-Sep.8 2022 jwaseattleoutreach.wixsite.com/0942-survey

English Flyer

Early Community Outreach was realized during the month of August and Approved by the Department of Neighborhoods on 09/12/22



QR Code to easily access the online survey and dedicated website

Link to dedicated project website and public comments.

Link to project website and survey.

OVERALL SUMMARY:

In summary, the project team was able to reach multiple people through this outreach. We mailed flyers to residences in a 500 foot radius from the site. The flyer notified people of the project and provided some basic information about the design. The flyer also provided links to the on-line survey and to the website with a commenting function. The website along with the survey was created on August 18th and ran until September 8th. The website for the project will permanently stay on-line to document our outreach work with the commenting option while the survey was kept on-line for at least 3 weeks. In addition, the project was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development, such as the family friendliness of the homes, sustianability, and that it fits into the neighborhood look. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to provide information on the proposed site and the design process.

Public Outreach Summary

Arborist Report

Customer and Location:
Metrix Construction 942 Northwest 58th Street, Seattle, WA,
305-926-6560 sonya@metrixconstruction.com

- Site Observations:
- 2 Norwegian Maples in backyard near existing structure.
 - 1 Japanese Maple in the front yard near the front door.
 - Client has plans and a building permit to develop the property into a multi family residence.

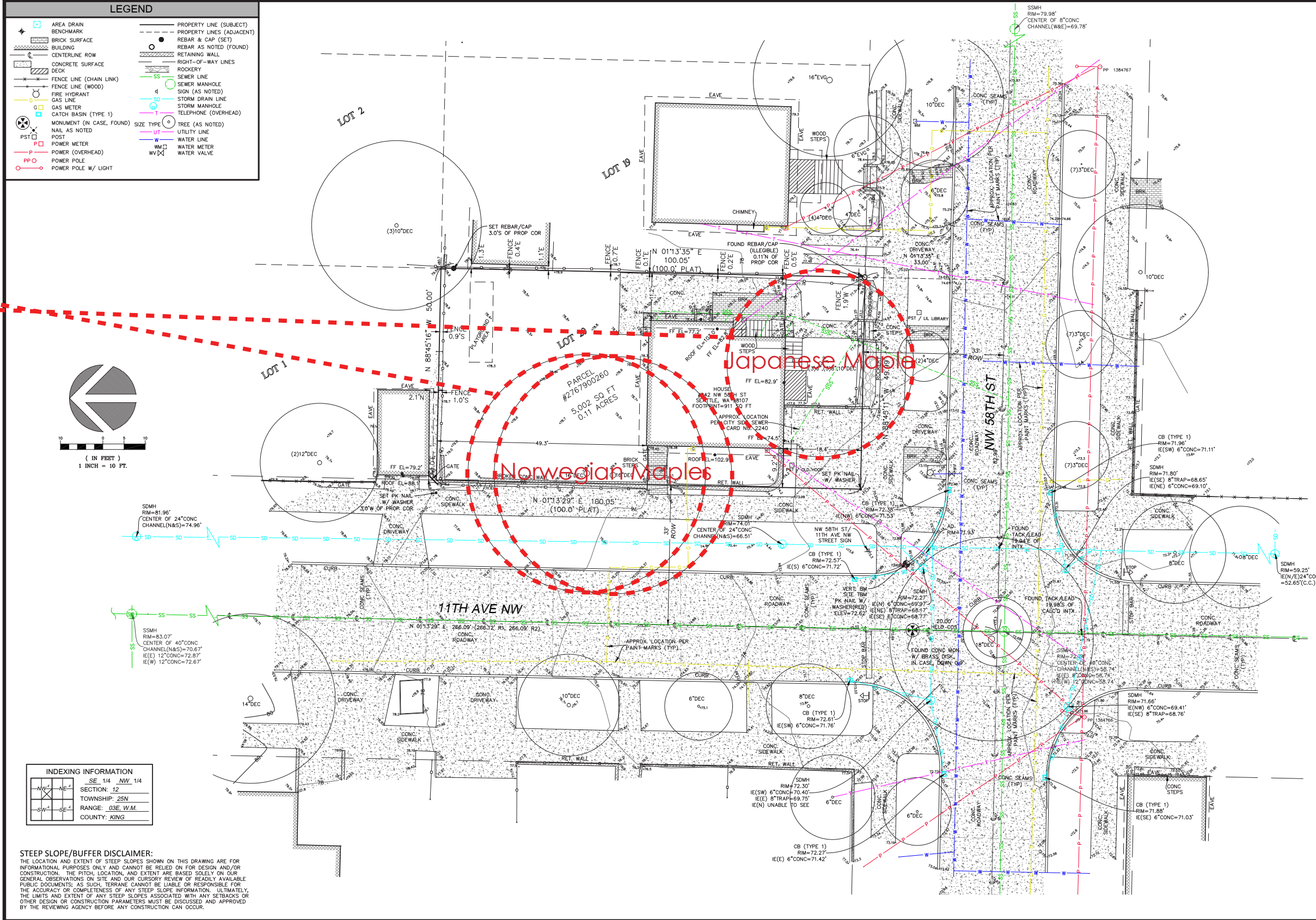
- Species and Health:
- 2 Norwegian Maples 19" DBH 35' tall
 - Japanese Maple 9" DBH 18' tall

- Client is willing to replant in a safe location from the approved list of species

Brad Case Certified Arborist #PN7332A
Tree risk assessment certified
brad@devotedgroup.com
253 850 7677

Brad Case

TOPOGRAPHIC & BOUNDARY SURVEY



TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 2767900260

METRIX - 942 NW 58TH ST

942 NW 58TH ST
SEATTLE, WA 98107

TERRANE

10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER: 221282

DATE: 08/18/22

DRAFTED BY: TGC

CHECKED BY: EIG/TMMRLS

SCALE: 1"= 10'

REVISION HISTORY

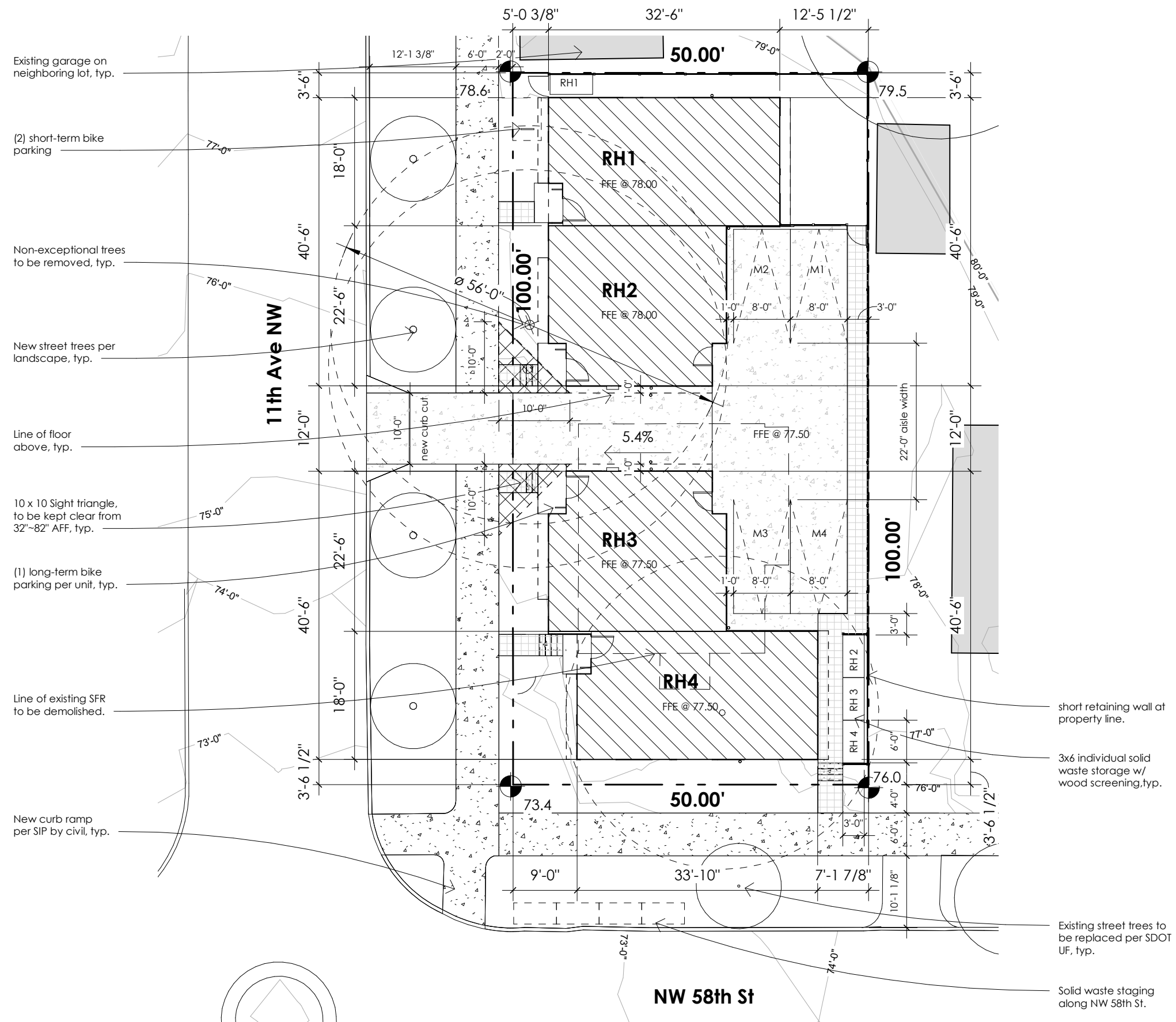
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/18/22

SHEET NUMBER

2 OF 2

We are the measure | terrane.net

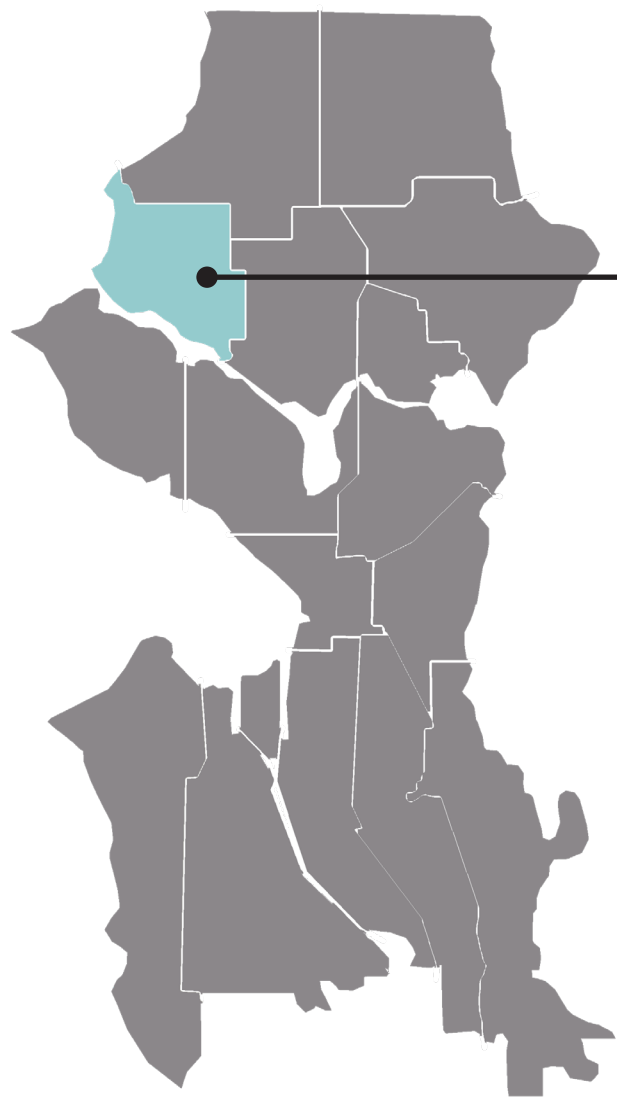
Project Site & Survey



SITE PLAN
SCALE: 1/16" = 1' 0"



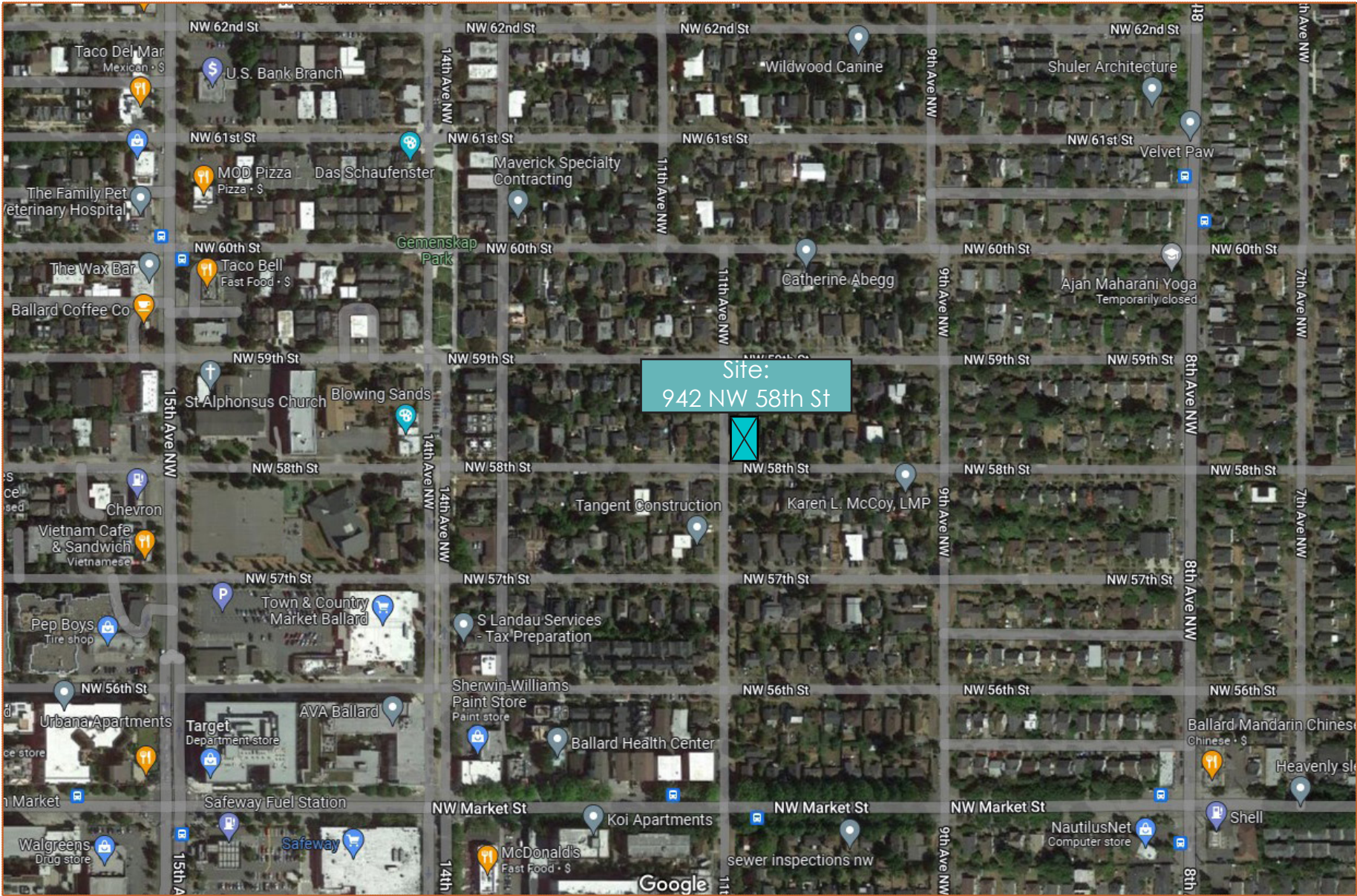
Site Plan

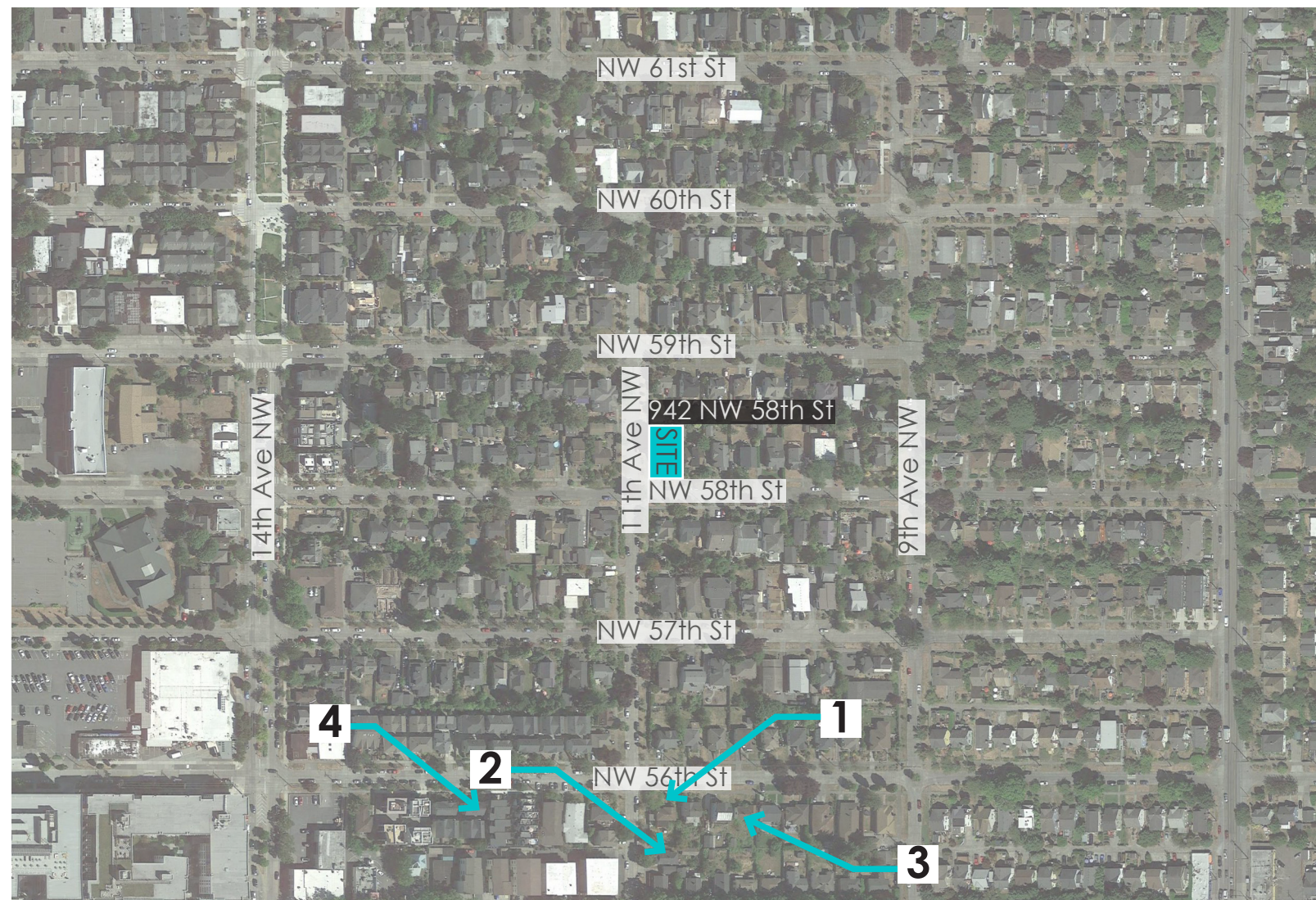


SITE: 942 NW 58th St
Ballard, Seattle



EXISTING SITE

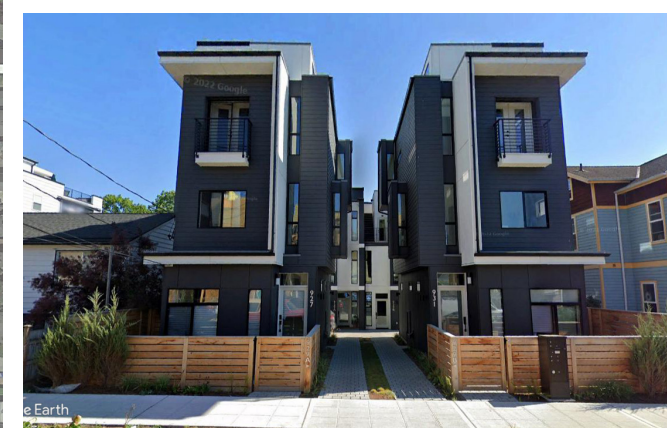




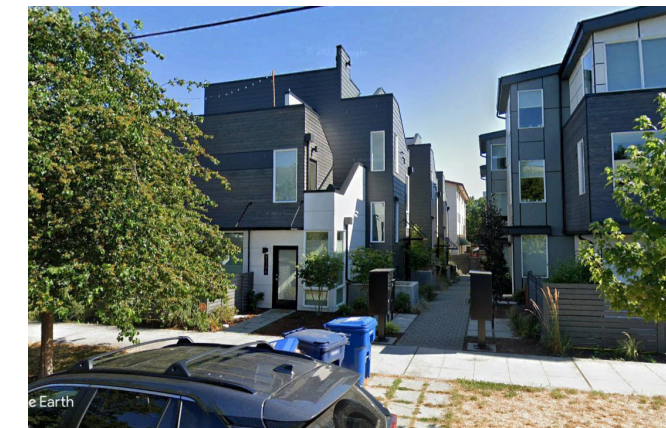
1. 947 NW 56th St



2. 5520 11th Ave NW



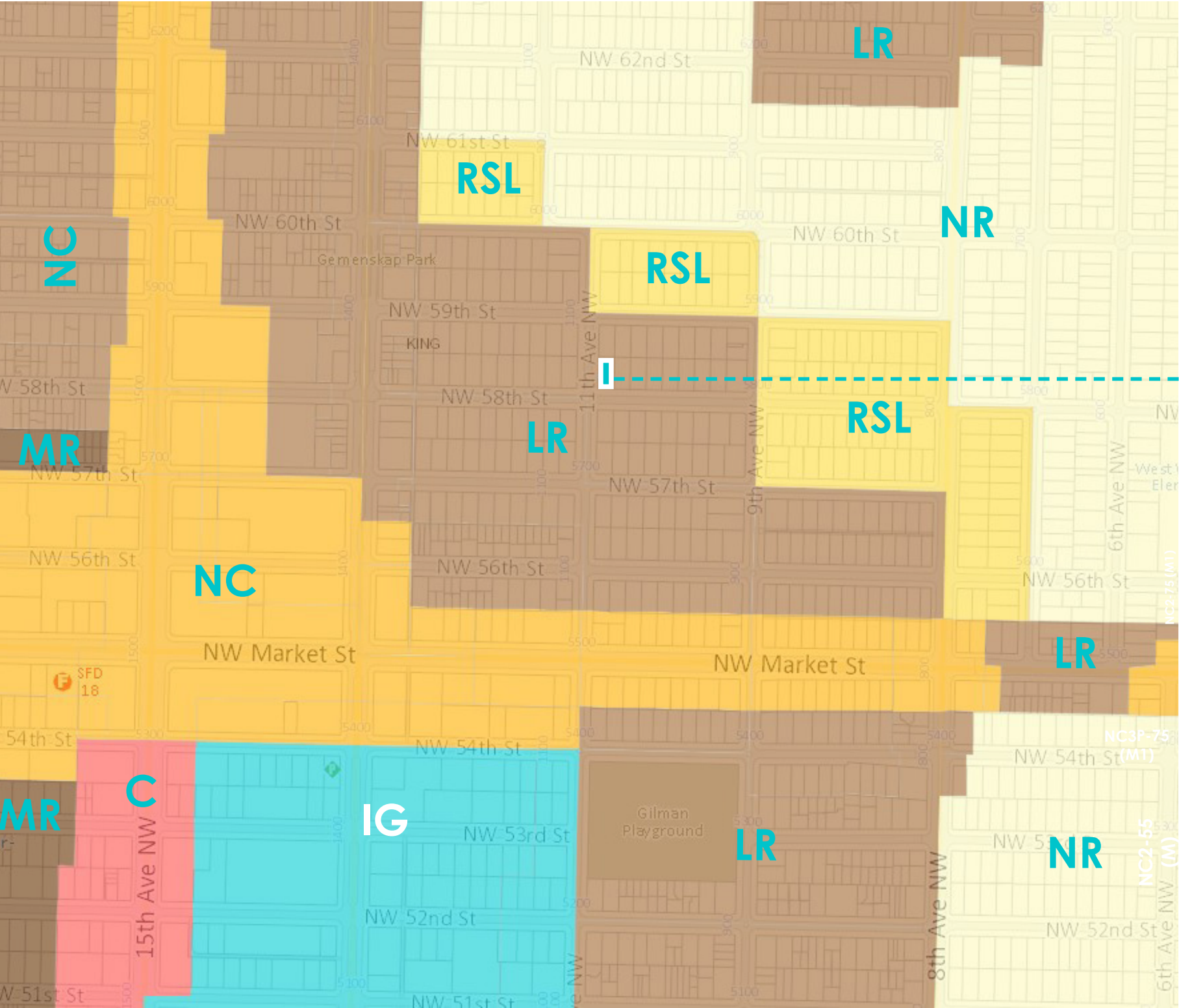
3. 929 NW 56th St



4. 1120 NW 56th St

Neighborhood

The project at 942 NW 58th St is located in a recently upzoned LR1 portion of the Ballard neighborhood. This area has been typified by single family homes over the years however, with the recent upzone, a significant amount of development is occurring near this site. Precedents gathered for this project reflect this trend and highlight the direction this area is heading in terms of architectural character.



Project Site Zoning: LR1 (M1)

**DEVELOPMENT STANDARDS FOR ZONING ON PAGE 3.*

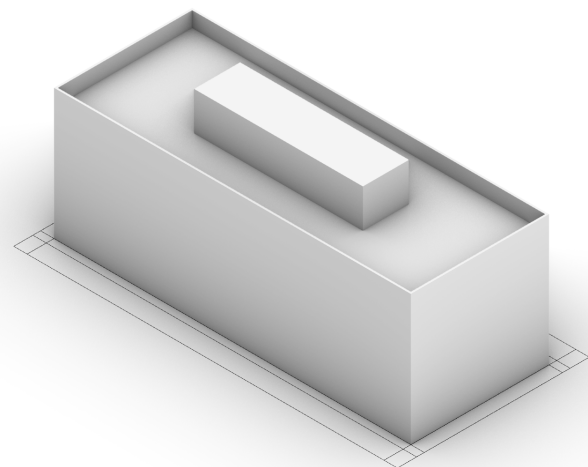
Adjacent Zoning: RSL, NC, LR

SITE: 942 NW 58th St

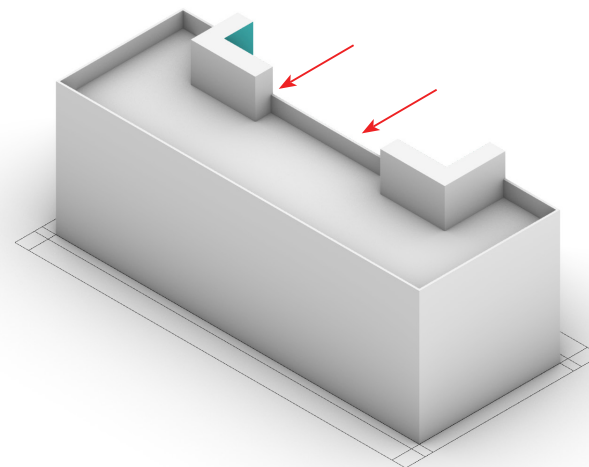
Key:

- Neighborhood Residential
- Neighborhood Commercial
- Low Rise Multi-family
- Commercial
- Industrial
- High Density Multi-Family

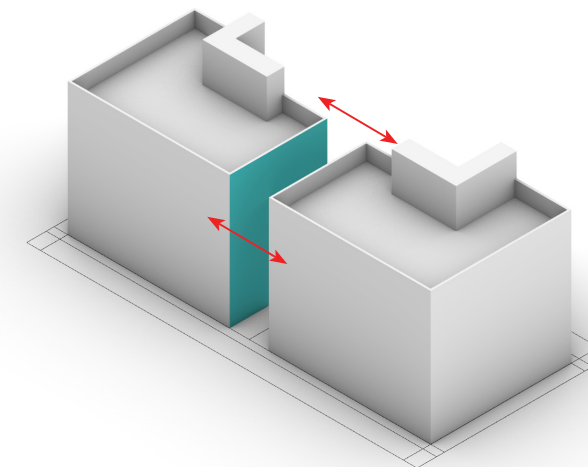
CS2 Urban Pattern and Form	B. Adjacent Sites, Streets, and Open Spaces	The context surrounding the project at 942 NW 58th St is a mix of single and multifamily housing with much of the multifamily development occurring a few blocks south of the project site. This trend is indicative of the zoning designation for this area, being a recently up-zoned portion of the Ballard neighborhood. Our project seeks inspiration from both end of this spectrum utilizing landscaping, roof forms, and quality materials to set a precedent for the coming development to this neighborhood which creates a familiar sense of scale and community. Despite being closer to the property line than its neighbors, this project screens and softens the residential and public edge with lush local plants and street trees. The character of the open space provided in this project draws inspiration from traditional residential yard conditions with a private fenced in rear yard for RH1 and inviting front yard spaces which the design team purposefully rendered and planned for no fences in order to foster a greater sense of community and shared space.
	D. Height, Bulk and Scale	In an effort to comply with building codes, design guidelines, and provide a familiar sense of scale for the surrounding context, the design team utilized multiple design moves in order to achieve this. The first move was to break the building up into two distinct duplexes, this provides the central driveway but also reduces the bulk of the project into something which is more in line with the size of surrounding homes. Second was to slope the roofs on the East side of the building, this move was done in an effort to provide the neighbor to the east with a reduces sense of scale and increase the distance from the neighbor to the roof decks. Finally, the project also features a significant amount of building modulation on all facades in order to reduce the perceived mass and scale of the building.
PL2 Walkability	B. Safety and Securitiy	The corner site condition of the project at 942 NW 58th St created an opportunity for the design team to add to the pedestrian sense of safety and security for this neighborhood. Both street facades are treated with as much glazing as possible which gets more eyes on the street and can contribute to both residents and pedestrians sense of safety. The project also creates a greater sense of safety for pedestrians while on site by proving a secure pedestrian path that stretches along the east side of the site and connects the N/S ends of the site to provide a secure and direct path of egress should it be required.
	C. Weather Protection	Weather protection is a necessity in a climate like Seattle's, in response to this need the design team included overhead protection for bike parking and residents at all entries and roof deck penthouses. With a recent change to the Seattle building code, the design team was able to provide a greater level of weather protection on the penthouses creating even more year round usable space for storage or leisure at those levels. The protection at the entries and balconies add to the depth and modulation of the facade while also making those spaces more viable for daily use and comfort.
DC2 Architectural Concept	A. Massing	The massing concept for the project at 942 NW 58th St was to create a clear and distinct building where the mass is easily understood and comprehended by any passerby. This was done with a variety of design moves including modulation and cladding. The project mass can be understood as a diagram of spaces and programmed uses with a large dark mass sitting on a light base of white board and batten. This darker mass contains the upper level bedrooms and private uses while the board and batten sections represent the more public realm, this motif of letting the spaces express themselves on the exterior can be seen in every unit's massing and material design and provides a better sense of scale when understood.
	C. Secondary Architectural Features	As stated previously, building modulations and secondary features were a key feature of the massing design for this project. The building's most prominent feature are the wood clad shrouds which project from the darker mass on the upper floors containing private bedrooms. This shroud feature's use are three-fold, one is to provide weather protection for the balconies on the second floor, another is to further delineate the line between the two units of each duplex and finally the shroud also adds a greater sense of depth to the facade and the upper level mass. In addition to the shrouds, the building also features modulation at the entries, balconies, and 11th Ave NW facade. These modulations also add a greater sense of depth to the facade while acting as ways of providing weather protection and outdoor space.
DC4 Exterior Elements and Materials	A. Exterior Elements and Finishes	The finish materials selected for this project were aimed at creating a sense of contemporary cleanliness and distinction which add to the clarity of the massing. The main cladding material on all facades is a base white board and batten siding, this material is familiar to residential contexts and utilizes affordable materials to great effect. For the aforementioned darker mass at the upper levels, the design team is proposing that is wrapped in a black painted corrugated metal paneling to turn that upper level block from a mass to an architectural feature. Finally, the design team is also proposing that any outdoor space usable by residents and pedestrians be clad with real wood-cedar siding to create a familiar sense of scale and texture for those more intimate spaces which will see daily use by residents.



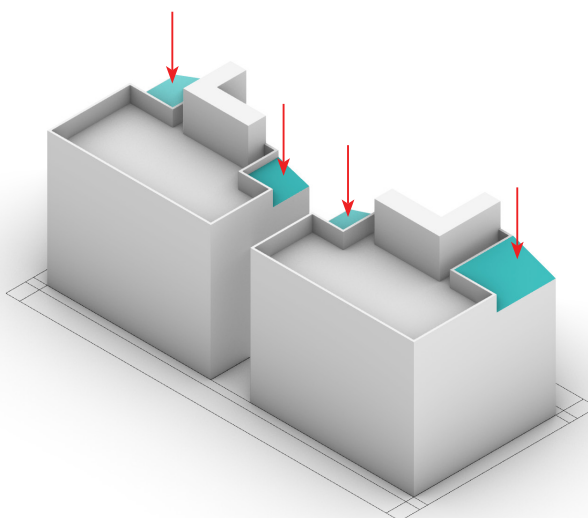
1. Massing Allowed by code 30' with parapets and penthouses



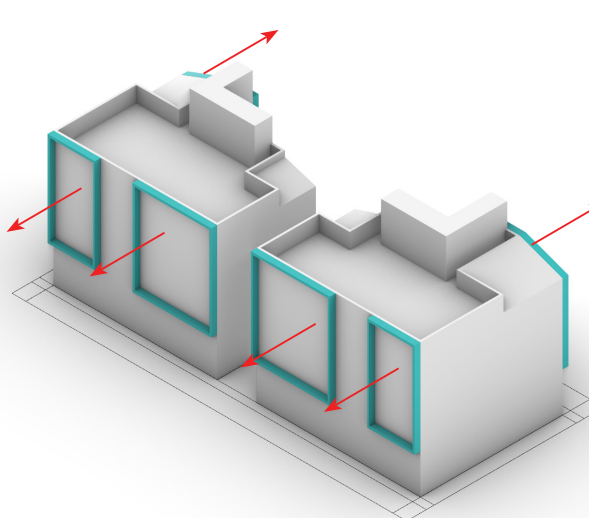
2. Adjust footprint to comply with facade length requirements



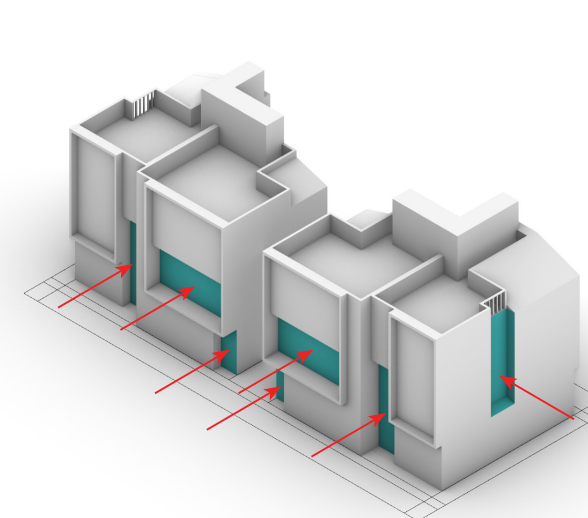
3. Separate building by 10' to provide parking access and reduce mass



4. Slope sections of roof which face existing Single family neighbors and that are not used for roof-decks

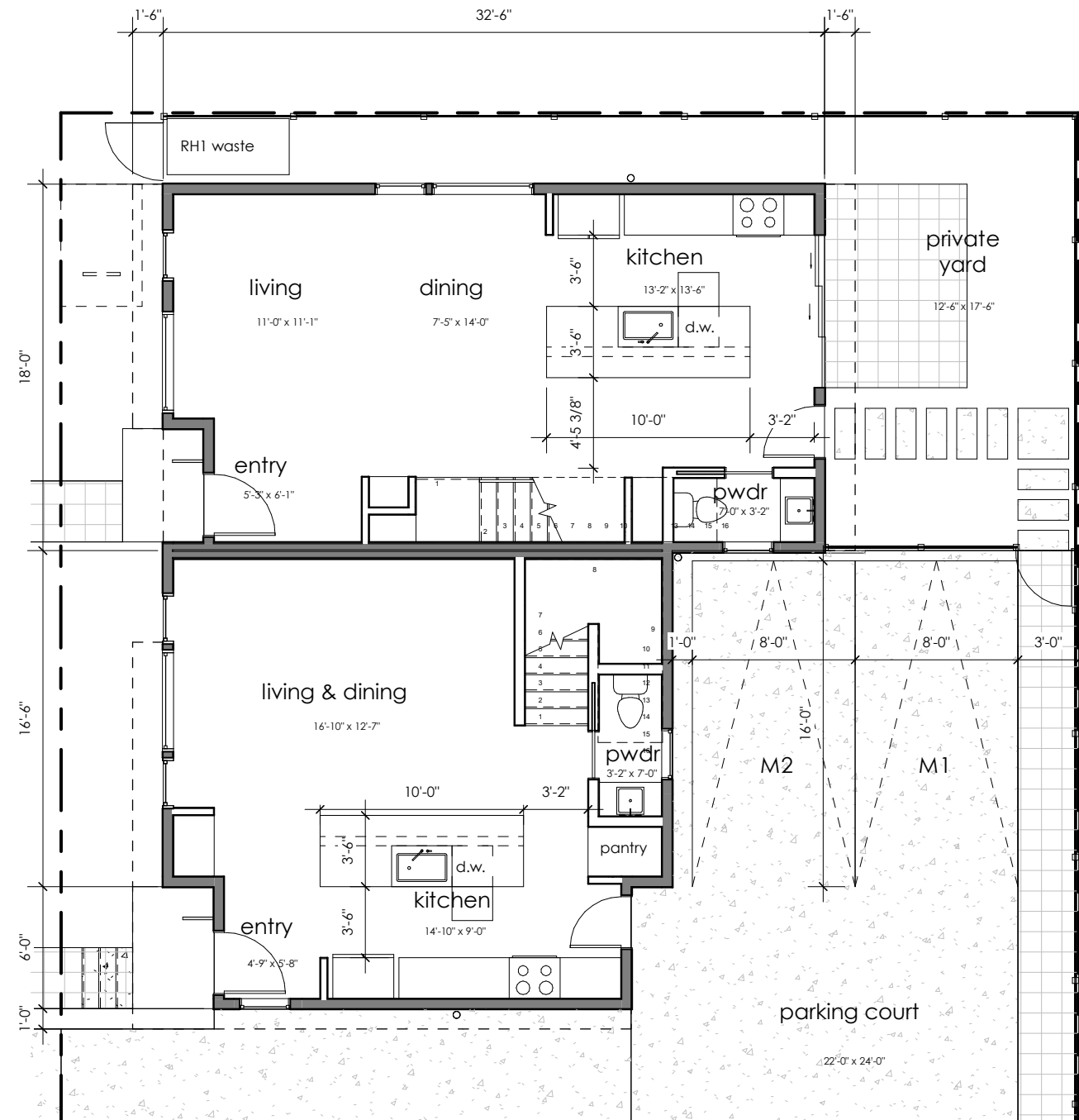


5. Distinguish units and protect glazing with projections at upper levels

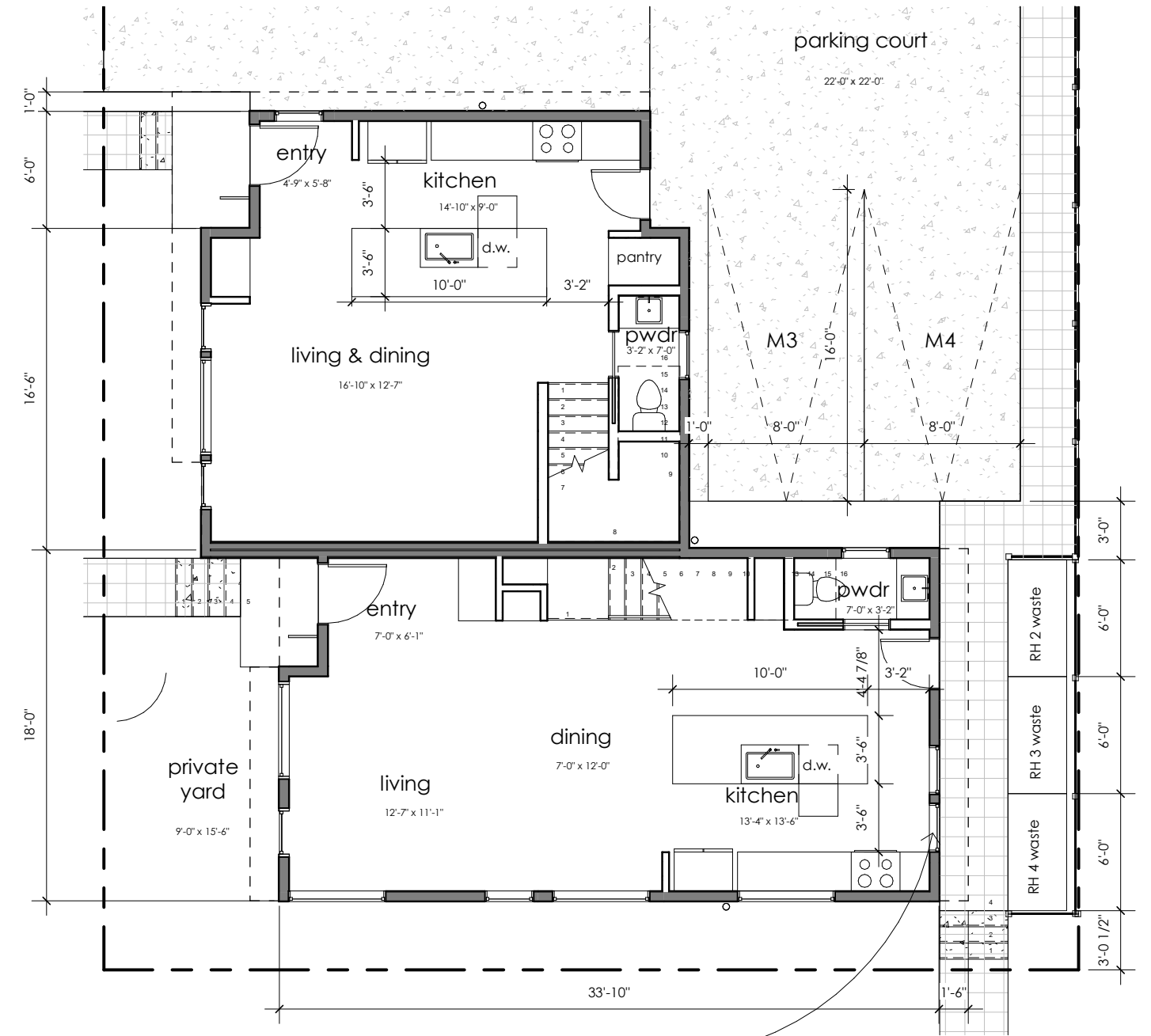


6. Add building modulation at street facades to highlight entries, provide balconies, and reduce building scale

Design Concept



RH1-2



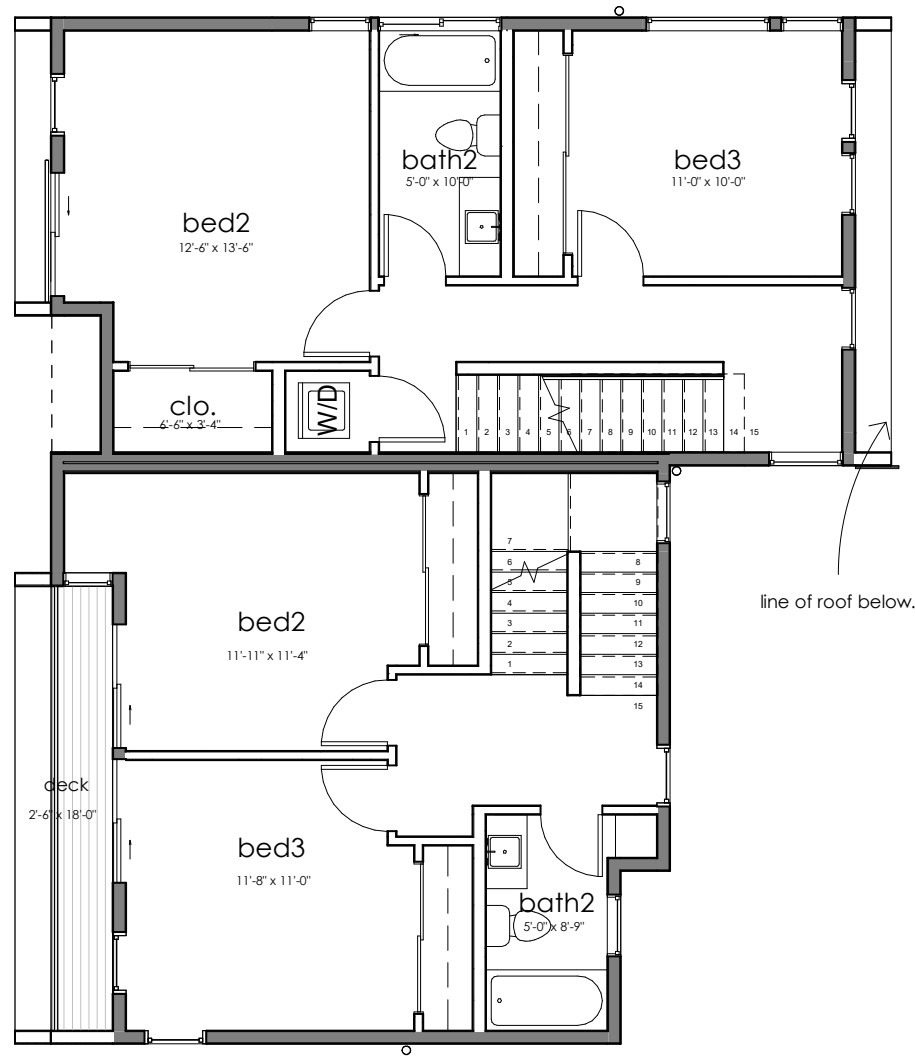
RH3-4

5' AFF windows, typ.

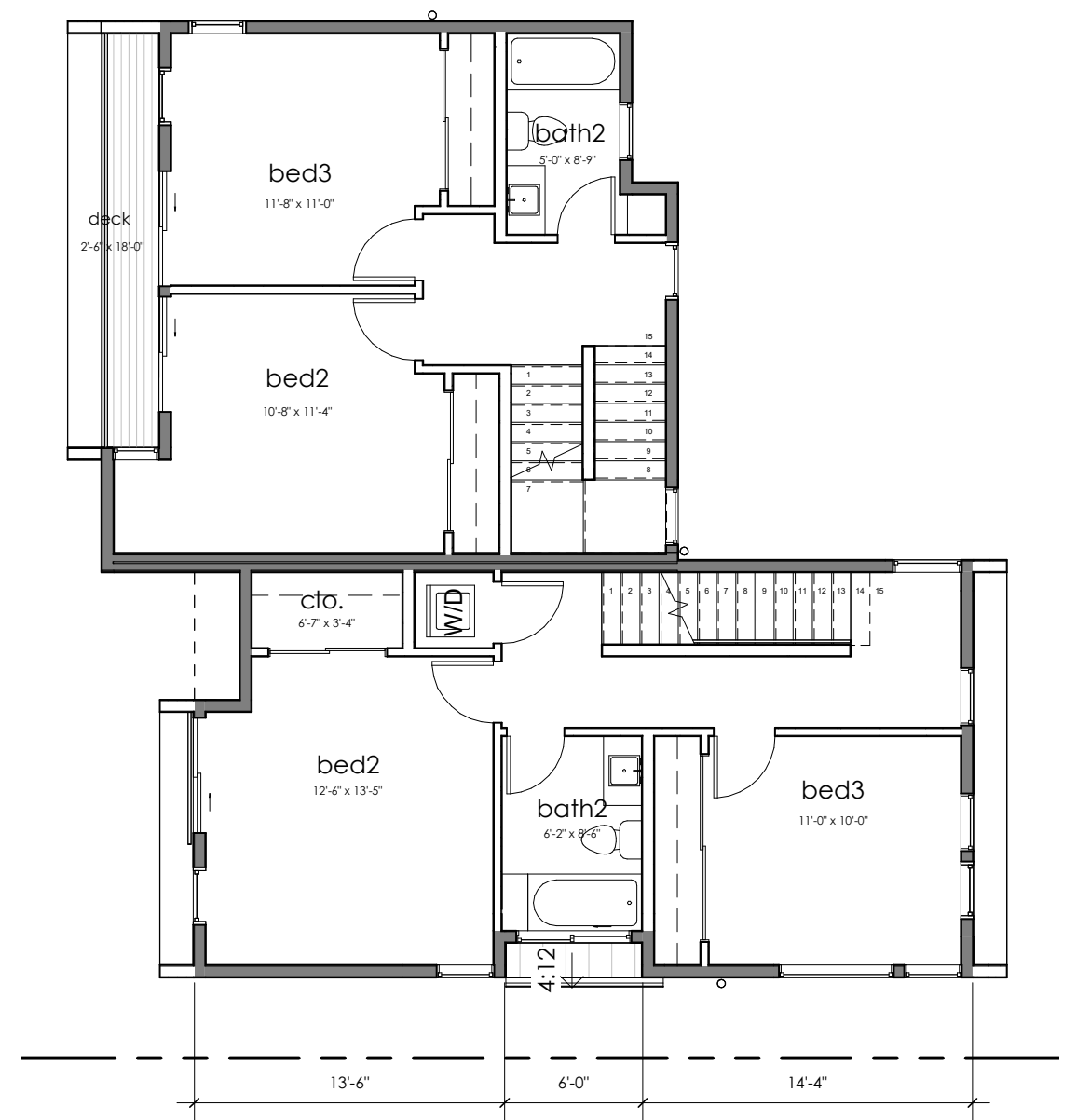
LEVEL 1
SCALE: 1/8" = 1'-0"



Floor Plans



RH1-2

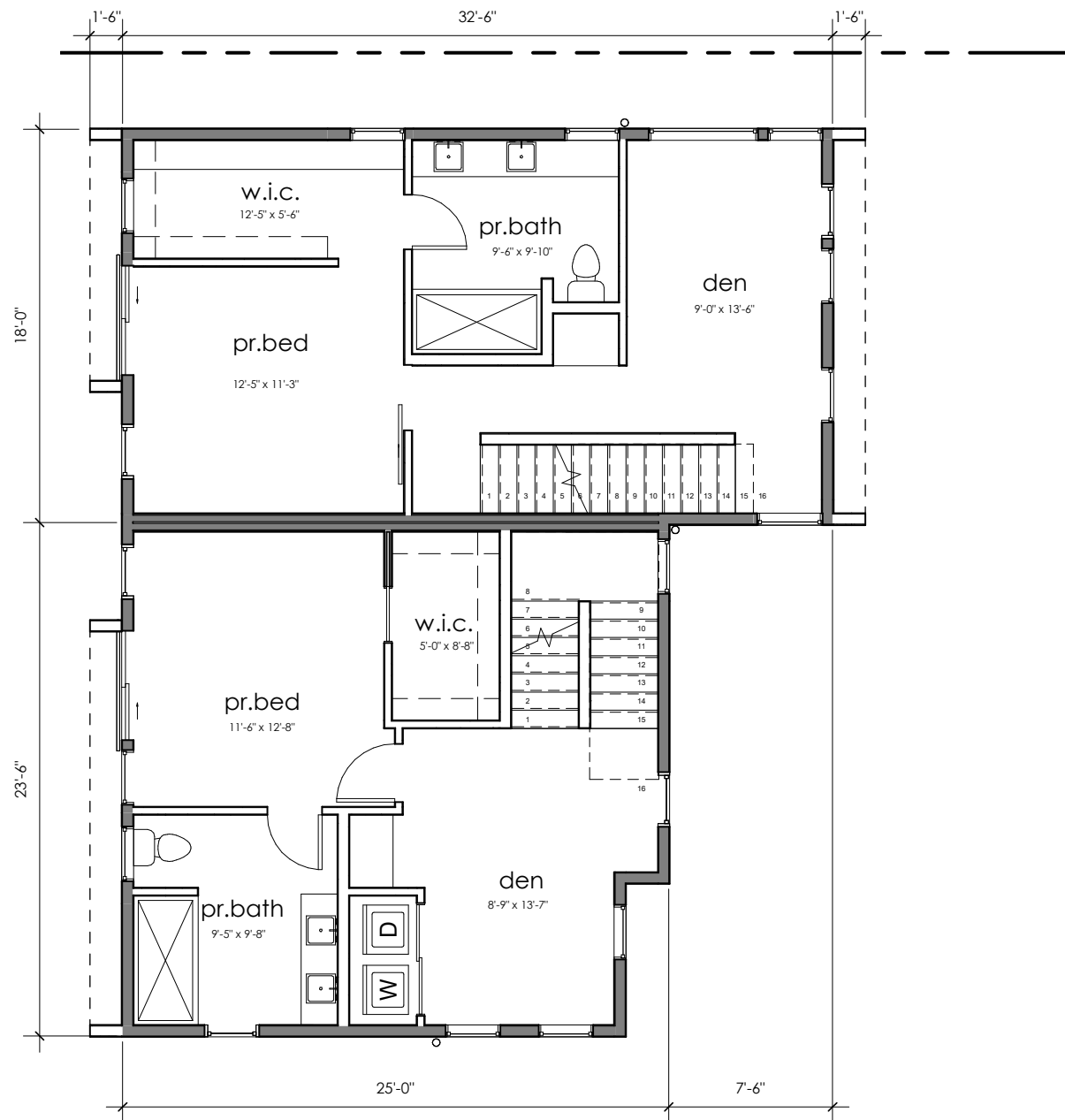


RH3-4

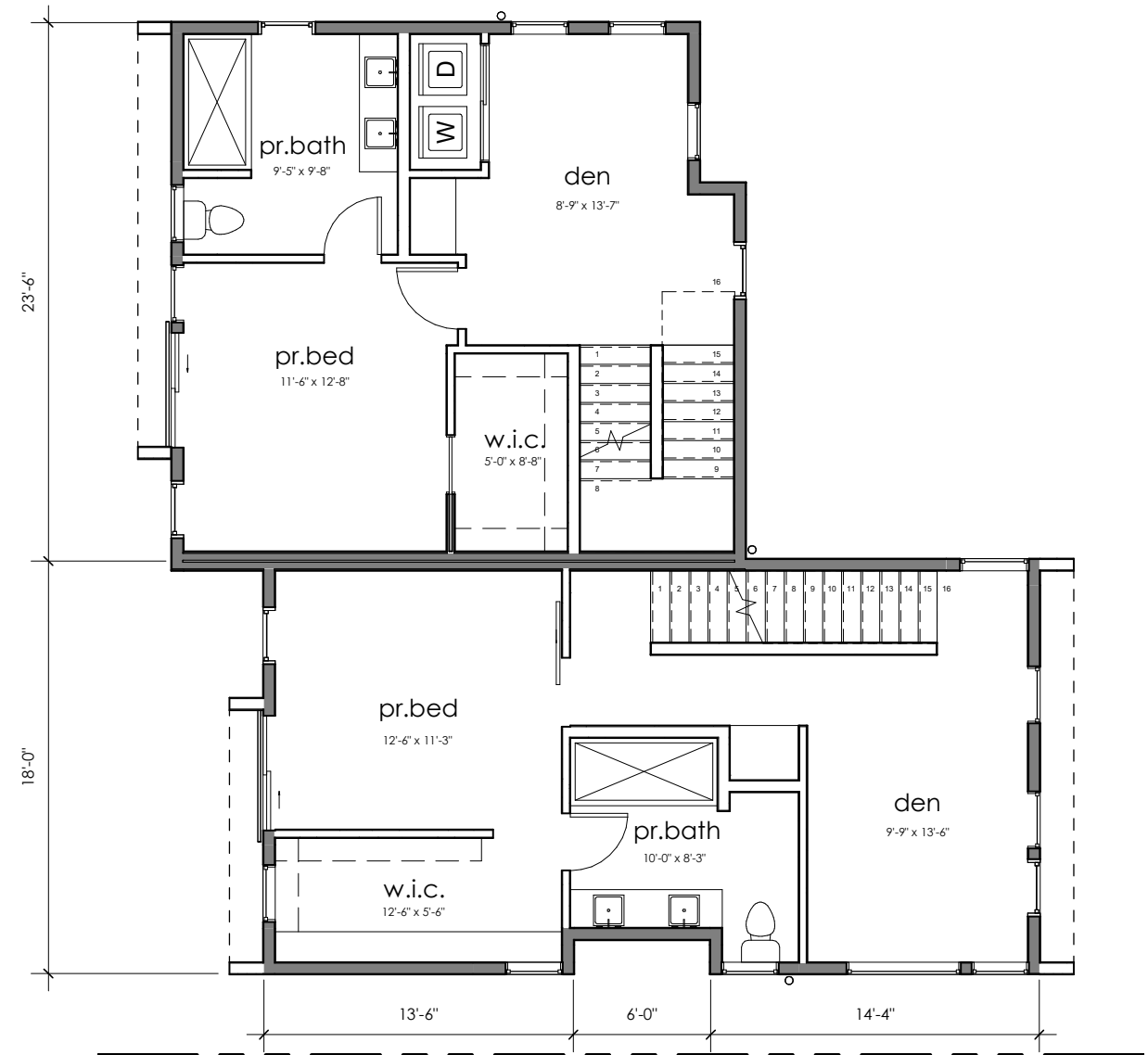
LEVEL 2
SCALE: 1/8" = 1'-0"



Floor Plans



RH1-2

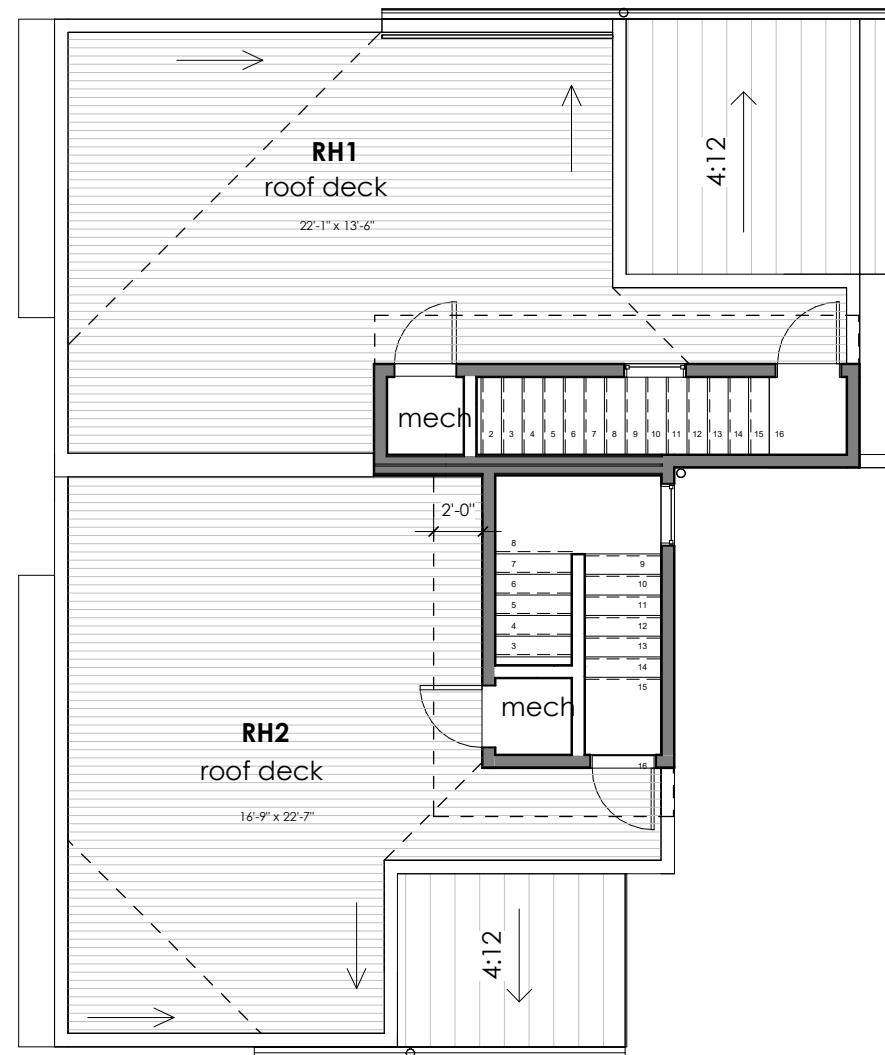


RH3-4

LEVEL 3
SCALE: 1/8" = 1'-0"



Floor Plans



RH1-2

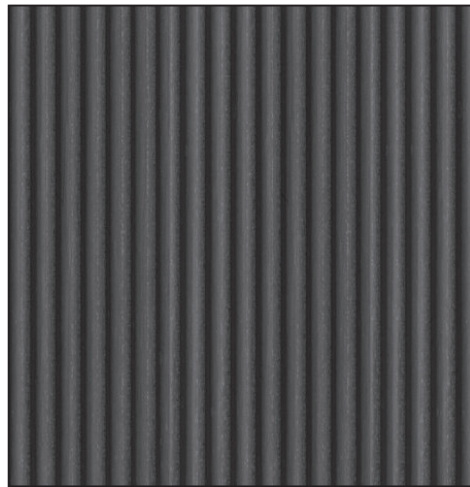


RH3-4

ROOF DECK
SCALE: 1/8" = 1'-0"



1. Corrugated Metal

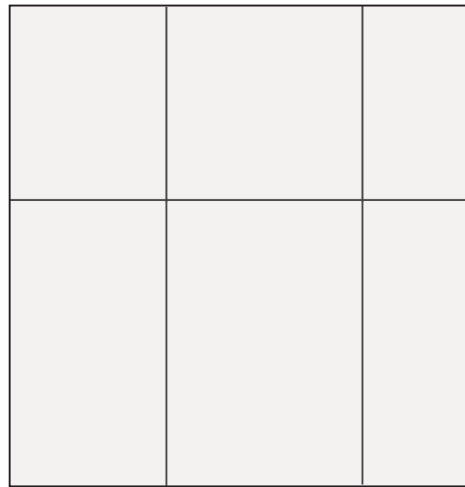


24 gauge Corrugated metal panels

NuRay Metals NRM-9000
Matte Black SRI-26

Finish material on the North and South facades on upper level masses

2. White Panel



7/16" James Hardie Panel

Sherwin Williams #7004
Snowbound

Utilized only at recesses made by projection shroud on upper levels

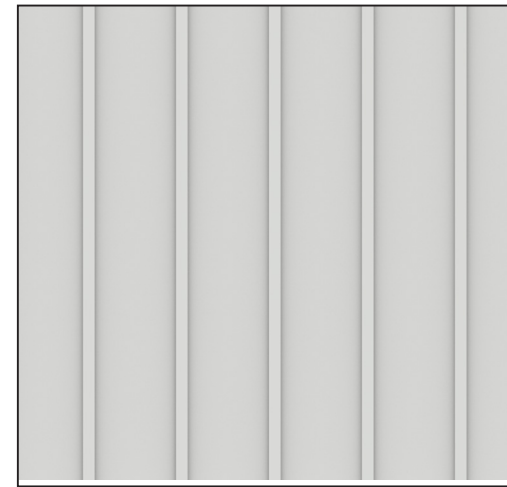
3. Cedar Siding



1"x4" T&G Cedar Siding

Utilized as accent material at entries and in projection recesses

4. White Board & Batten

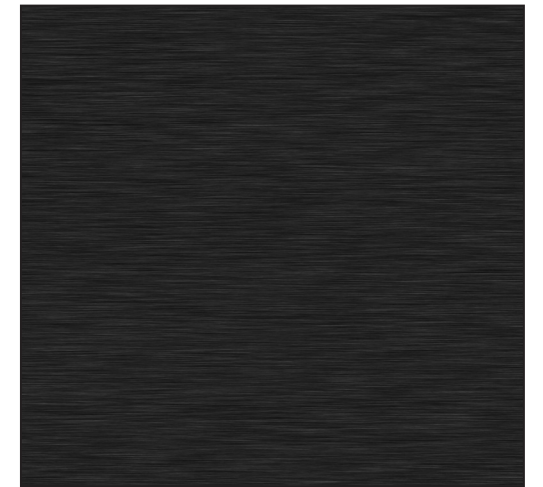


7/16" James Hardie panel with 1x2 Battens 12" o.c.

Sherwin Williams #7004
Snowbound

Utilized as majority of cladding on all facades and penthouses

5. Black Metal



Factory Finished Metal - Black

Utilized for exterior fascia, downspouts, and railings

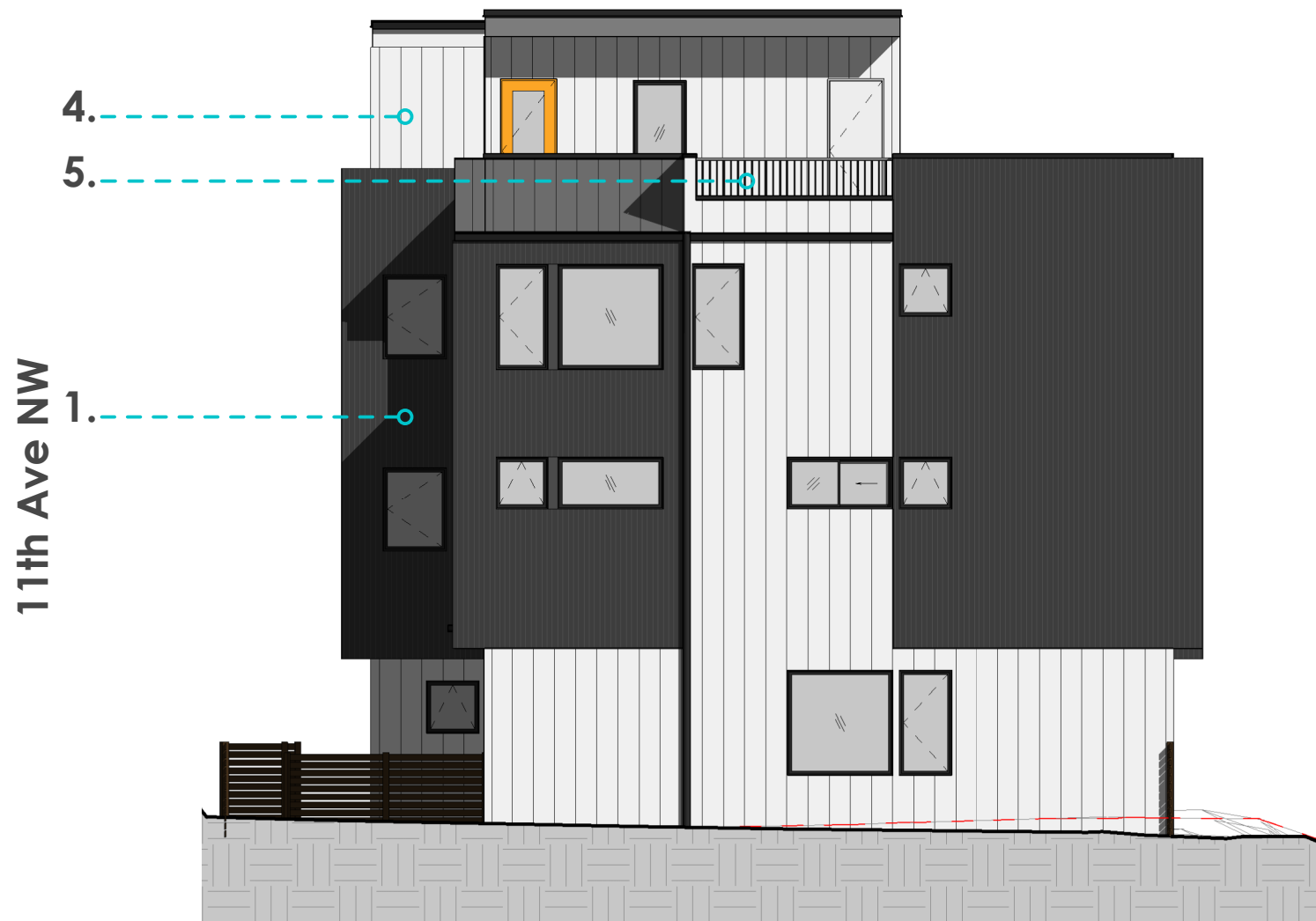


11th Ave NW

WEST ELEVATION RH 1-4

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

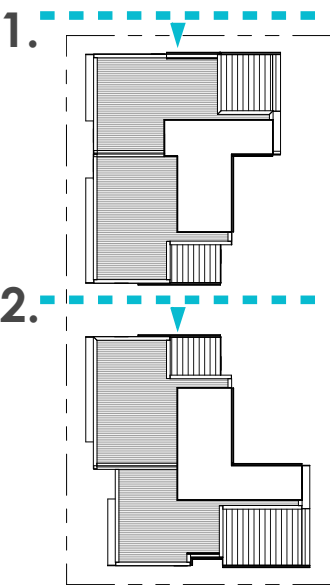
Building Elevations



1. NORTH ELEVATION RH1&2
SCALE: 1/8" = 1'-0"



2. NORTH ELEVATION RH3&4
SCALE: 1/8" = 1'-0"



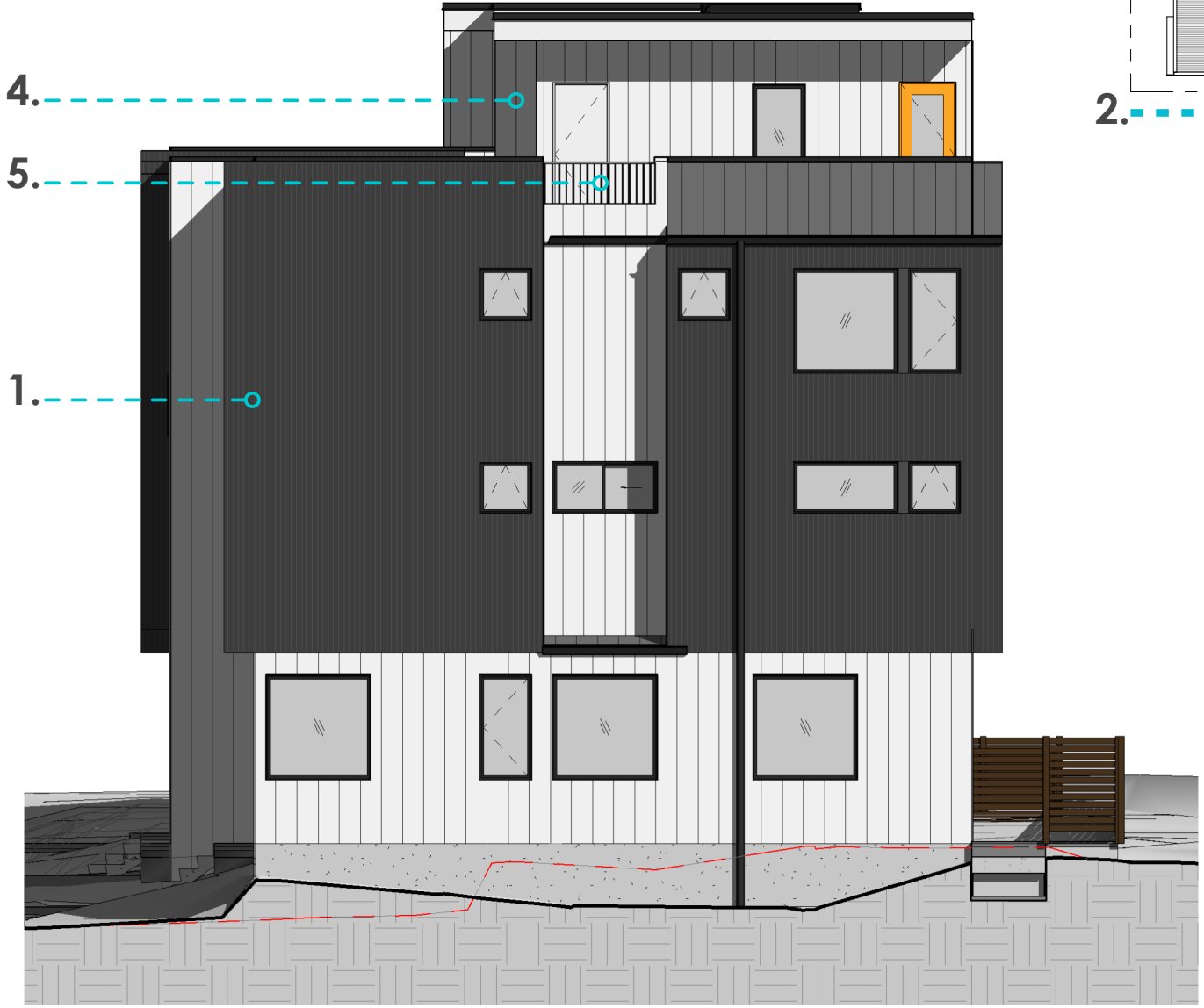
Building Elevations

11th Ave NW



1. SOUTH ELEVATION RH1&2
SCALE: 1/8" = 1'-0"

11th Ave NW

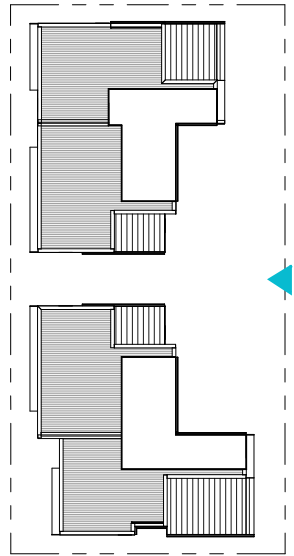


2. SOUTH ELEVATION RH3&4
SCALE: 1/8" = 1'-0"

NW 58th St

Building Elevations

NW 58th St



EAST ELEVATION RH 1-4
SCALE: 1/8" = 1'-0"

Building Elevations



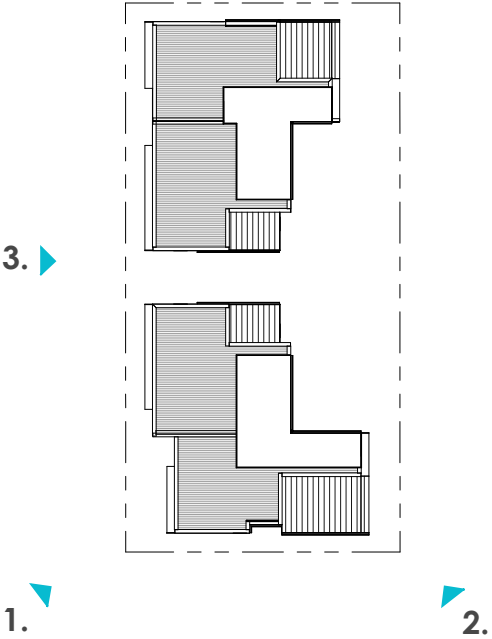
1. APPROACH FROM SOUTH WEST ON 11TH AVE NW



2. APPROACH FROM SE ON NW 58TH ST



3. APPROACH FROM WEST - MAIN VEHICULAR ACCESS



Renderings

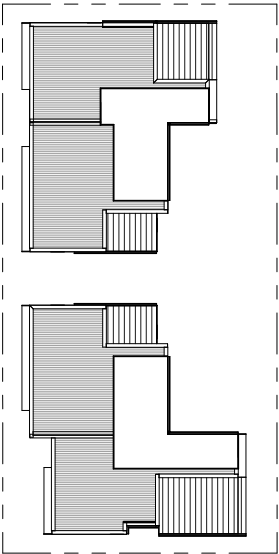


2. AERIAL VIEW FROM 11th Ave NW



2. AERIAL VIEW REAR FACADE

1.



2.

Renderings



• jappanese maple tree



•shade planting



• ornamental grass



•fence along property line



CONCEPTUAL LANDSCAPE PLAN

SCALE 1/16" = 1' 0"

Concept Landscape Plan