929 NW 57TH ST
3035405-EG | SDR

04.07.2020



Real Wave Capital
Workshop AD
Root of Design | Landscape Architects

contents

3.0 development objectives
proposal 3

4.0 community outreach 3

5.0 summary context analysis 4
urban analysis 5
streetscape photos 6

6.0 zoning data
neighborhood use / zoning 8
site characteristics 9

7.0 composite site plan 12

8.0 site context 14

9.0 landscape plan 15

10.0 design guidelines 16

11.0 floor plans 18

12.0 floor area diagrams 20

13.0 elevations 22

14.0 building sections 24

15.0 renderings 26

16.0 adjustment request 30



proposal

The site, zoned LR-2 (M1) and located within Ballard Hub Urban Village, is midblock on the south side of NW 57th Street between 9th Ave NW and 11th Ave NW. NW 57th Street is a neighborhood street with frequent transit service, and curb side parking.

The street area is a transition between residential uses to the east and north with commercial and mixed-use to the southwest. With recent zoning changes the nearby blocks will continue to evolve with higher density residential and mixed use development.

The proposed development is a 4-story (above grade) residential apartment building comprising 26 dwelling units. Bicycle parking and trash and recycle storage are located at ground level with proposed landscaping improvements to the right of way planting strip. An outdoor amenity area is provided at the roof level. No parking stalls are proposed on site.

The design proposal responds to five primary considerations:

1. Provide efficient and livable dwelling units.

2. Expand the front and rear yards, extending existing open space of the block.

3. Activate the ground level and engage the neighborhood with shared outdoor areas.

4. Establish a consistent articulation of the massing, fenestration, and material of the project.

5. Use bays as secondary architecture features to scale, modulate, provide visual interest, and engage the interior spaces with the public realm.

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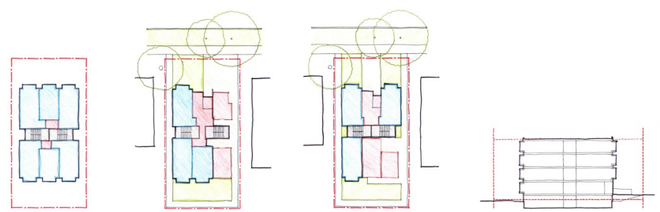
A community outreach meeting was held at Ballard Coffee Works on NW Market Street on January 14, 2020. During the meeting the design team described preliminary design considerations and solicited feedback on design issues, community priorities, and key aspects of the neighborhood.

Members of the community / neighborhood expressed:

- a desire for community garden space, green yard space
- consideration for a green roof and water catchment
- concerns about number of waste bins on the street curb
- desire for project to reflect existing surrounding context
- concerns about parking impact on the street, especially traffic and access during construction
- interest in providing larger units than micro-housing
- desire for the street to remain feeling quiet and safe with consideration for existing craftsman housing

Additional outreach and engagement efforts included:

- Door to door flyer distribution to residences and businesses within approximately a 500 ft radius of the proposed site.
- Online survey available the public for at least twenty-one days to allow alternative opportunities for feedback.



context analysis



1 Gilman Park



2 Market Street



3 Gemenskap Park





4 Grocery Markets



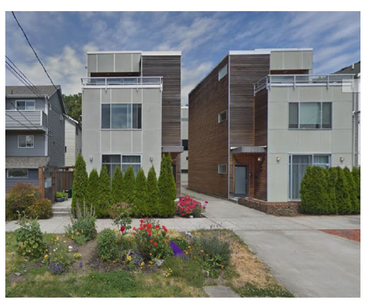
5 Ballard Corners Park



6 Neighborhood Shop



7 Single Family Residential



8 Multi-Family Residential

urban design analysis



Bus Stop

2021 Light Rail Station

Neighborhood Greenery

Main Avenues

Adjacent to Phinney Ridge and Fremont and across from Interbay, Lawton / Discovery Park, and North Queen Anne, Ballard is a vibrant urban district with a diverse mix of uses.

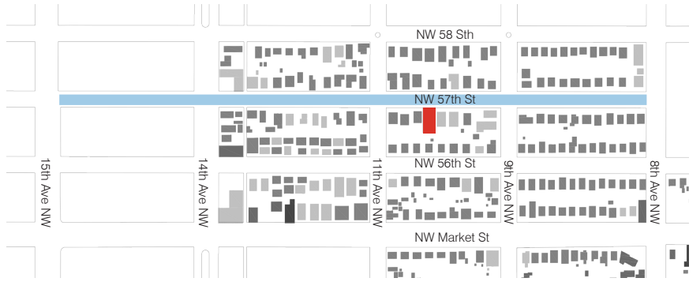
Higher density residential developments have followed zoning changes creating a transition between the single family and commercial / industrial blocks. The low industrial zone currently to the south and west of the project site transitions to a more mixed-use commercial district with several general sales and service businesses that are lifestyle focused such as breweries, fitness training centers, small retail establishments, and larger grocery stores.

The project site sits within a transitioning residential fabric, midblock on the south side of NW 57th Street between 9th Ave NW and 11th Ave NW. Within a few blocks, the transition from the commercial activity of 15th Ave and NW Market Street to a principally pedestrian residential environment is remarkable. Structures range from small single story craftsman style houses to recently completed mid-rises. Just two blocks south NW Market Street, as a neighborhood connector, links Phinney Ridge with Old Ballard. 15th Ave NW is the primary north-south running arterial through NW Seattle.

Neighborhood Factors

- Parks & Gardens
- Varied Scales & Services
- Grocery
- Fitness
- Education
- Single Family Residential
- Multifamily Residential
- Mixed Use / Commercial

streetscape photos





hedge and topo





1 NW 57Th St - Looking South

9th Ave NW

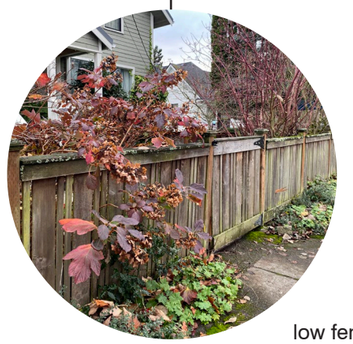
Site

11th Ave NW

2 NW 57Th St - Looking North

14th Ave NW





low fence



high fence



low fence



steps and porch



14th Ave NW



11th Ave NW

Across From Site

9th Ave NW







topo + landscaped steps

neighborhood use & zoning

Zoning	LR2 (M1)
Overlays	ballard hub urban village
Lot Size	5,001 sf
FAR	1.6 GFA = 11,276 sf
Base Height Limit	44' (+4' for story partially below-grade) Rooftop features +4' for parapets, open railings, firewalls
Setbacks	front 5' min rear 15' min side 0-40' = 5' side +40' = 5' min / 7' avg
Amenity Area	35% of lot area = 1571 sf
Parking	none required
Bicycle Parking	25 long term 1 short term



townhomes
apartments
single family residential
mixed-use
commercial / retail / office
recreation / open space
proposed housing development
proposed mixed-use development
1/8 mile radius | 2.5 minute walk

N

site characteristics


paved curb and parking


open edge condition


tall fence






stair to second floor entry


driveway entry


stair to ground floor entry


early 20th

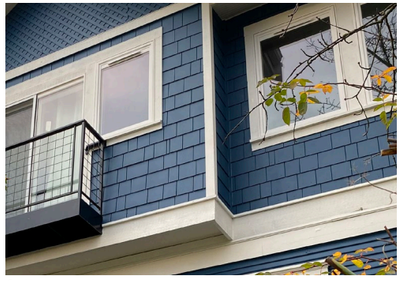

mid century

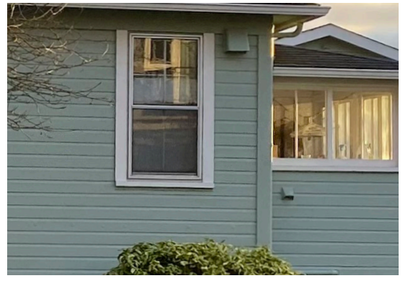



today


wood cladding


brick


full story bay



frontage

Except for the early 20th century homes, there is a surprising lack of frontage. Side entries, blank walls, driveways, and garage doors dominate the frontage of the block. Unlike adjacent blocks that demarcate edges with fences, topographic change, and landscape, the block is dominated by flat front yards of lawn or a driveway.

approach

Porches and other entry defining spaces are rare on the block. Most often a walkway provides a direct connection to the front door of a structure. Secondary architectural elements or small recessed spaces then provide a modest amount of shelter.

scale and form

Building form and scale is characterized by roof flattening and story adding. Early 20th century structures have a mixture of gable and hip roofs on single and sometimes two-story homes. By mid-century, roof forms were primarily low slope hips and shallower gables on one and two-story homes and small multifamily structures. Recent and future developments are three to four stories multifamily structures with a mix of gables and flat roofs.

materials

Brick and wood cladding are common to the early and mid-20th century fabric of the neighborhood. More recent projects have integrated fiber cement panels, metals, and dimensional siding.

block analysis





1 901 NW 57th St



2 908 NW 56th St



3 1121 NW 56th St





4 1117 NW 56th St



5 1125 NW 57th St



6 1123 NW 57th St



7 1133 NW 57th St



8 1142 NW 57th St

site survey

929 NW 57Th St

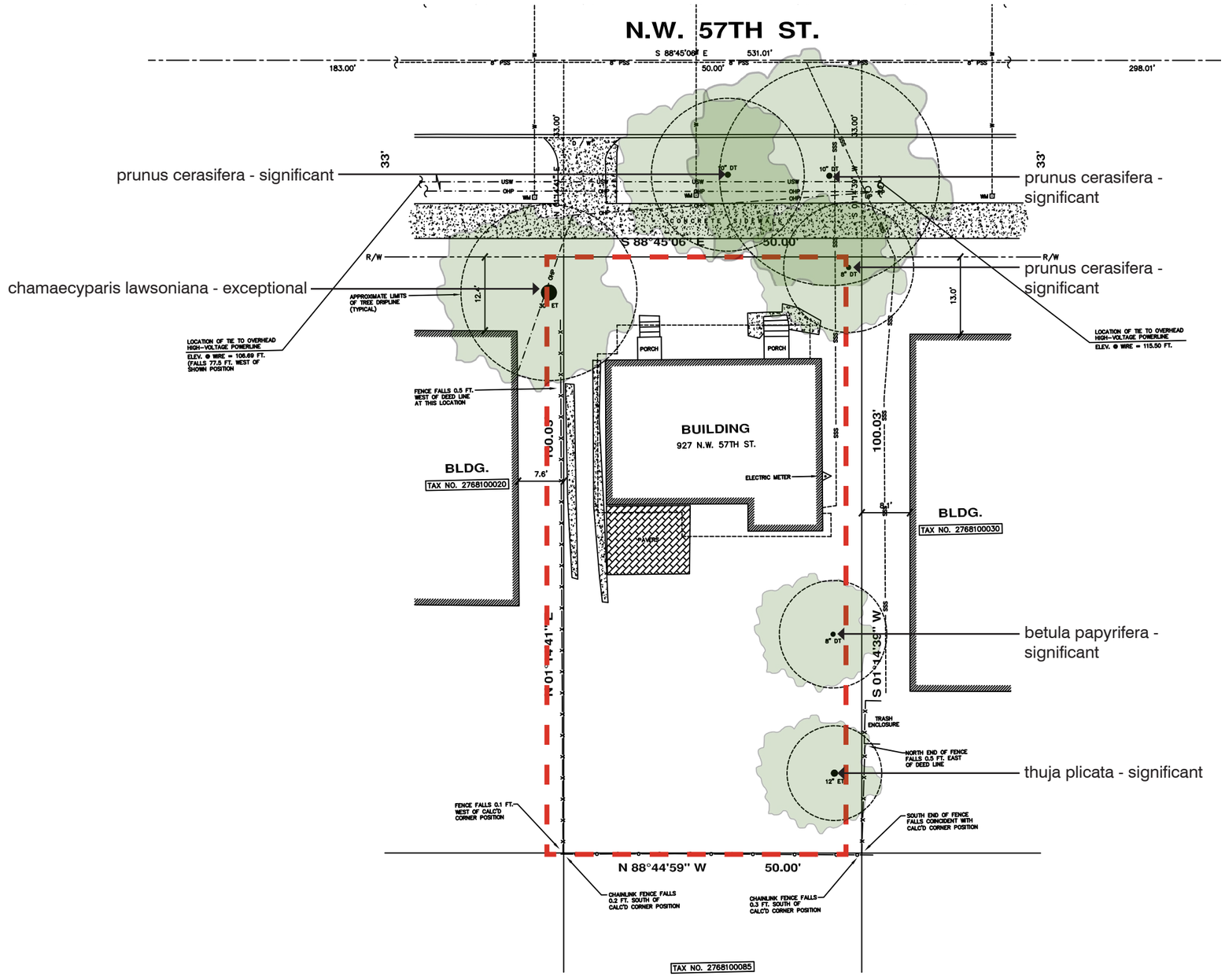
Lot size 50.00’ x 100.03’
Lot Area 5,001 square feet

Lot 4, block 113, Gilman Park, according to the Plat thereof recorded in Volume 3 of plats, page 40, records of King County, WA.

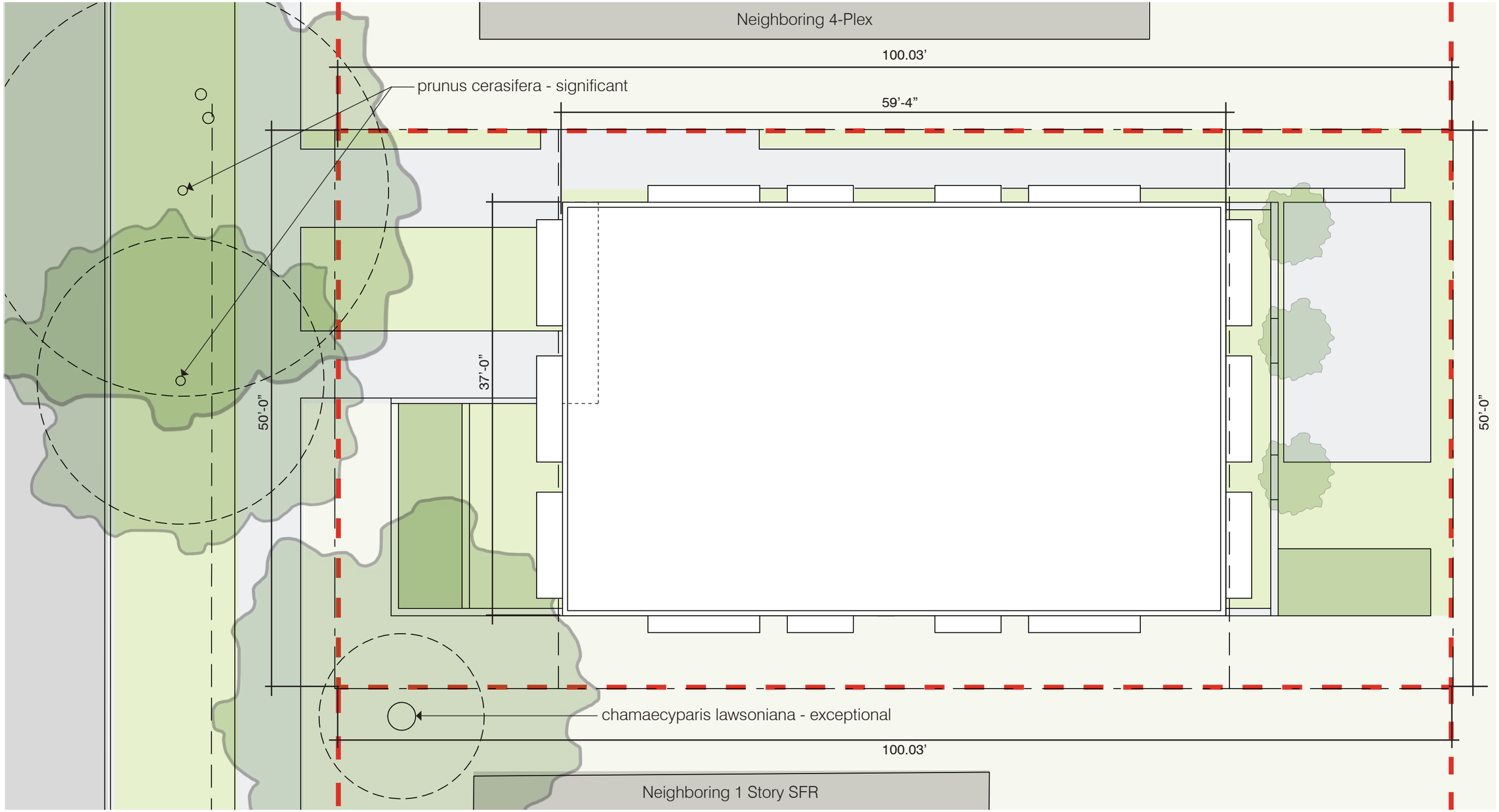
The site is relatively flat with minor topographical change. Right of way planting strips line the north edge between existing sidewalks and the curb edge. There is approximately 3 feet of planting strip between edge of sidewalk and the property line. There are two trees fronting the property within the planting strip and three trees located within the property line. The existing one-story wood framed residential structure on the project site will be removed.

To the south is a one-story single family structure on a lot zoned LR2 (M1). To the west is a one-story single family structure constructed in 1915 on a lot zoned LR-2 (M1). Across NW 57th Street to the north is a two-story single family structure on a lot zoned LR2 (M1). To the east is a one-story 4-plex structure on a lot zoned LR2 (M1).

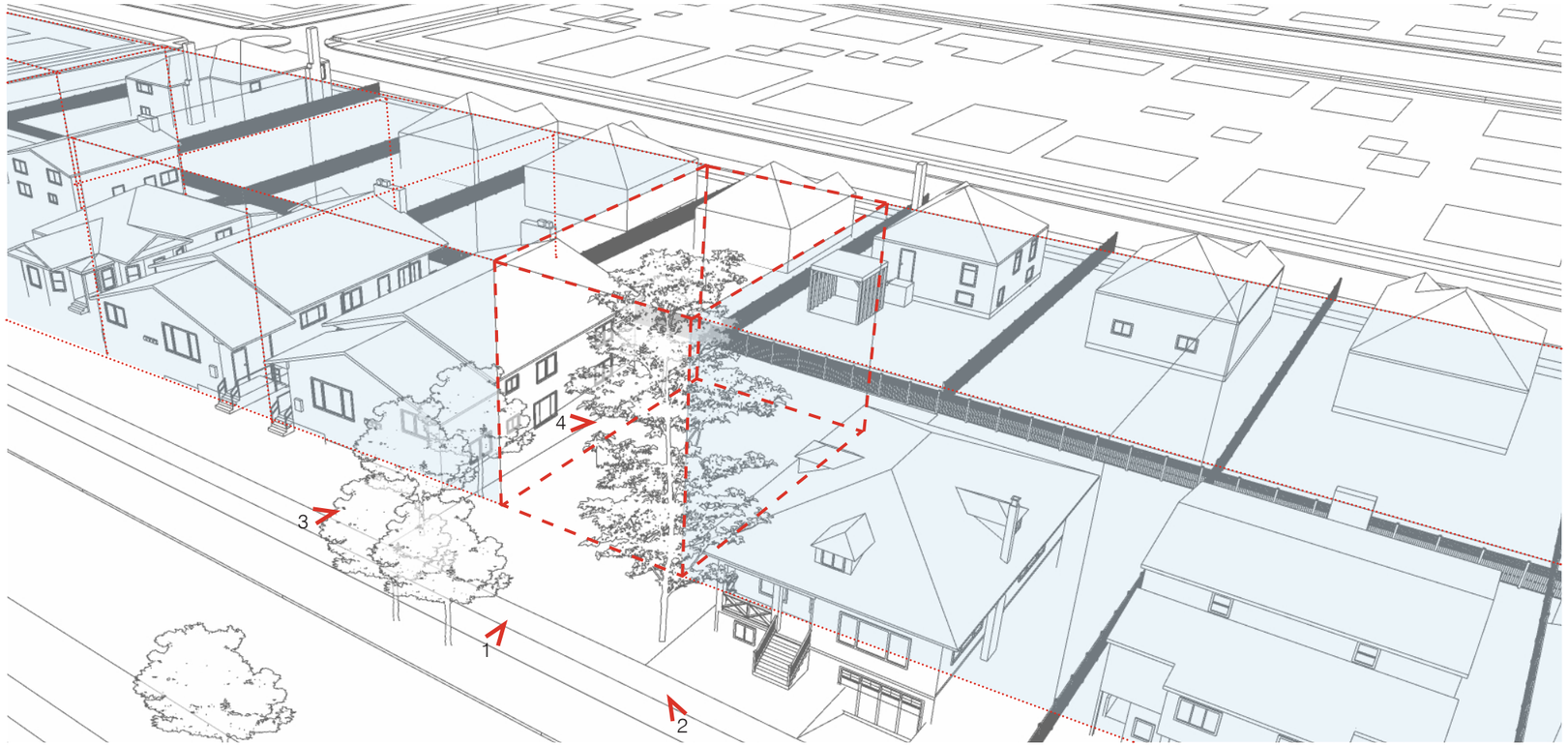
Upper levels of the project will have views south across Fremont, InterBay, and Old Ballard. Views north look over the West Woodland neighborhood towards Phinney Ridge, Ballard, and Whittier Heights.

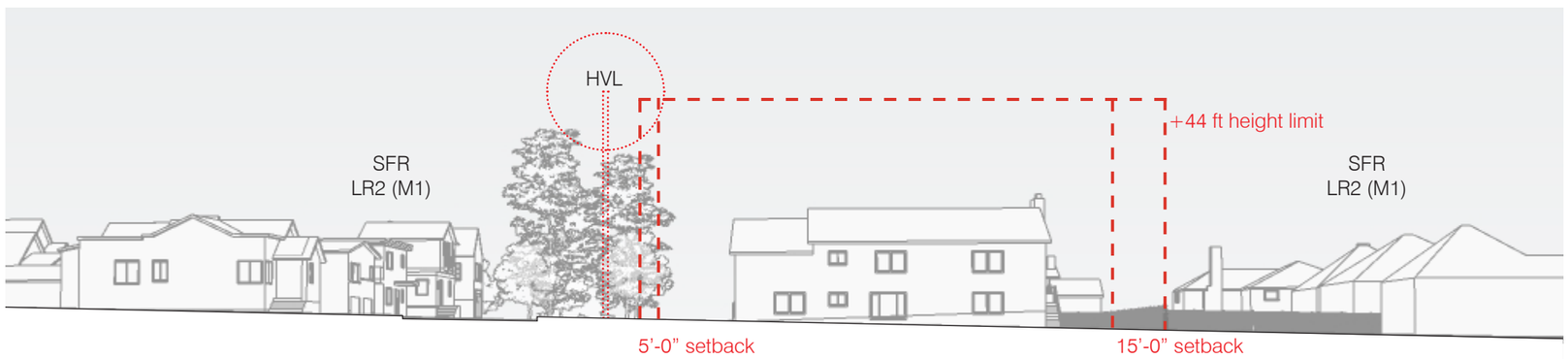


site plan


Neighboring 4-Plex
100.03’
prunus cerasifera - significant
59’-4”
37’-0”
50’-0”
50’-0”
chamaecyparis lawsoniana - exceptional
100.03’
Neighboring 1 Story SFR
N

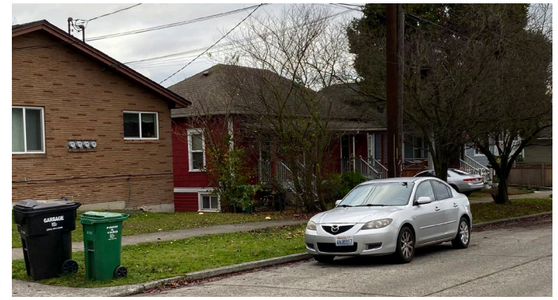
site context






1


2


3


4

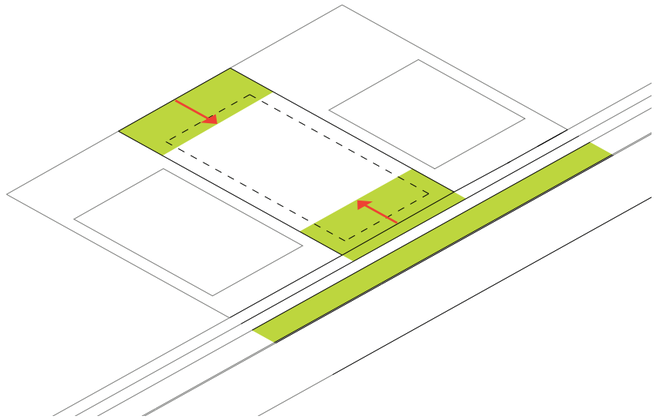




NORTH

RENDERED
LANDSCAPE PLAN

design guidelines

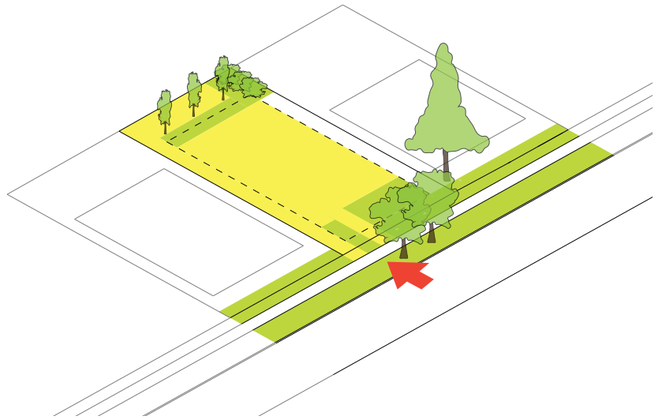


define open space

The compact form of a small apartment building provides an opportunity to maintain and expand the existing open space of the block. A twenty-foot front yard will exceed the depth of most yards on the street. A twenty-foot rear yard will preserve the open center of the block and maintain the open viewshed within the back yards

CS2-B-1 Site Characteristics
CS2-B-2: Connection to the Street
CS2-B-3: Character of Open Space
CS2-C-2: Mid-Block Sites



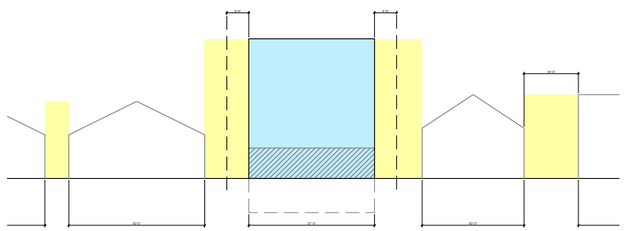


activate street + garden level

Instead of elevating the primary outdoor spaces to the rooftop, these two-ground level open spaces provide opportunities to activate both the street front and the interior of the block. With two dwelling units, a recessed and glazed entry, and site walls that can be used as benches, the street facade provides visual connections and exterior features that will engage with the community. Since the existing block is entirely ground related outdoor space, the activation of the ground level with a south facing terrace, flexible furnishings, and landscape elements will create an active common space integrated with its neighbors.

PL1-A-1 Network of Open Spaces
PL1-C Outdoor Uses and Activities
PL3-A Entries
DC1-A-2 Gathering Places



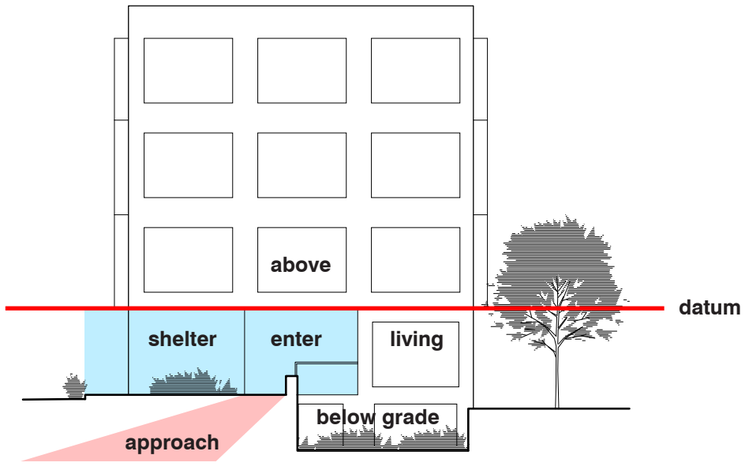


reduce bulk by scaling yards and frontage to existing patterns

Even though the structures on the block were constructed over a broad timeframe, there is a consistent relationship between structure and yard width. Holding the structure to a consistent setback that is eighteen inches wider than the minimum required provides an opportunity to maintain an additional three feet of open space and to extend the underlying relationship between structure width and the spaces between of the block.

CS2-C-2: Mid-Block Sites
CS2-D-5 Respect for Adjacent Sites
CS3-A-4 Evolving Neighborhoods
PL1-A-1 Network of Open Spaces
DC2-A-2 Reducing Perceived Mass





define a strong public level

Traditional urban elements used in a contemporary way provide an opportunity to define a strong public level. Like the existing home to the west, a clear and direct approach, a recessed transition space, living spaces that look out to the public realm are gathered under a strong horizontal datum. Additional elements that shape the landscape and allow informal interaction will contribute to an active and inviting composition of elements.

CS3-A-2 Contemporary Design
CS3-A-4 Evolving Neighborhoods
PL3-A Entries
DC2-A-2 Reducing Perceived Mass
DC2-B-1 Facade Composition



big bays

Bay windows provide visual depth and interest, create a strong connection between inside and outside, introduce a vocabulary of secondary elements, to compose dynamic and active facades.

CS2-B-2
CS3-A-2 Contemporary Design
DC2-A-2 Reducing Perceived Mass
DC2-B-1 Facade Composition
DC2-B-2 Blank Walls
DC2-C-1 Visual Depth and Interest
DC2-D-2 Texture



utilize contextually responsive materials / texture

Brick, painted lap siding, and articulated bays integrate the building into the textures and fabric of the neighborhood.

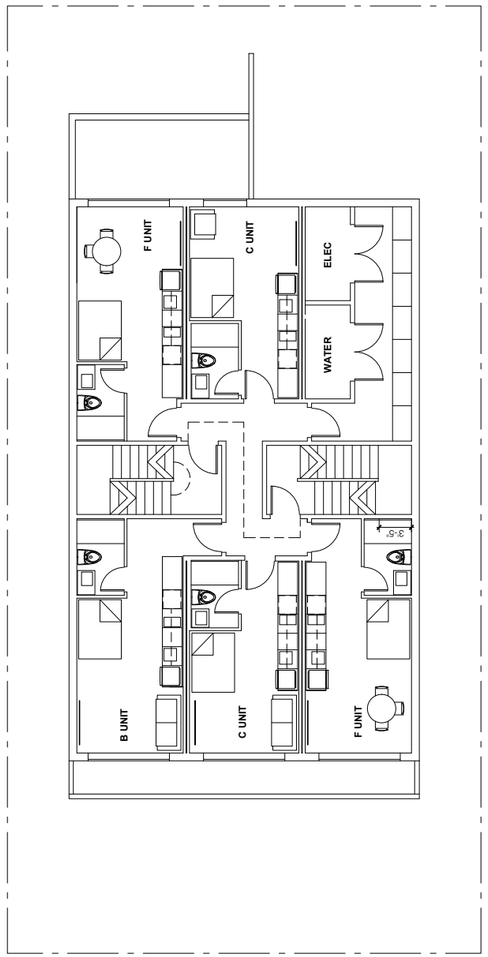
CS3-A-2 Contemporary Design
DC2-A-2 Reducing Perceived Mass
DC2-B-1 Facade Composition
DC2-C-1 Visual Depth and Interest
DC2-D-2 Texture



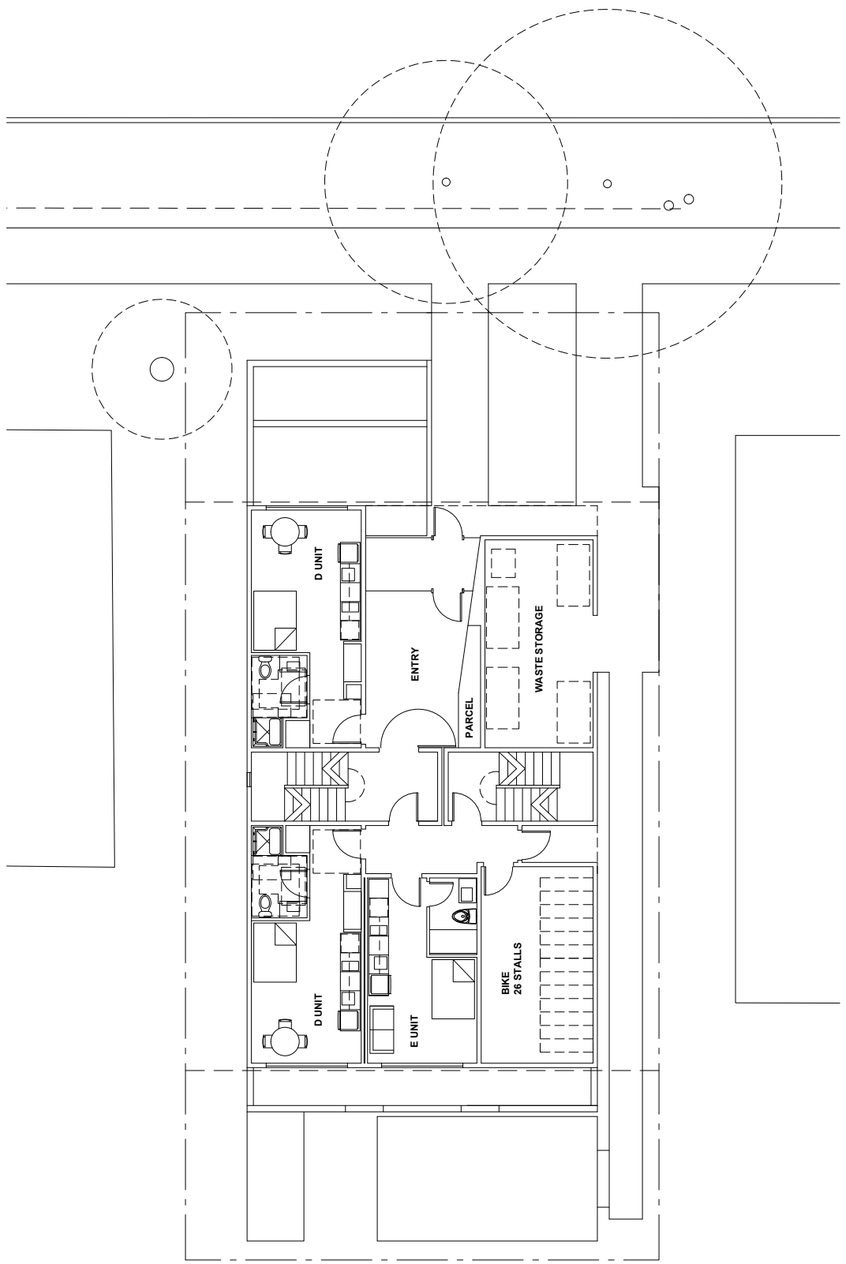




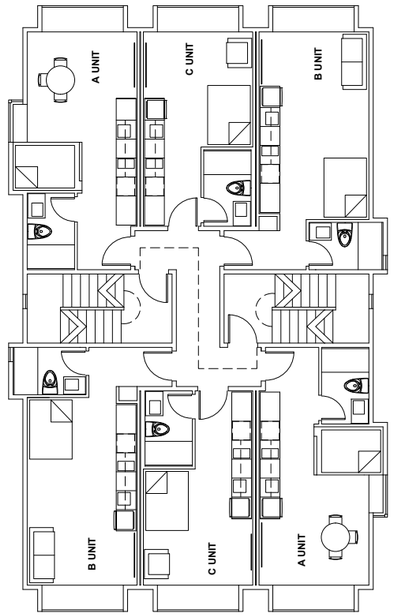
floor plans



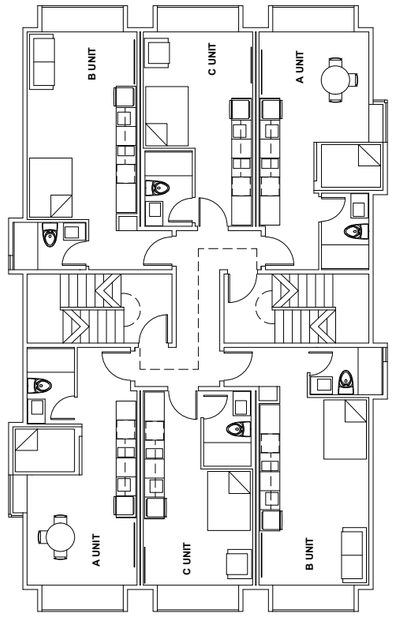
Basement Floor Plan



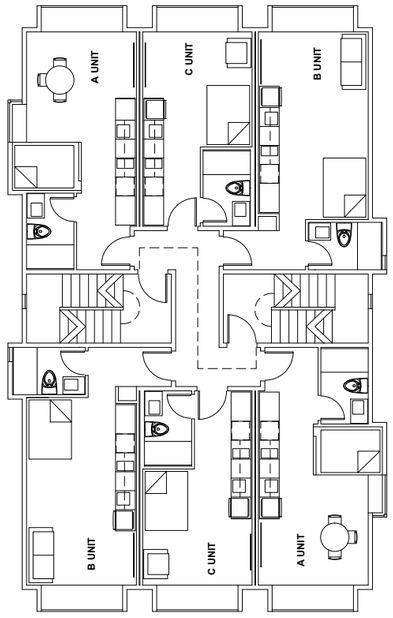
Ground Floor Plan



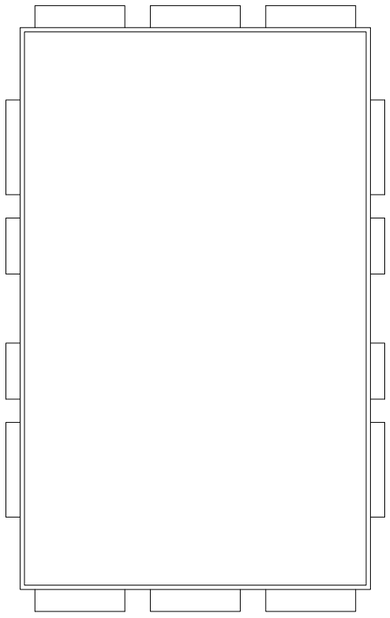
Second Floor Plan



Third Floor Plan



Fourth Floor Plan

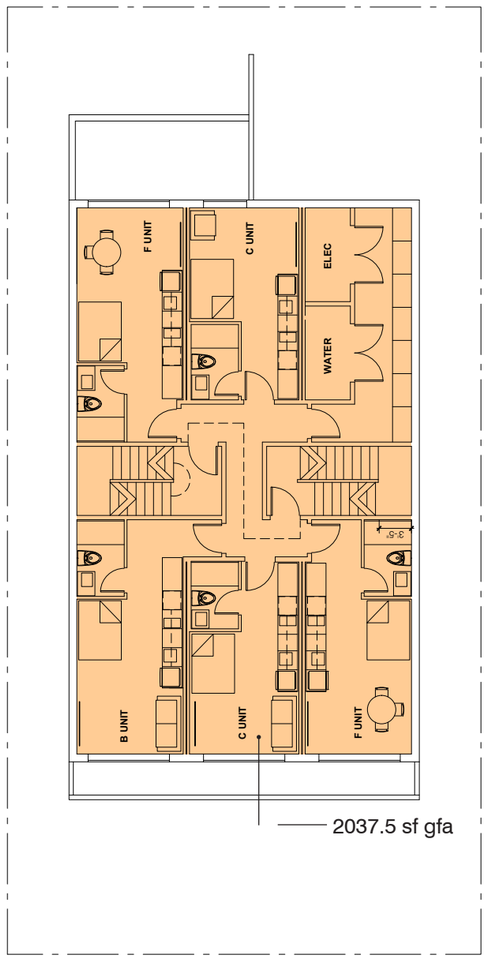


Roof Plan

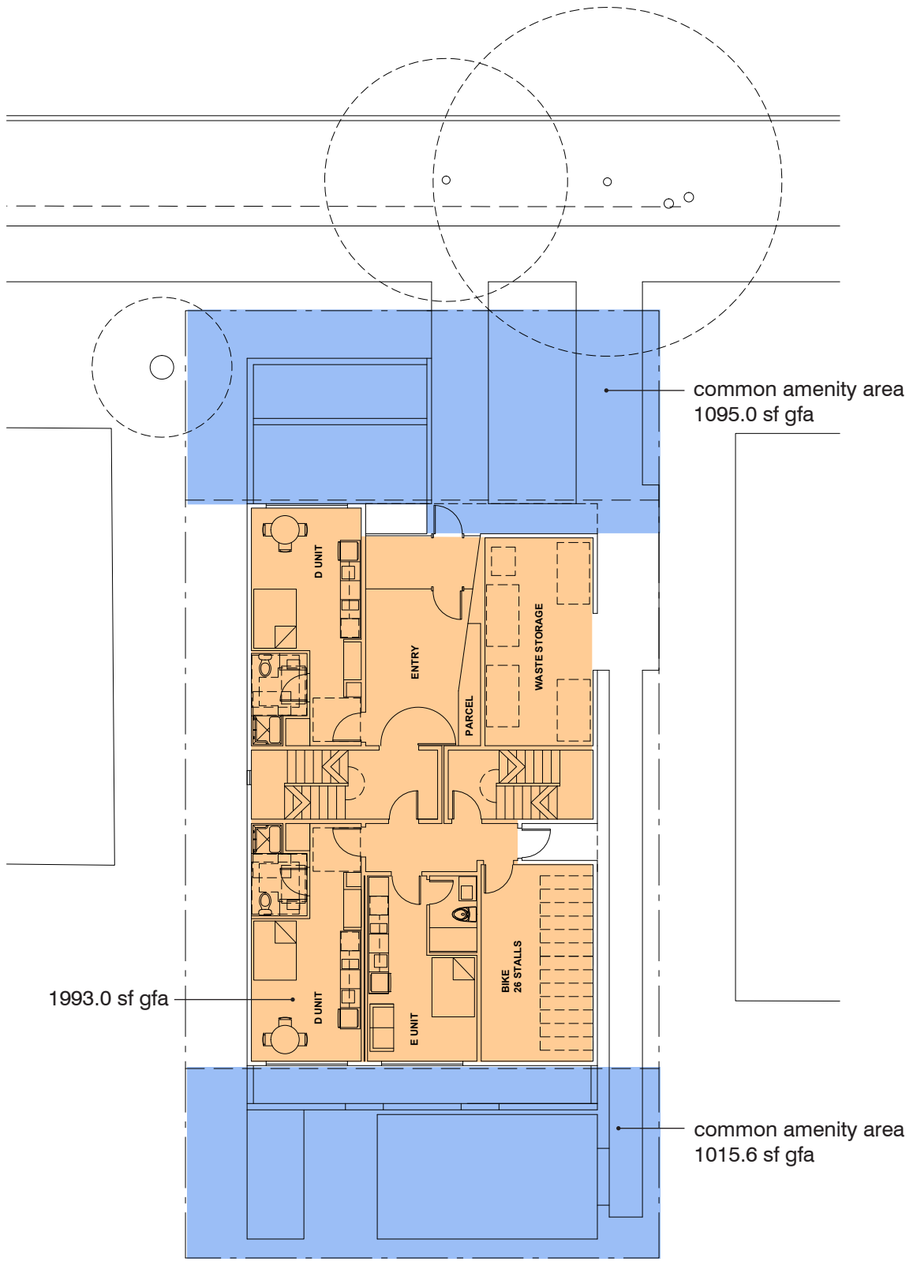
scale 1/16”=1’-0”

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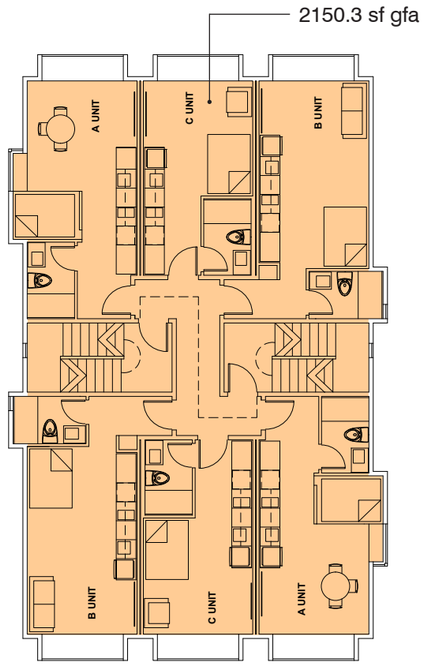
floor area diagrams



Basement Floor Plan
all exempt below grade

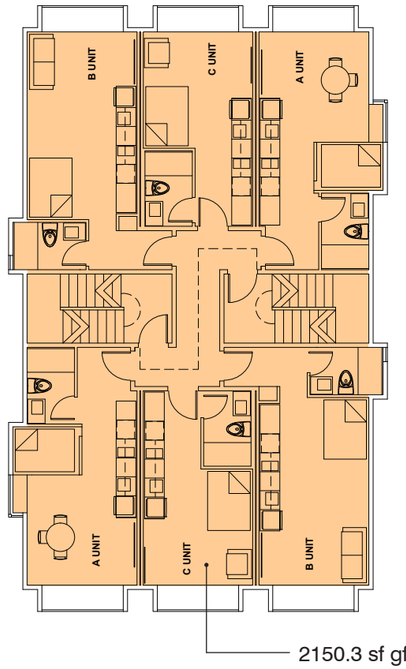


Ground Floor Plan

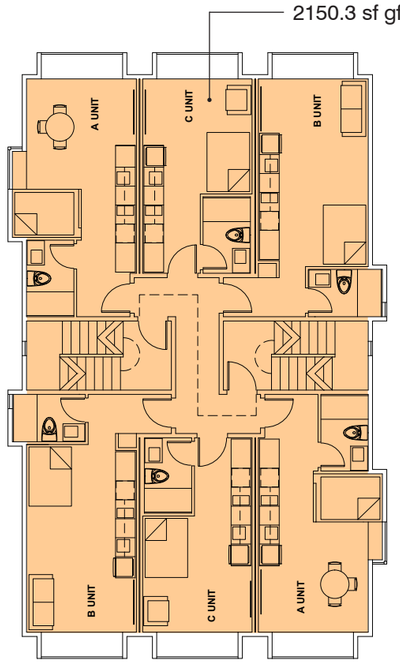


Second Floor Plan

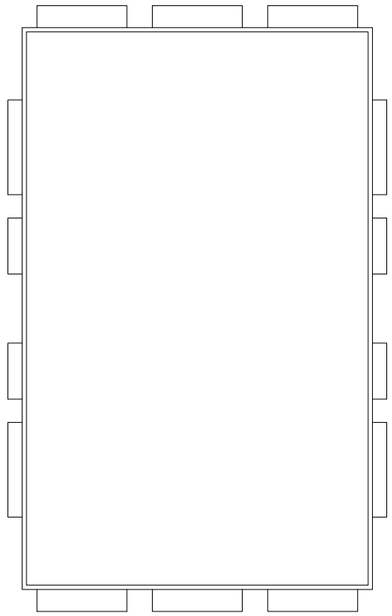
floor area diagrams



Third Floor Plan



Fourth Floor Plan



Roof Plan

scale 1/16”=1’-0”

N

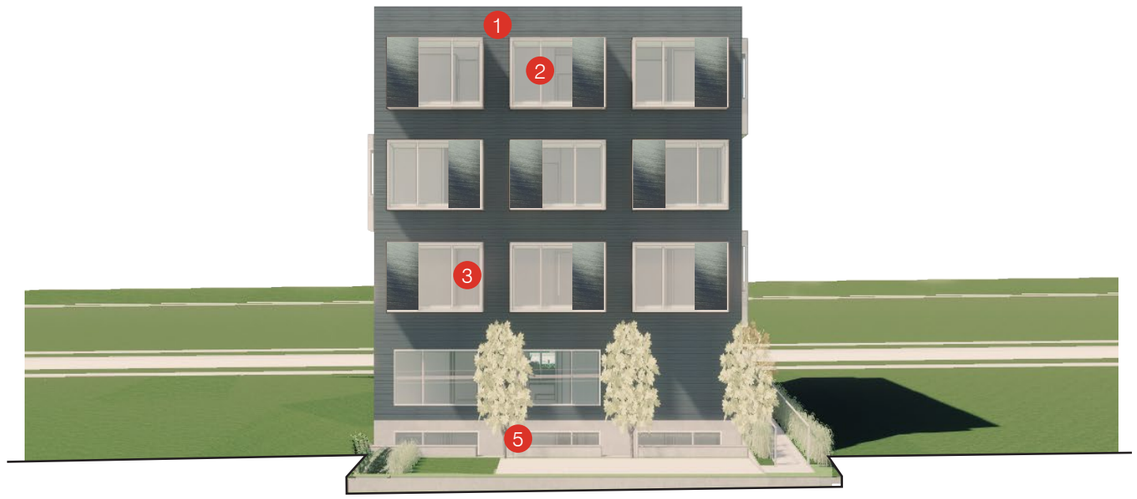
elevations

1. 1x4 horizontal cedar semi-solid stain
2. white vinyl windows
3. metal panel
4. brick, painted white



north elevation

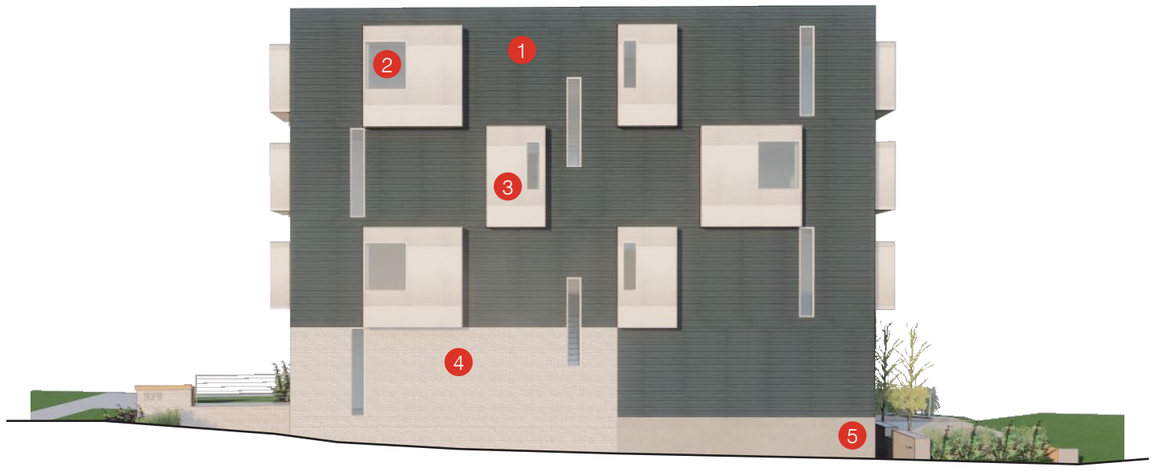
1. 1x4 horizontal cedar semi-solid stain
2. white vinyl windows
3. metal panel
4. brick, painted white
5. cast in place concrete



south elevation

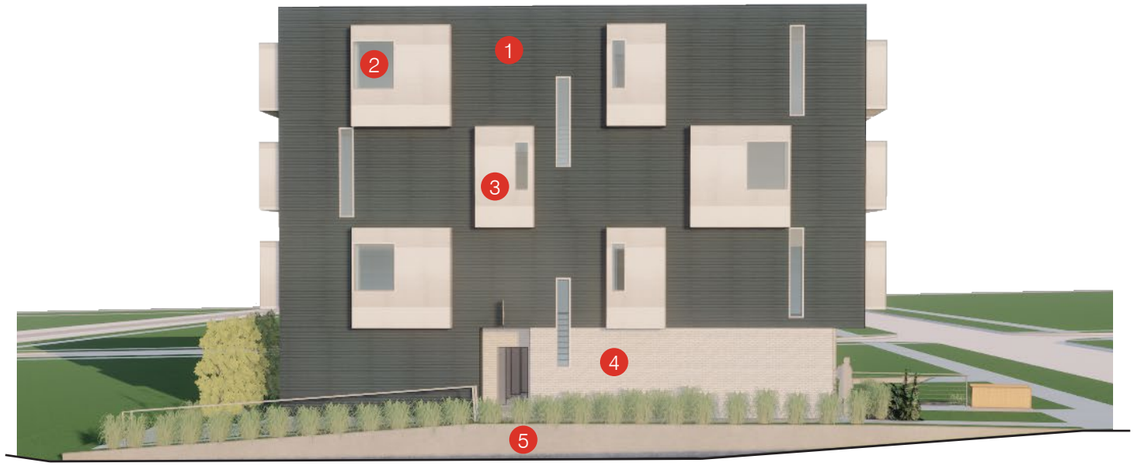
elevations

1. 1x4 horizontal cedar semi-solid stain
2. white vinyl windows
3. metal panel
4. brick, painted white
5. cast in place concrete



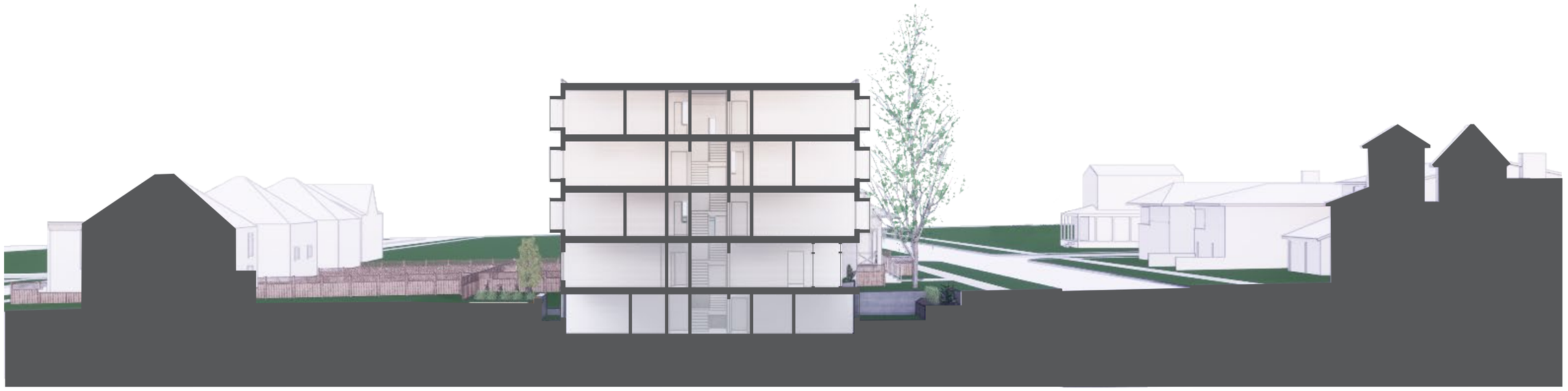
west elevation

1. 1x4 horizontal cedar semi-solid stain
2. white vinyl windows
3. metal panel
4. brick, painted white
5. cast in place concrete



east elevation

sections



cross section looking west



cross section looking south

renderings



northeast corner



northwest corner

1. CS2.A.1 location in the city and neighborhood // sense of place
   CS2.III height bulk, and scale compatibility
   CS2-C-2 mid-block sites
   CS2.D.5 respect to adjacent sites
2. CS3.A.1 fitting old and new together
   CS3.A.4 evolving neighborhoods
3. DC2.B.1 architectural facade composition
   DC2.D.2 texture
4. PL3.A.1.c entries // common entries to a multistory residential building



front yard landscape



northwest corner

CS2.D.5 respect to adjacent sites
CS2.III height, bulk, and scale compatibility — 1

DC2.A.2 massing // reducing perceived mass — 2

DC3.B.1 open space uses and activities
multifamily open space
DC3.I.iii. residential open space — 3

DC4.A.1. building materials
DC4.II exterior finish materials — 4

renderings



rear yard view



back patio sw corner

1 CS2.A.1 location in the city and neighborhood // sense of place
CS2.III height bulk, and scale compatibility
CS2-C-2 mid-block sites
CS2.D.5 respect to adjacent sites

2 CS3.A.1 fitting old and new together
CS3.A.4 evolving neighborhoods

3 DC2.B.1 architectural facade composition
DC2.D.2 texture



back patio aerial



backyard patio se corner

CS2.D.5 respect to adjacent sites
CS2.III height, bulk, and scale compatibility — 1

DC2.A.2 massing // reducing perceived mass — 2

DC3.B.1 open space uses and activities
multifamily open space
DC3.I.iii. residential open space — 3

DC4.A.1. building materials
DC4.II exterior finish materials — 4

adjustment request

Adjustment 1: Average Side Setback

Standard

SMC23.45.518 Setbacks: Side setbacks for facades greater than 40’-0” in length are allowed to be 5’-0” minimum and 7’-0” average.

Proposed

To reduce the average setback to 6’-6” in order to provide larger than required front and rear setbacks.

Rationale

PL1-A-1 Network of Open Spaces
Fosters human interaction through an increase in the size and quality of project-related open space

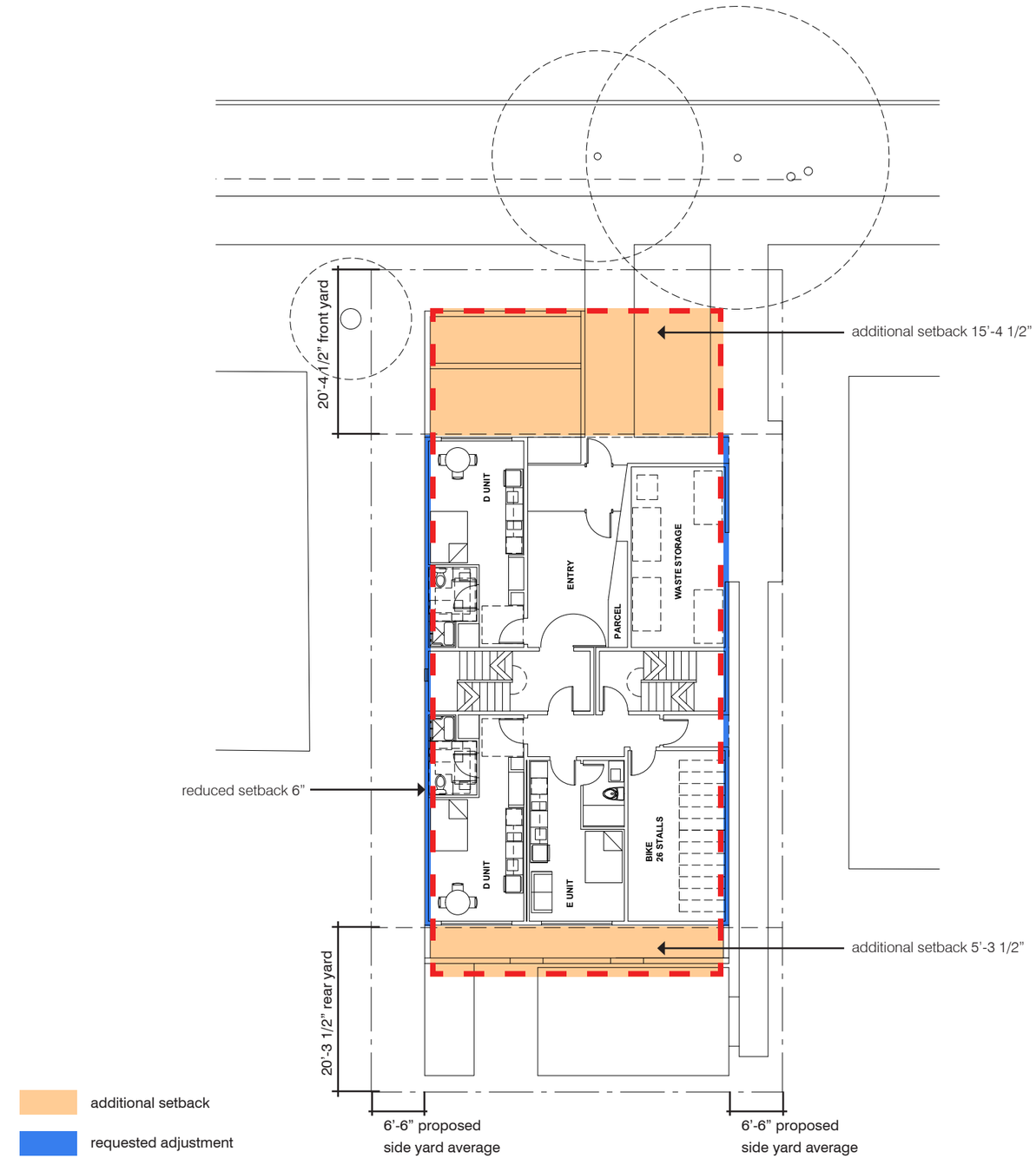
PL1-C Outdoor Uses and Activities
Concentrates activity areas with sunny exposure, views across spaces, and in direct line with pedestrian routes

DC1-A-2 Gathering Places
Maximizes the use of exterior front and rear yard gathering spaces

CS2-B-2 Connection to the Street
Makes a strong connection to the street and public realm

CS2-B-3 Character of Open Space
Connects to the street and front / rear open spaces

CS2-C-2 Mid-Block Sites
Looks to the uses and scales of adjacent buildings and surrounding context



Ground Floor Plan

scale 1/16”=1’-0”

N

intentionally blank