

845 NW 54th STREET

STREAMLINE DESIGN REVIEW
SDCI PROJECT #3036638-EG
November 04, 2020

OLSEN ANDERSON

SCALE DESIGN

SITE INFORMATION

ADDRESS: 845 NW 54th STREET
Seattle, Washington 98107

OWNER: James Sykes & Cheryl Sykes
c/o Olsen Anderson L.L.C.

APPLICANT: Curtis Bigelow
Scale Design NW
curtisb@scaledesignnw.com

SDCI PROJECT #: #3036638-EG
PARCEL NUMBER: 122503-9011
SITE AREA: 5,000 SF
ZONE: LR2 (M1)
URBAN VILLAGE: HUB Urban Village: Ballard
NEIGHBORHOOD: Ballard
MHA: Yes - Medium
PARKING FLEX: Yes
ECA: No

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SCALE DESIGN
Gilman Park Townhomes III
845 NW 54th Street
Seattle, Washington 98107

LEGAL DESCRIPTION:

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 12, TOWNSHIP 25 NORTH, RANGE 3 EAST, W.M., (FORMERLY TRACT 41 ½ OF FARMDALE HOMESTEAD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 211), IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

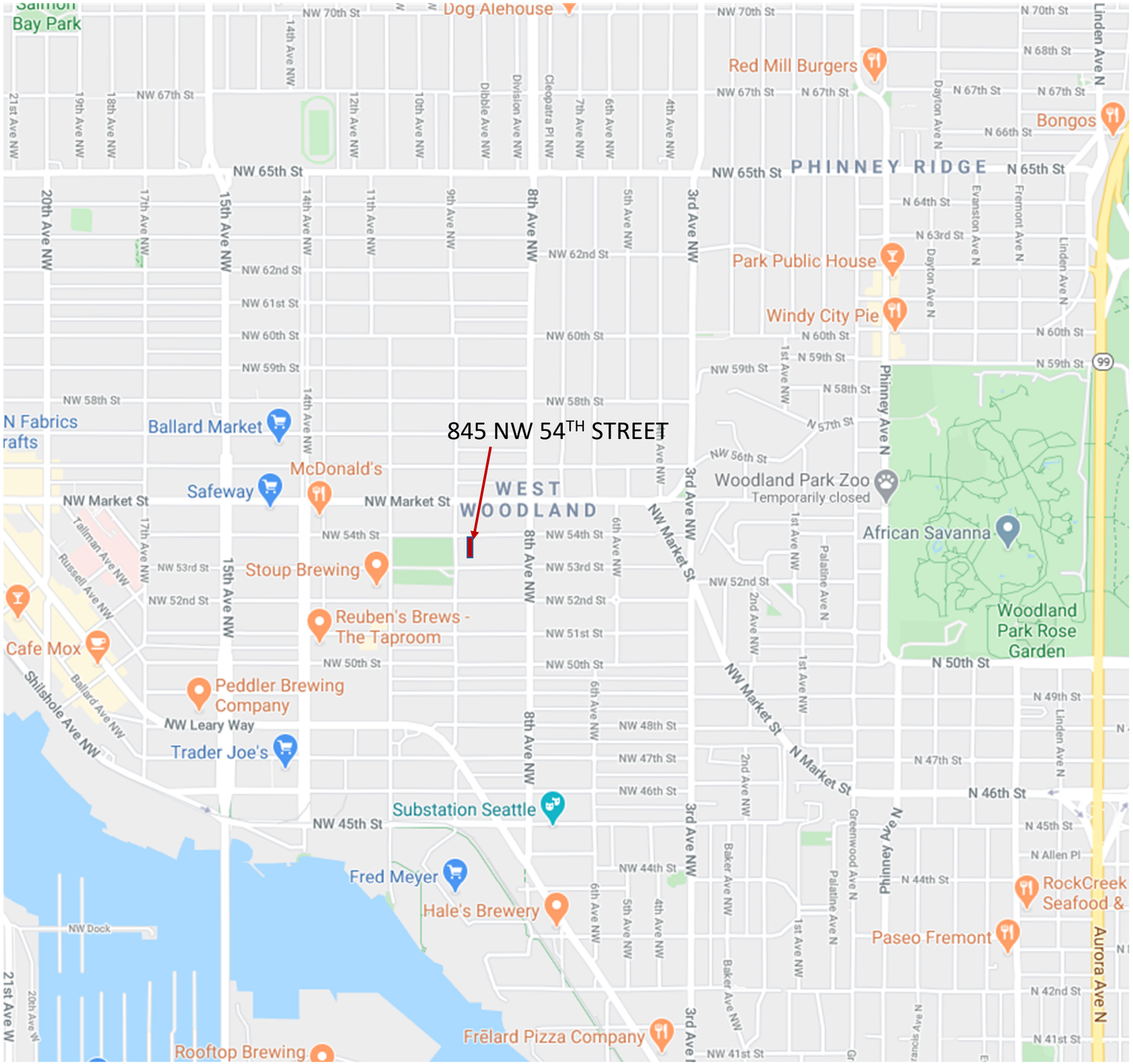
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST 54TH STREET, (AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NUMBER 1493522) WITH THE EAST LINE OF THE WEST QUARTER OF SAID TRACT 41 ½ (NOW VACATED); THENCE SOUTH ALONG THE EAST LINE OF SAID WEST QUARTER, 100 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID WEST 54TH STREET, 50 FEET, MORE OR LESS, TO A LINE 49.6 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF 9TH AVENUE NORTHWEST; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID WEST QUARTER, 100 FEET TO THE SOUTH LINE OF SAID WEST 54TH STREET; THENCE EAST ALONG SAID SOUTH LINE 50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

GSF SCHEDULE

LEVEL	AREA
TH1	
LEVEL 0	373 SF
LEVEL 1	398 SF
LEVEL 2	398 SF
LEVEL 3	398 SF
ROOF DECK	81 SF
	1,648 SF
TH2	
LEVEL 0	114 SF
GARAGE	260 SF
LEVEL 1	380 SF
LEVEL 2	380 SF
LEVEL 3	380 SF
ROOF DECK	81 SF
	1,595 SF
TH3	
LEVEL 0	114 SF
GARAGE	260 SF
LEVEL 1	380 SF
LEVEL 2	491 SF
LEVEL 3	491 SF
ROOF DECK	81 SF
	1,817 SF
TH4	
LEVEL 0	373 SF
LEVEL 1	380 SF
LEVEL 2	491 SF
LEVEL 3	491 SF
ROOF DECK	81 SF
	1,816 SF
TH5	
GARAGE	260 SF
LEVEL 0	114 SF
LEVEL 1	380 SF
LEVEL 2	380 SF
LEVEL 3	380 SF
ROOF DECK	81 SF
	1,595 SF
TH6	
LEVEL 0	114 SF
GARAGE	260 SF
LEVEL 1	398 SF
LEVEL 2	398 SF
LEVEL 3	398 SF
ROOF DECK	81 SF
	1,649 SF

TOTAL: 10,120 SF



CONTEXT

CITY SCALE

The site is located near Gilman Park in the West Woodland neighborhood between Phinney Ridge and Old Ballard. The extant buildings generally consist of smaller, midcentury single family homes and, in response to a recent upzone, three story contemporary townhouses. The site is located at the cusp of Ballard's Industrial /Commercial zone and Residential areas. The neighborhood is conveniently located to several city landmarks, such as Woodland Park, the Fremont Cut, and Historic Ballard Avenue. Major arterials with commercial buildings are within walking distance.





CONTEXT

NEIGHBORHOOD CIRCULATION

PEDESTRIAN

The site is in an older neighborhood with good sidewalks, pathways, and parks. Streets are often tree lined, well lit, and in good condition. The site has a Walk Score of 86, with an 18 minute walk time and a 6 minute bicycle ride to downtown Ballard.

TRANSIT

Several bus routes are available near the site. #28 and the #40 connect to downtown through Queen Anne or Fremont. The #44, goes directly to UW. The Rapid Ride D follows 15th, connecting north to Crown Hill and South to Pioneer Square. Looking to the future, the new Link Light Rail line is anticipated to end at 14th/15th and Market, which is only a few blocks away.

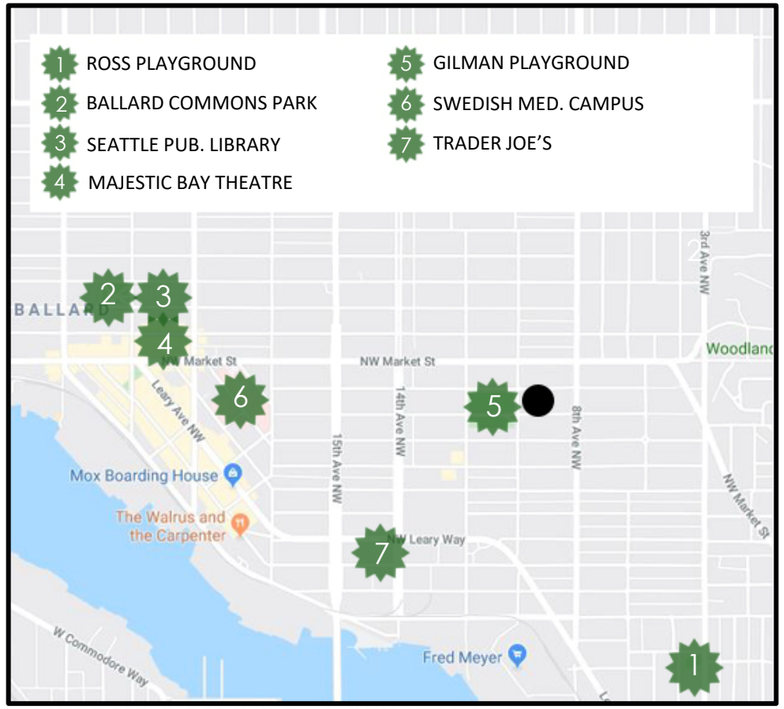
BICYCLE

In general, the neighborhood is quite bicycle friendly. Streets in Ballard are generally flat and the Burke Gilman Trail (though the Ballard Gap has not been fixed yet) is easily accessed either via 58th to the north or 8th to the south. Several bike lanes, sharrows, and common bike paths connect the site to city bikeways including the Fremont bridge, Chittenden Locks, and eventually the Elliott Bay Trail. Additionally, for fun, the Green Lake trail is located just a short ride away.

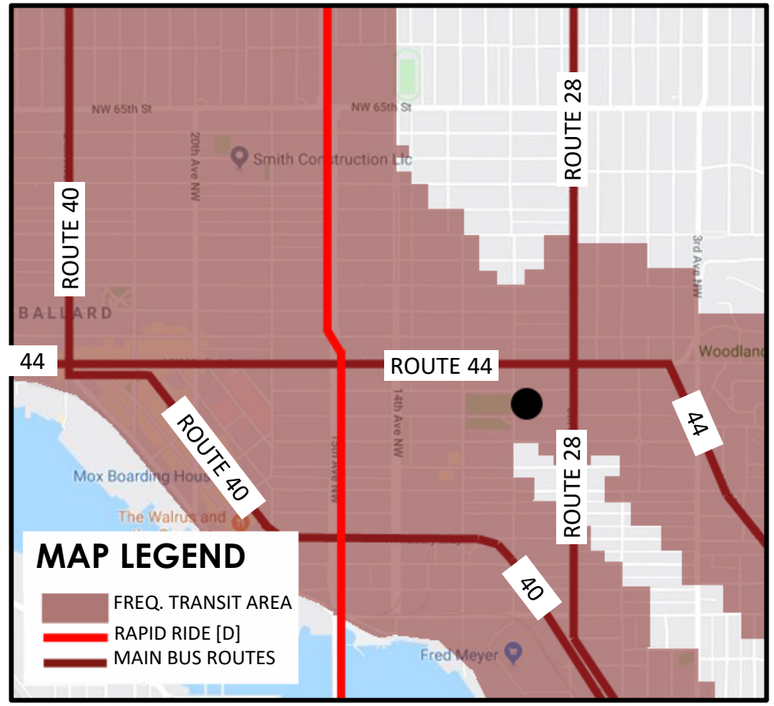
AUTOMOBILE

The site is well served by Seattle's street grid. Arterials including 15th Avenue, Leary Way, and NW Market St. Ballard is notoriously isolated from the rest of the city and this site is no exception. Drivers must battle traffic along Market to get to Aurora and take their chances with a variety of routes to reach I-5.

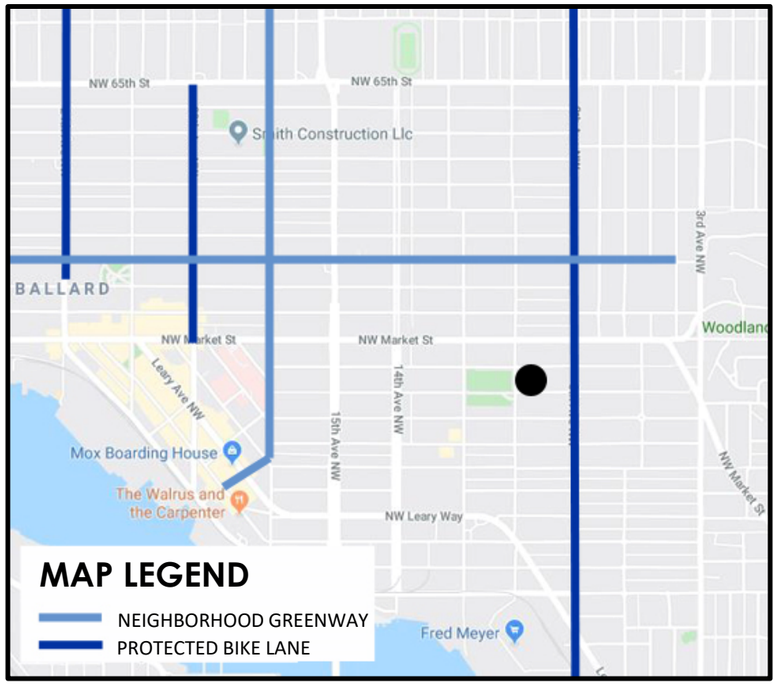
SCALE DESIGN
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845 NW 54th Street
Seattle, Washington 98107



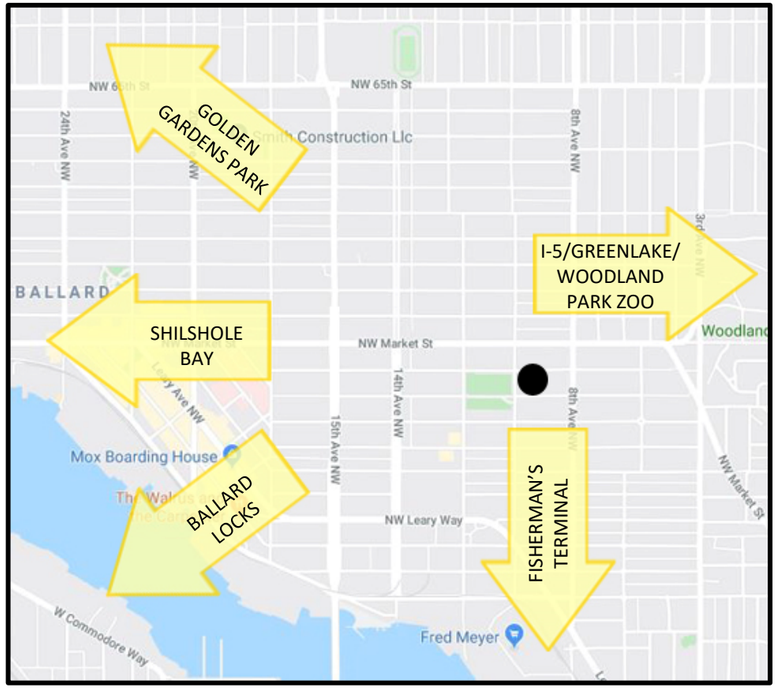
NEIGHBORHOOD ACTIVITY MAP



TRANSIT MAP



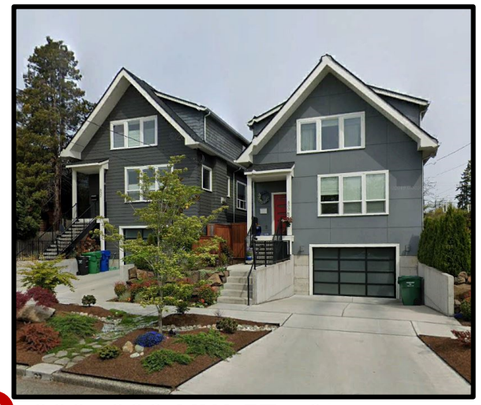
BICYCLE MAP



LOCATION IN CITY/MAJOR STREETS



1 **858 NW 50th Street**
New Townhomes w/
Inner Drive Court



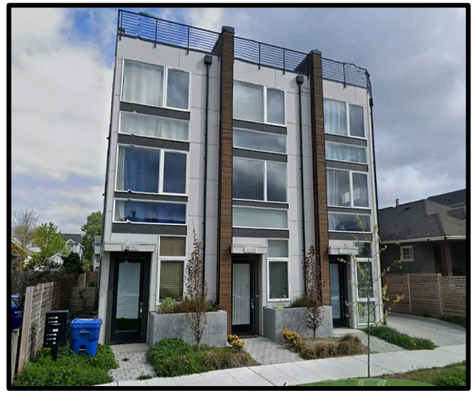
2 **800+802 NW 57th Street**
New Single-Family Homes



3 **803 NW 51st Street**
New Townhomes w/
Inner Drive Court



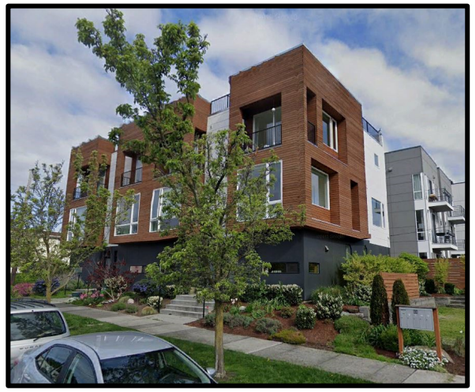
4 **911 NW 51st Street**
New Single-Family Homes



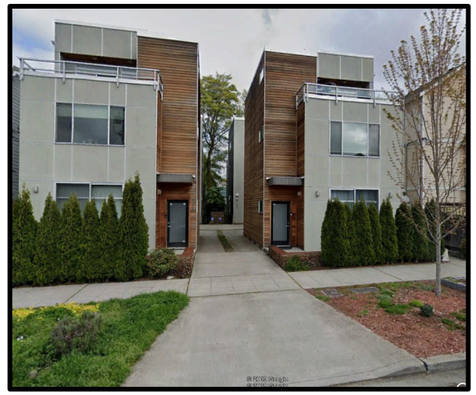
5 **932 NW 51st Street**
New Rowhouses



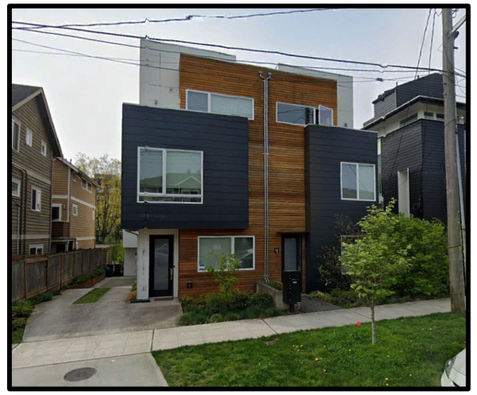
6 **837 NW 52nd Street**
New Townhomes



7 **1152 NW 58th Street**
New Townhomes



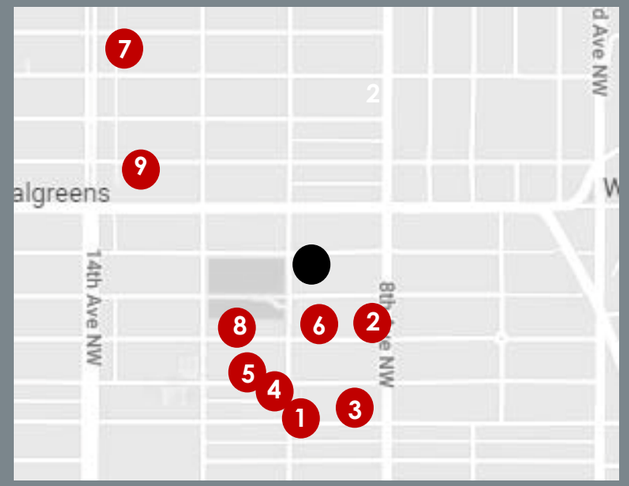
8 **921 NW 52nd Street**
New Single-Family Homes



9 **1138 NW 56th Street**
New Duplexes

CONTEXT
IMMEDIATE SCALE

The immediate neighborhood is undergoing significant changes. Several new projects are under review and construction. New construction is noted with a red dot on the map below. The black dot is the Project Site. Most of the new projects are rectilinear in appearance, though many of the older projects retain pitched roofs.



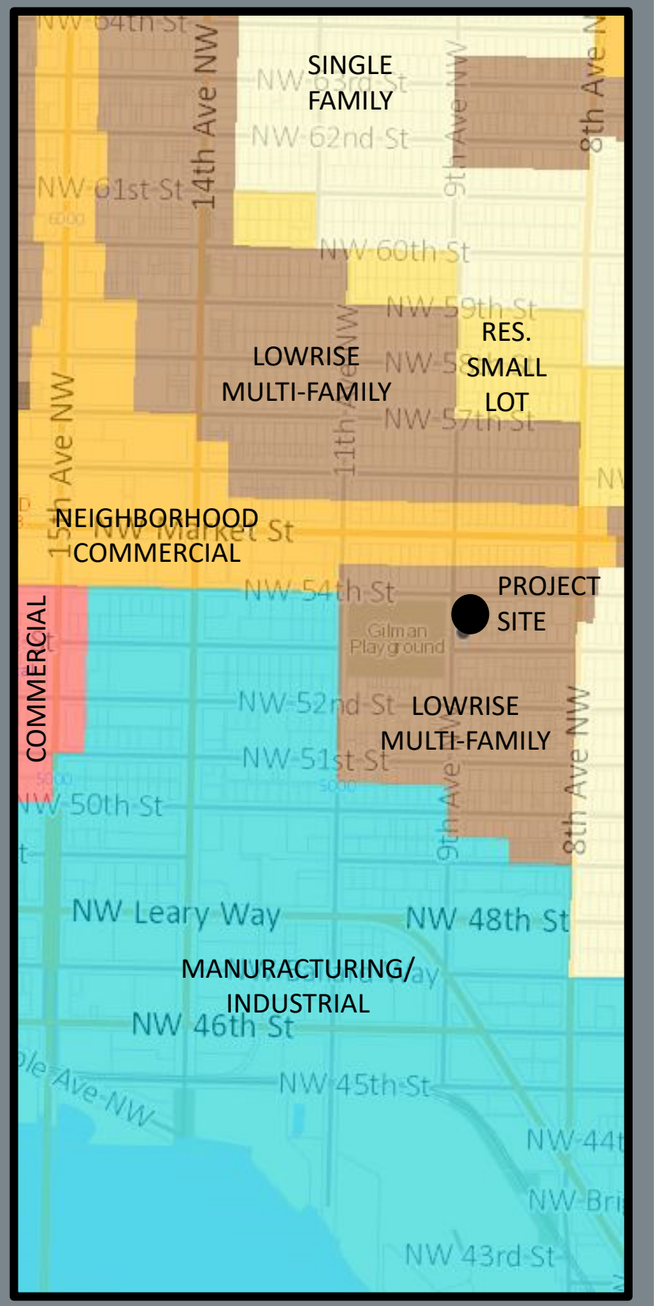
Adjacent projects on 9th Ave NW are currently in for permit. The applications include one five unit building per application.



848 NW 53RD STREET
849 NW 54TH STREET

SITE ANALYSIS

ZONING SUMMARY



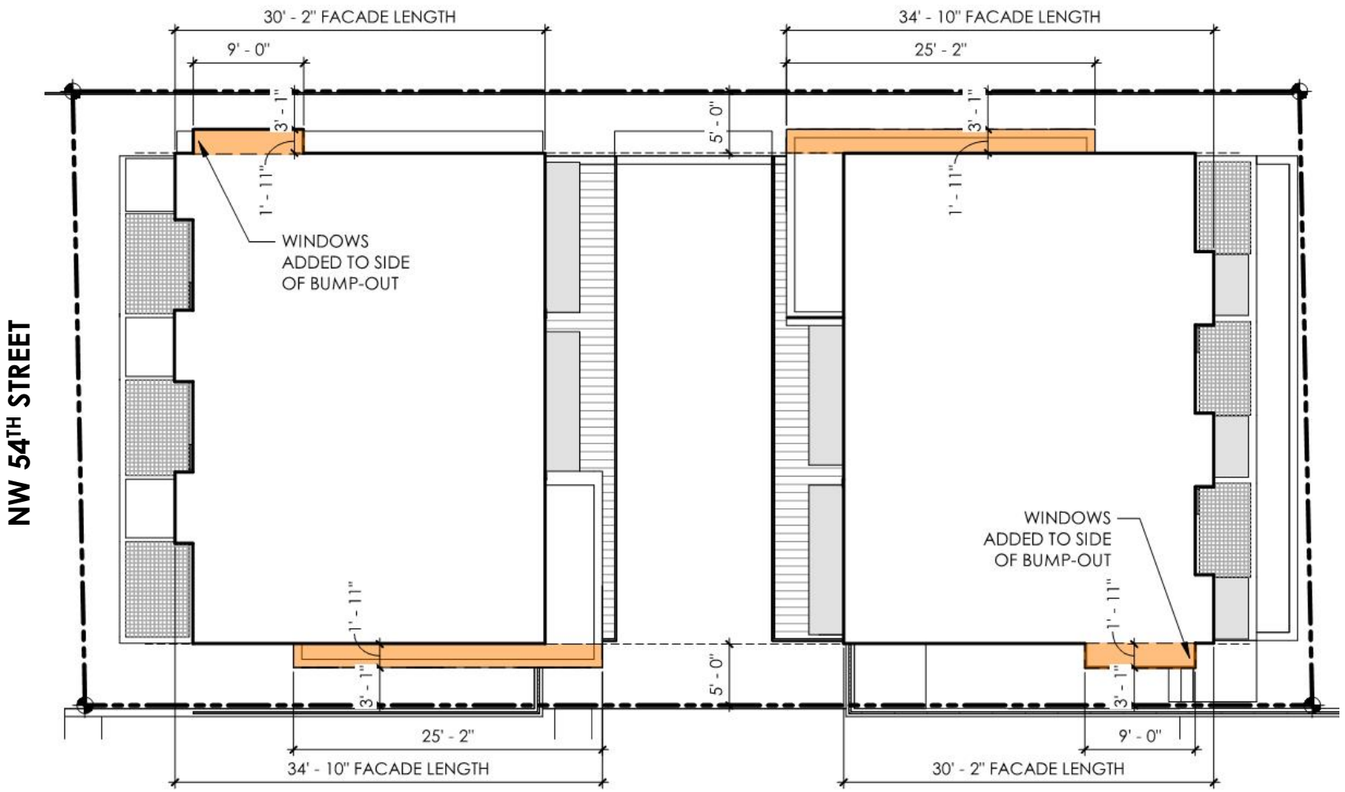
SCALE DESIGN

Gilman Park Townhomes III
845 NW 54th Street
Seattle, Washington 98107

CODE	REQUIREMENTS	PROVIDED
23.45.504 PERMITTED USES	RESIDENTIAL	RESIDENTIAL
23.45.510 FLOOR AREA RATIO	TOWNHOUSE: 1.4 (MAX RATIO) X 5,000 SF (TOTAL SITE) = 7,000 SF	TOWNHOUSE: 6,992 SF (AREA COUNTING TOWARD FAR)
23.45.512 DENSITY LIMIT	TOWNHOUSE: UNLIMITED	TOWNHOUSE: 6 UNITS
23.45.514 STRUCTURE HEIGHT	ALLOWED MAXIMUM HEIGHT: 40' BONUS FOR PITCHED ROOF OF MIN 4:12 SLOPE: 5' TOTAL ALLOWABLE HEIGHT: 45'-0"	<u>BLDG A PROPOSED HEIGHT:</u> 40'-6" + 61'-2" (AVG GRADE) = EL. +101'-8" <u>BLDG B PROPOSED HEIGHT:</u> 41'-6" + 59'-2" (AVG GRADE) = EL. +101'-8"
23.45.518 BUILDING SETBACKS	FRONT: 5' MIN; 7' AVERAGE REAR: 5' MIN; 7' AVERAGE SIDE: 5'-0" MIN (BUILDINGS ARE < 40' IN LENGTH)	FRONT: 7'-7" MINIMUM REAR: 7'-3" MINIMUM SIDE: 3'-1" MIN (NORTH); 3'-1" MIN (SOUTH)
23.45.522 AMENITY AREA	PROVIDE AMENITY SPACE TOTALING 25% OF TOTAL LOT REQUIRED: 5,000 SF X 25% = 1,250 SF MINIMUM 50% SHALL BE PROVIDED AT GROUND LEVEL REQUIRED: 1,250 SF X 50% = 625 SF	TOTAL AMENITY: 2,038 SF TOTAL GROUND AMENITY: 670 SF (54%)
23.45.527B STRUCTURE WIDTH AND FAÇADE LENGTH	65% OF SIDE LOT LINE WITHIN 15' OF LOT LINE: 100'-0" X 65% = 65'-0" WITHIN 15' OF LOT LINE	65'-0" WITHIN 15' OF WEST LOT LINE 65'-0" WITHIN 15' OF EAST LOT LINE
23.34.527 LANDSCAPING	GREEN FACTOR: 0.6	GREEN FACTOR: 0.6
23.54.015 REQ'D VEHICLE PARKING	TABLE B.1: 1 STALL PER 1 UNIT 50% REDUCTION FOR PARKING FLEX AREA = 3 STALLS	6 PARKING SPACES (BOTH IN PRIVATE COVERED GARAGES AND SURFACE PARKED ON LEVEL 0)
23.45.015 REQ'D BIKE PARKING	TABLE D - LONG TERM: 1 STALL PER 1 UNIT TABLE D - SHORT TERM: 1 STALL PER 20 UNITS (MIN. 2)	LONG TERM: 6 SPACES SHORT TERM: 2 SPACES
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE & ACCESS	84 SF MIN AREA OR SHARED STORAGE SPACE (OR) A SEPARATE 2'-0" X 6'-0" STORAGE AREA PER UNIT	SHARED COMPOST AND RECYCLING SPACE AT LEVEL 1 WEST SIDE YARD (COORDINATED WITH SPU) AND (6) TRASH PADS LOCATED IN INDIVIDUAL PRIVATE GARAGES AND SURFACE LOCATIONS ON LEVEL 0

DEVELOPMENT STANDARD ADJUSTMENTS

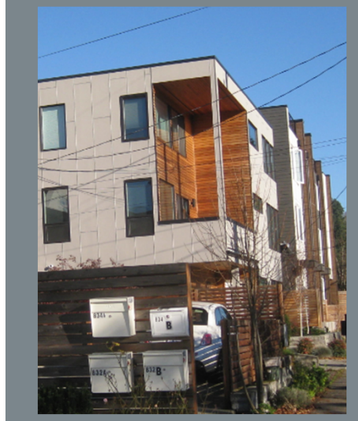
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	ADJUSTMENT AMOUNT	REASON FOR ADJUSTMENT
23.45.518 SETBACKS AND SEPARATIONS	SIDE SETBACK: 5'-0" MIN FOR FACADES UNDER 40'-0" IN LENGTH	SIDE SETBACK: MINIMUM OF 3'-1" SETBACK INSTEAD OF THE MINIMUM 5'-0" SETBACK.	ALLOWED PER CODE: SETBACKS AND SEPARATION REQUIREMETNS MAY BE REDUCED BY A MAXIMUM OF 50 PERCENT. ALLOWED: 2'-6" OF 5'-0" = 50% (2'-6" REDUCTION) PROPOSED: 3'-1" OF 5'-0" = 38% (1'-11" REDUCTION)	THE ALLOWABLE AND COMPLIANT DEVELOPMENT OF THIS SITE PROVIDES A FLAT FAÇADE AT 5'-0" AWAY FROM THE SIDE LOT LINES. THIS ADJUSTMENT WILL BETTER INTEGRATE THE DESIGN INTO THE NEIGHBORHOOD BY ADDING MASSING TO EVERY SIDE OF EVERY BUILDING (CS2). THIS MASSING CREATES MUCH MORE ELEGANT MATERIAL BREAKS (DC4), WEATHER-PROTECTION OPPORTUNITIES (PL3), AND WINDOW OPPORTUNITIES THAT FACE THE STREET (DC4, CS3) AND REAR YARDS (CS2).



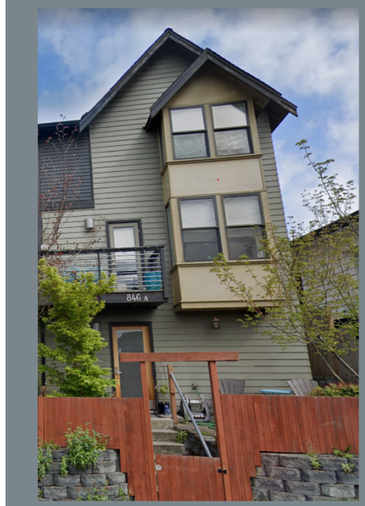
SITE ANALYSIS

ADJUSTMENT REQUEST

NEIGHBORHOOD EXAMPLES SUPPORTING THE SIDE SETBACK ADJUSTMENT REQUESTED

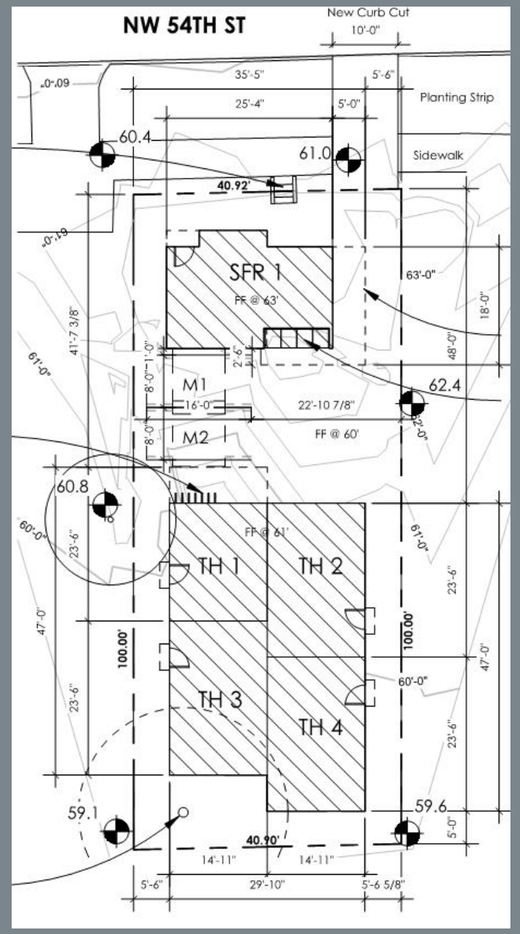






Nearby Ts with side and front facing modulation. Building modulation allows for reasonably located material breaks which contribute to façade treatments found in the neighborhood. The proposed reduction in side setbacks allows the buildings to be wider, which enables usable living space to face the street, similar to many nearby homes.

SITE ANALYSIS
NEIGHBORING DEVELOPMENT



SCHEMATIC SITE PLAN

Images + Schematic Plans for 849 NW 54th ST provided by:

JW ARCHITECTS
1257 S King Street, Seattle, WA 98114 | t:206.953.1305

SCALE DESIGN

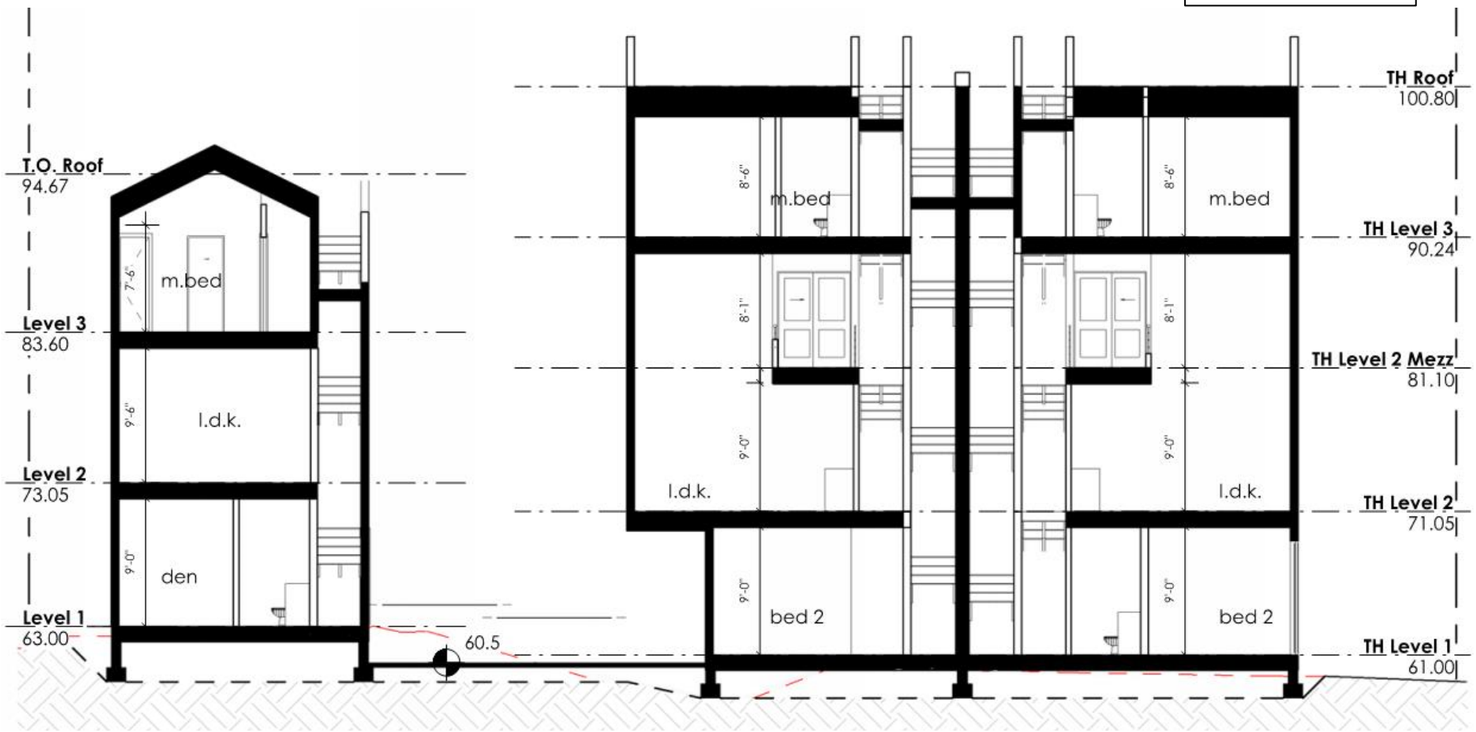
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To the East of this proposal is a proposal from JW Architects for a Single-Family street-facing home as well as (4) four townhouse units on the back half of the site. This development has completed the Pre-Submittal meeting.

Each unit has a roof deck, with some pitched roofing at the Single-Family residence to nod to the existing single-family homes. The Single-Family building is three-stories, while the back (4) four townhomes are three-stories with a mezzanine between Level 2 and Level 3, which allows the massing of the overall site to step down toward NW 54th Street.

This neighboring development serves as a transitional project from the single-family farther down NW 54th Street to the primarily Multi-family development along 9th Avenue NW continuing on toward Market Street.





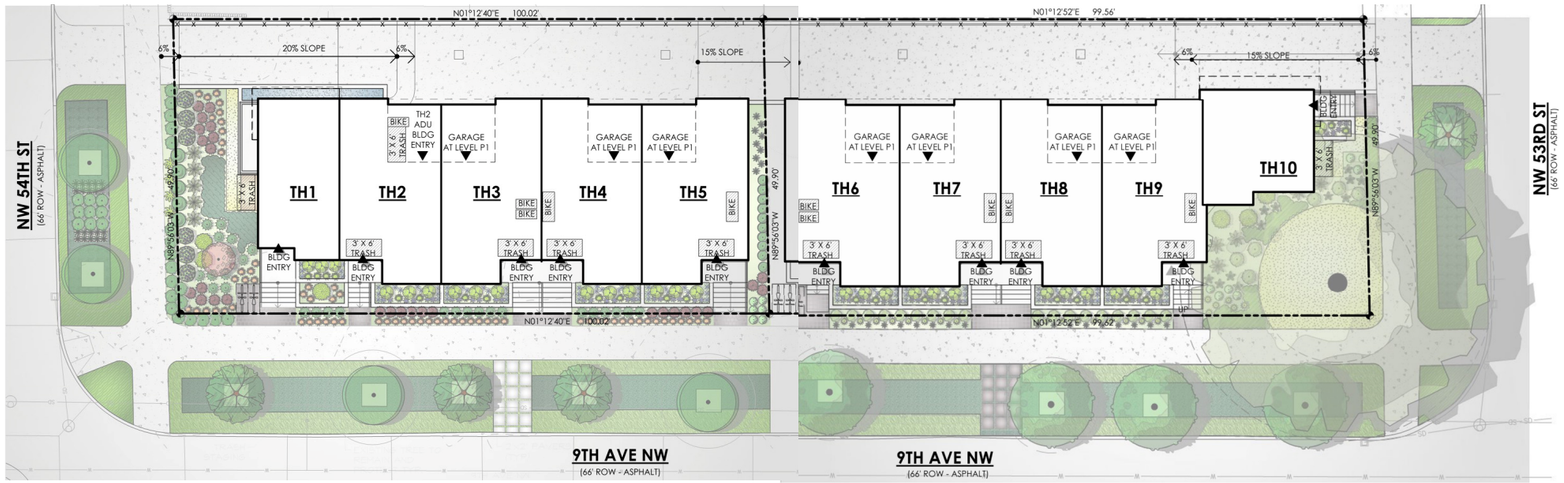
SCHEMATIC SITE SECTION

SITE ANALYSIS

NEIGHBORHOOD DEVELOPMENT

The two parcels facing the park, one of which is adjacent to the subject site are in for permit and have been approved via SDR. Both lots will be redeveloped with five units each. An exceptional Deadora Cedar tree will remain at the corner of 53rd and Ninth.

Each unit has three above grade levels, plus a roof deck and a below grade level. Parking is provided below grade and accessed from either 53rd or 54th Streets along the east property lines. The overall concept behind these units is a continuous, consistent façade that acts as a backdrop to the vibrant park across Ninth.





8 **VIEW FROM 53RD & 9TH**





SITE ANALYSIS

EXISTING SITE PLAN

LEGAL DESCRIPTION:

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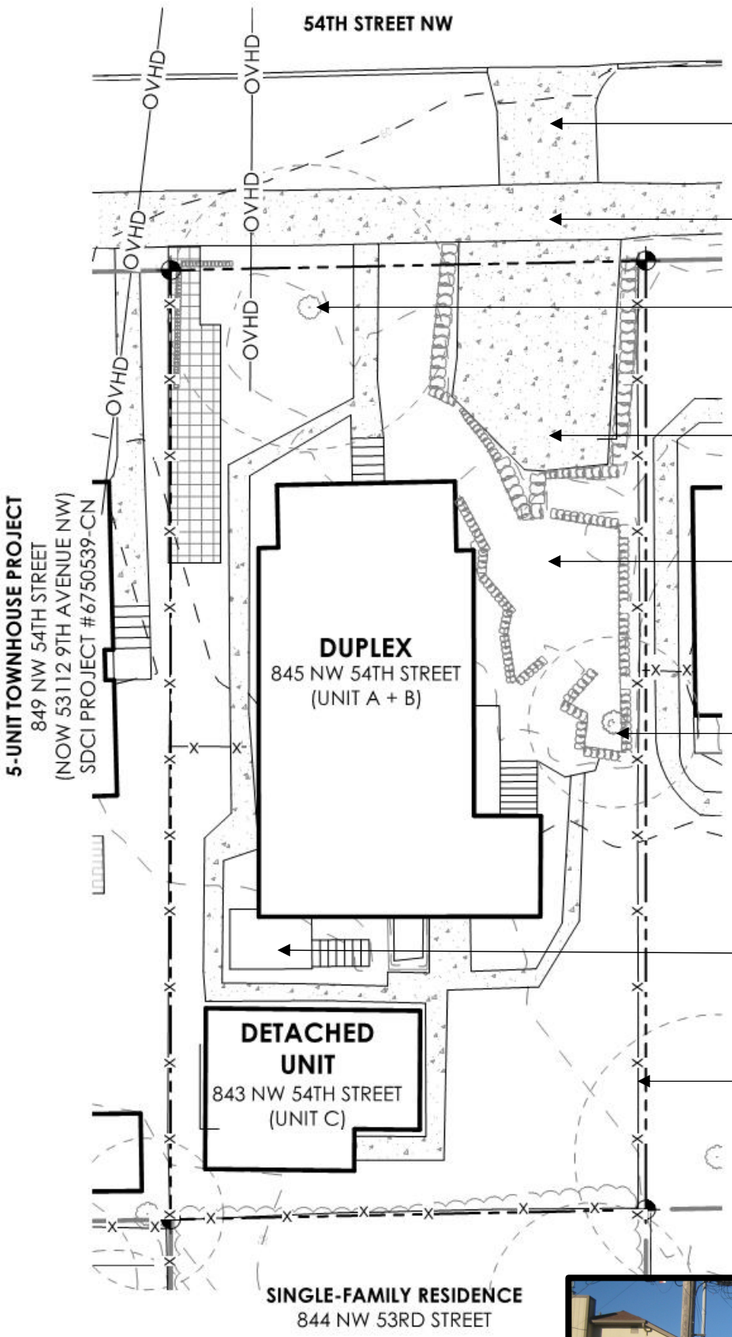
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SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



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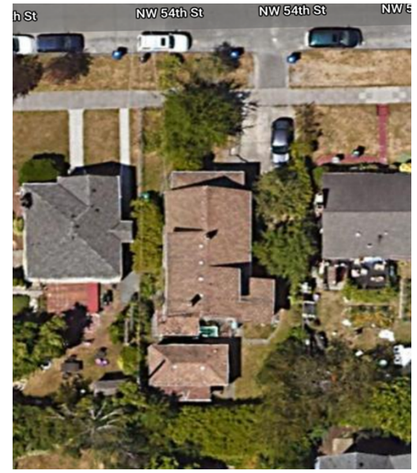




The current configuration of the site includes a 1938 1-1/2 story wood frame duplex and a single story 260sf detached dwelling unit. Surface parking, accessed from 54th Street, is in the front and although rather small, enables two vehicles to park side by side. Various paths and walkways provide pedestrian access around the site, often lined with rockeries. Two trees of interest are on the site.

The site is generally rectangular and slopes from a high of 63' near the patio to a low of 58' in the south west corner. There is a slight slope along the front property line, at an elevation of about 61'.

The existing sidewalk is in good shape. There are no street trees in front of this property.

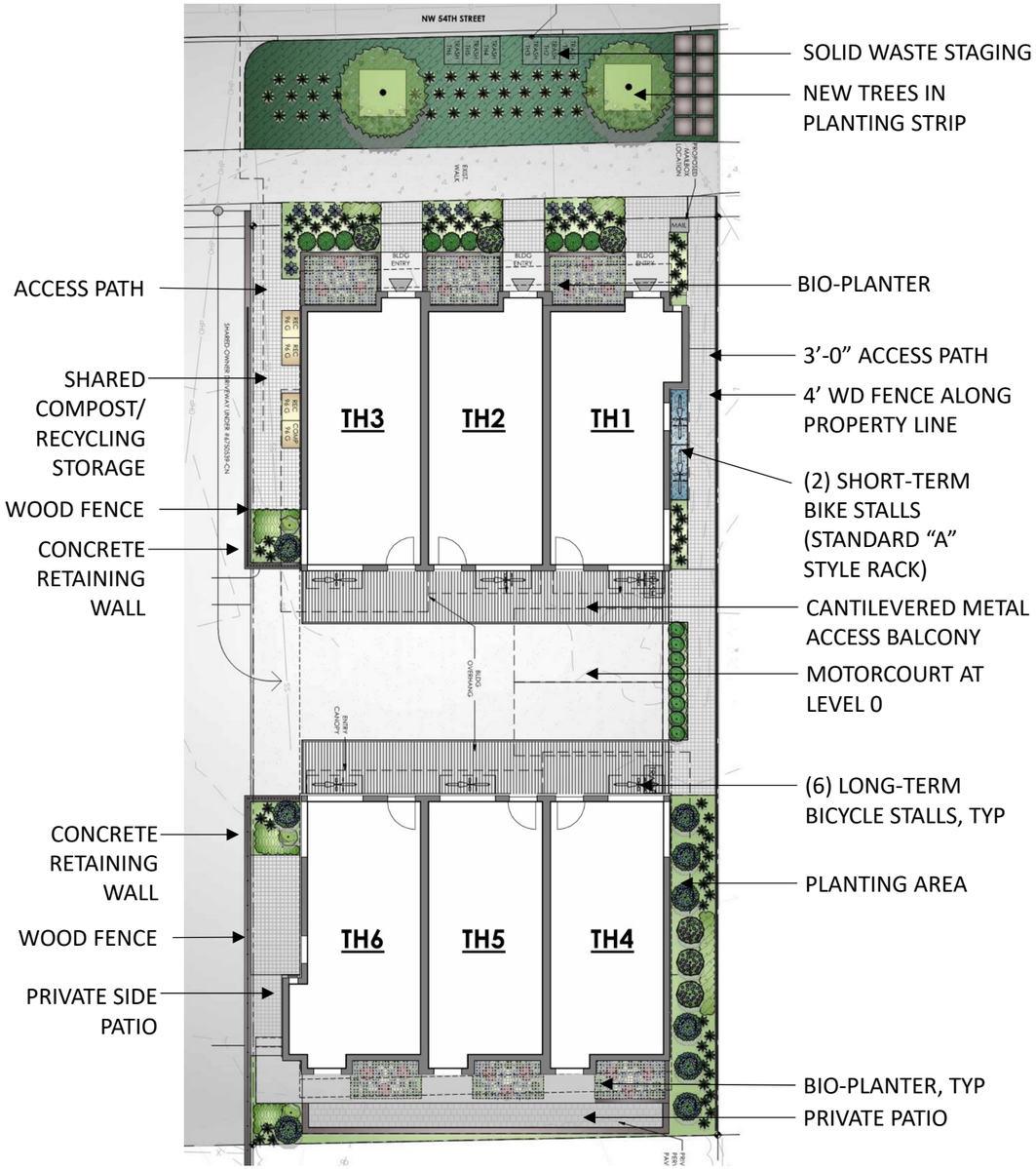


Aerial view from google

NOTE: The property directly west of this site is currently in for permit. A 10' partially sunken driveway with retaining wall and 5' high fence will be provided along the property line. Please see page 8 for additional information about that 5-Unit project.

SITE ANALYSIS

PROPOSED SITE PLAN

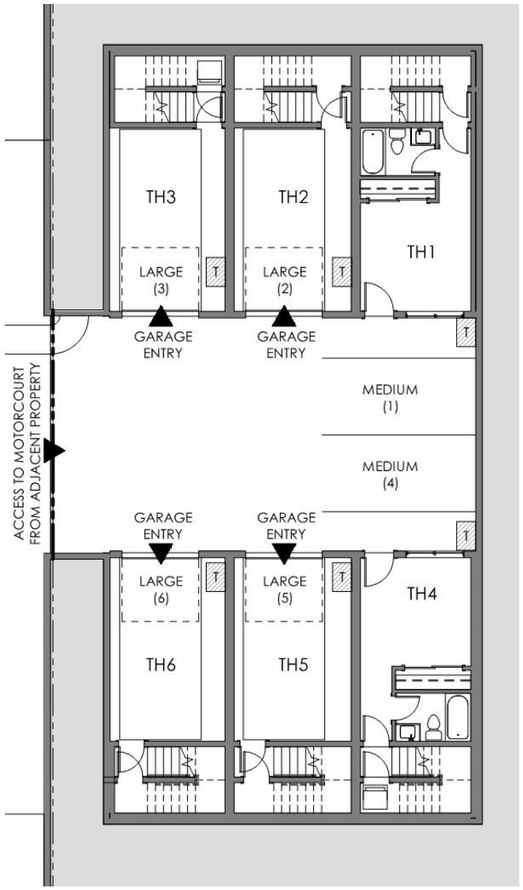


NEW SITE PLAN



LONG-TERM BICYCLE STORAGE

WALL-MOUNTED METAL RING



LEVEL 0 PLAN

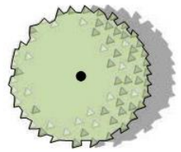






SITE ANALYSIS
PLANTING SCHEDULE

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree

GROUND COVERS	BOTANICAL / COMMON NAME
	Fragaria chiloensis / Beach Strawberry
	Lithodora diffusa 'Grace Ward' / Grace Ward Lithodora
	Vinca major 'Variegata' / Variegated Periwinkle

SITE	BOTANICAL / COMMON NAME
	7/8" Drain Rock

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
	Brunnera macrophylla 'Silver Heart' / Siberian Bugloss
	Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus
	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
	Rhododendron x 'Ramapo' / Ramapo Rhododendron

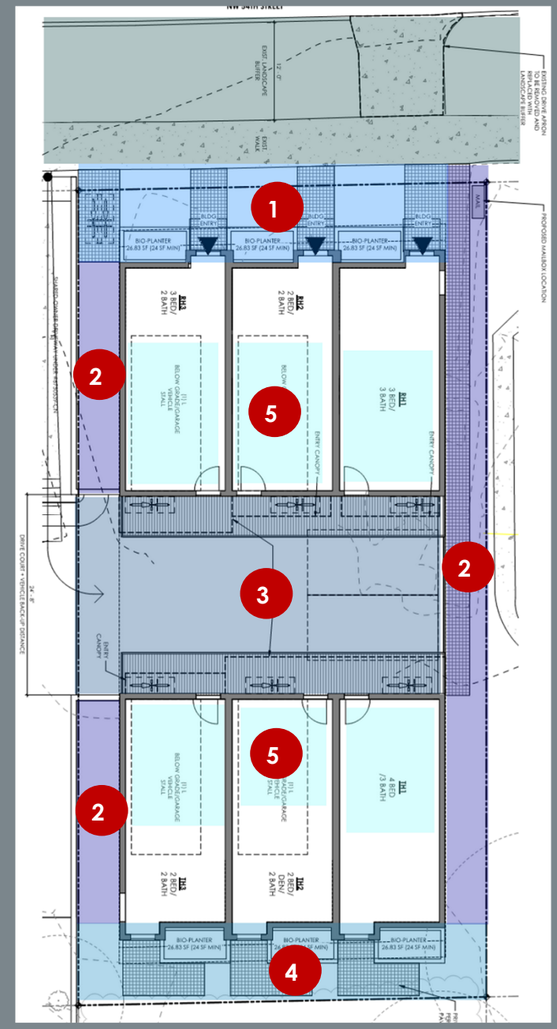
BIORETENTION	BOTANICAL / COMMON NAME
	Carex obnupta / Slough Sedge
	Cornus sericea 'Kelseyi' / Kelseyi Dogwood
	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus



RENDERED LANDSCAPE PLAN
NTS

SITE CONCEPT

LANDSCAPE PLAN



The site can be seen as (5) separate zones:

1) Street frontage and entry
2) Side access path
3) Central Motor Court
4) Rear private patios
5) Rooftop decks

SITE CONCEPT

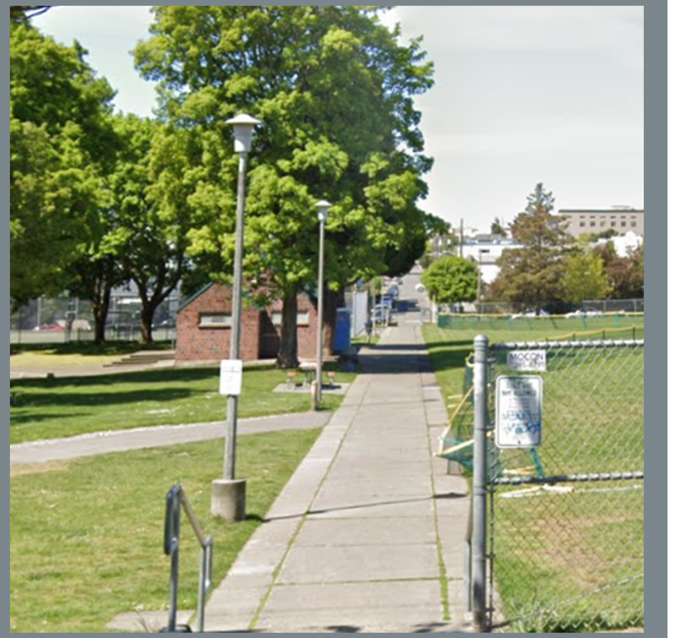
LIGHTING PLAN

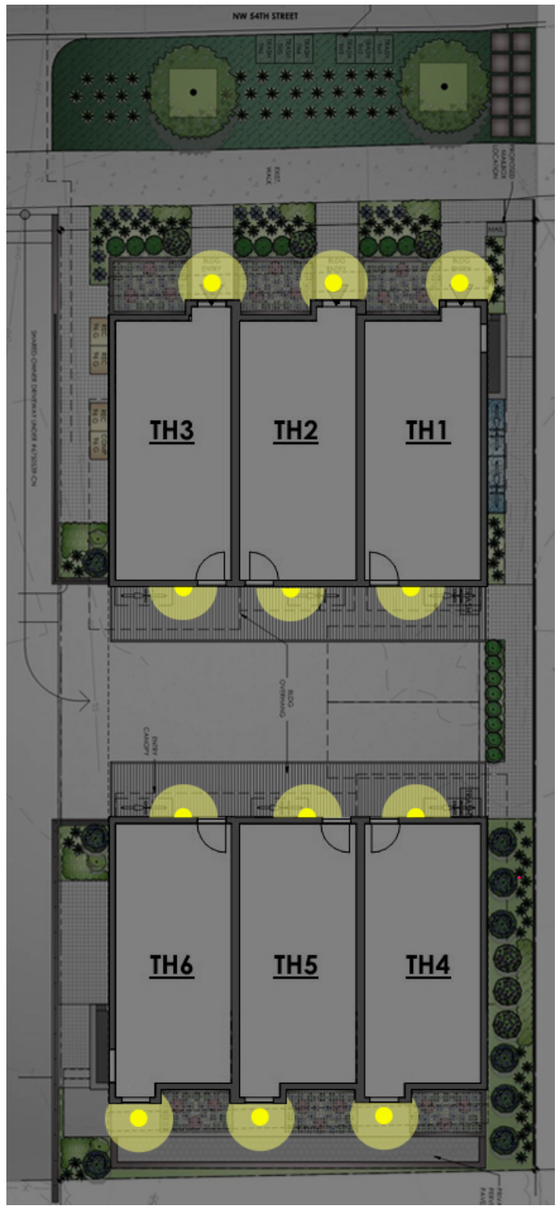
Site Lighting is intended to be unobtrusive and light pathway areas.

Recessed down lights will be located at entry porches.
Wall mounted light fixtures will provide lighting at garage entries.
Wall mounted light fixtures will be provided at exterior patios and roof decks.
Wall mounted pathway lighting to be located at steps and driveway.

The intent is to provide lighting where lighting helps guide users through the site and will encourage use of exterior spaces.

Streetlights are standard 'Cobra' style, pole mounted fixtures. The park has pathway lighting

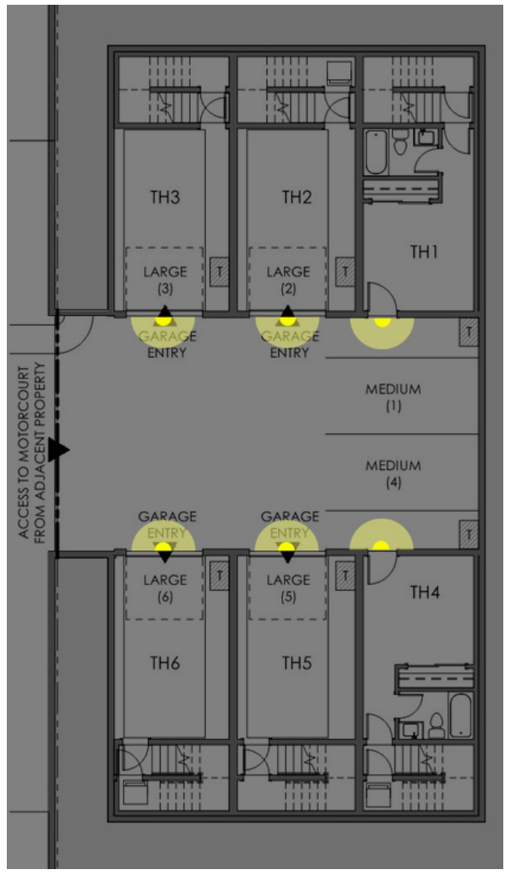




NEW SITE PLAN







LEVEL 0 PLAN

SCALE DESIGN

Gilman Park Townhomes III
845 NW 54th Street
Seattle, Washington 98107

SITE CONCEPT

SHADOW STUDY



JUNE | 10 AM



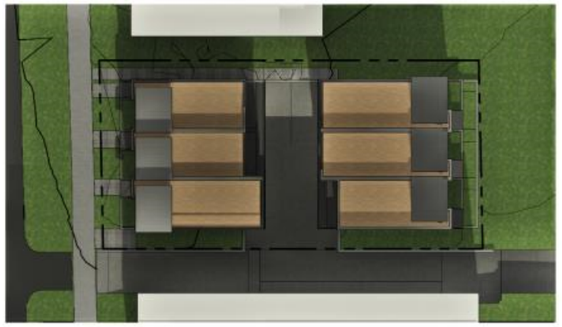
JUNE | NOON



JUNE | 3 PM



MARCH/SEP | 10 AM



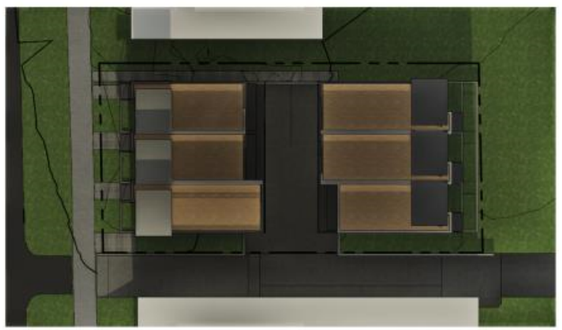
MARCH/SEP | NOON



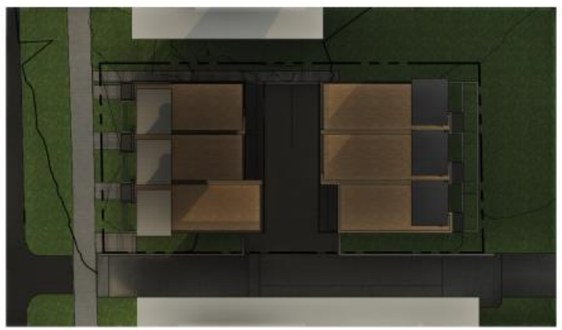
MARCH/SEP | 3 PM



DECEMBER | 10 AM



DECEMBER | NOON



MARCH/SEP | 3 PM

ARCH CONCEPT

MASSING IMAGES

CONCEPT DESCRIPTION

The intent of the project is to create a cohesive set of townhouses that provide a positive streetscape, utilize the site efficiently, and create great spaces for people to live in.

Taking cues from traditional rowhouses, the street facing elevation puts high quality materials out front. Small entry porches connect units to the street along 54th. A central motor court is dropped below grade to allow light and air between the buildings while making use of the existing, neighboring driveway.

Materials wrap around to the sides, changing to more affordable materials as they become less visible from the right of way.

The two buildings are pinwheeled together to give each side facing façade modulation while putting the most massing variation towards the front and rear of the site. The rear of the site will likely be visible from 53rd Street for the foreseeable future and creating an equally appealing façade facing south was important to the design team.

Overall the idea is to create a group of cohesive, identifiable, vertically oriented units that stretches along the street.













SCALE DESIGN
Gilman Park Townhomes III
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Existing streetscape across from the park along 54th Street showing limited materials, typically painted siding and brick along with varied pitched roof forms and simple window patterns. The entire street feels homogenous through the use of similar colors and siding materials. Variety between lots is limited to rooflines, window location, and masonry patterns.

ARCH CONCEPT

MASSING IMAGES

SDCI Design Guidelines are marked with red dots with the corresponding guideline number.

KEY DESIGN GUIDELINES

CS2 Urban Pattern and Form
C. Relationship to the block
Steeply pitched roof forms and repeating elements reflect the repetition of traditional single family house development along 54th. Small stoops and multiple windows oriented to face the street, strengthening the pedestrian connections to public areas.

CS3 Architectural Context and Character
A. Emphasize Positive Neigh. Attributes
Lap siding and 'stone' accents reflect a mix of masonry and painted siding of the existing homes long 54th.
Combining various roof forms reflect the existing residential structures.
Repetition of forms and materials mimic the surrounding single family homes.

PL3 Street Level Interaction
C. Residential Edges
Raised porches with canopies and street facing entries continue the common streetscape conditions nearby. Varied heights diminish the overall bulk of the structure.

DC2 Architectural Concept
D. Scale and Texture
Strong vertical elements delineate units and roof modulation avoids a boxy feel along the street.

DC4 Materials
A. Exterior Elements and Finishes
A simple and limited material palette of painted siding and masonry reflect existing structures. Residential scaled materials predominate. Contrasting colors emphasize the uses and units.

ARCH CONCEPT

FLOOR PLANS

SDCI Design Guidelines are marked with red dots with the corresponding guideline reference number.

KEY DESIGN GUIDELINES

CS2 Urban Pattern and Form
C. Relationship to the block

Plan modulation mimics smaller scale development and creates individual spaces.

CS3 Architectural Context and Character
A. Emphasize Positive Neighborhood Attributes

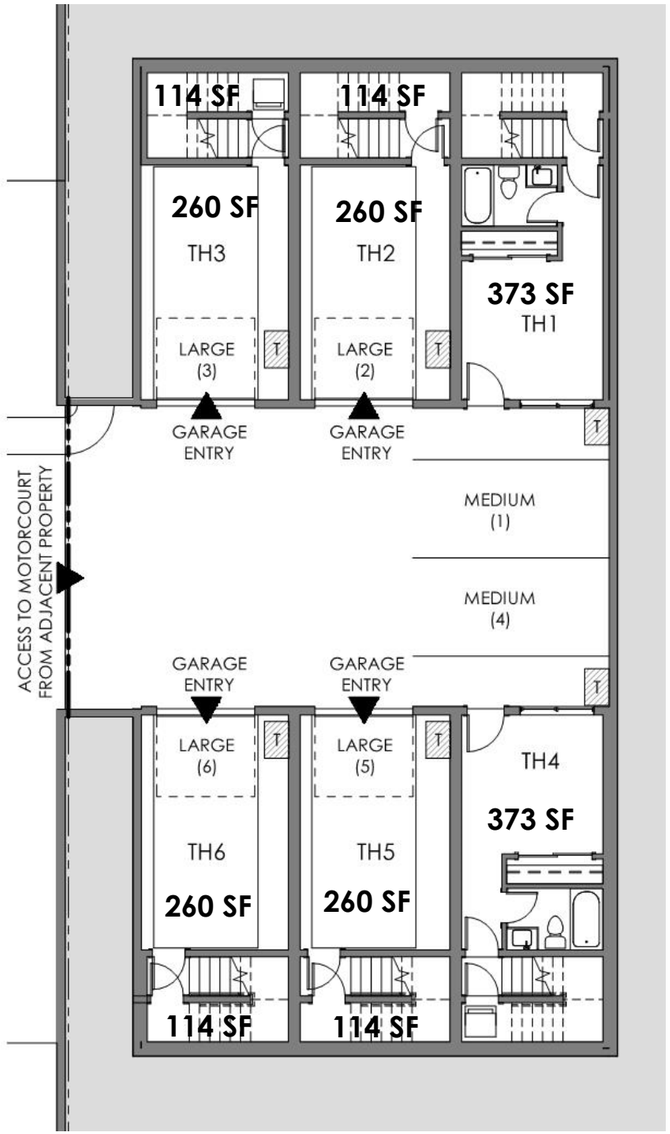
Materials coordinate with forms to emphasize massing.

PL3 Street Level Interaction
C. Residential Edges

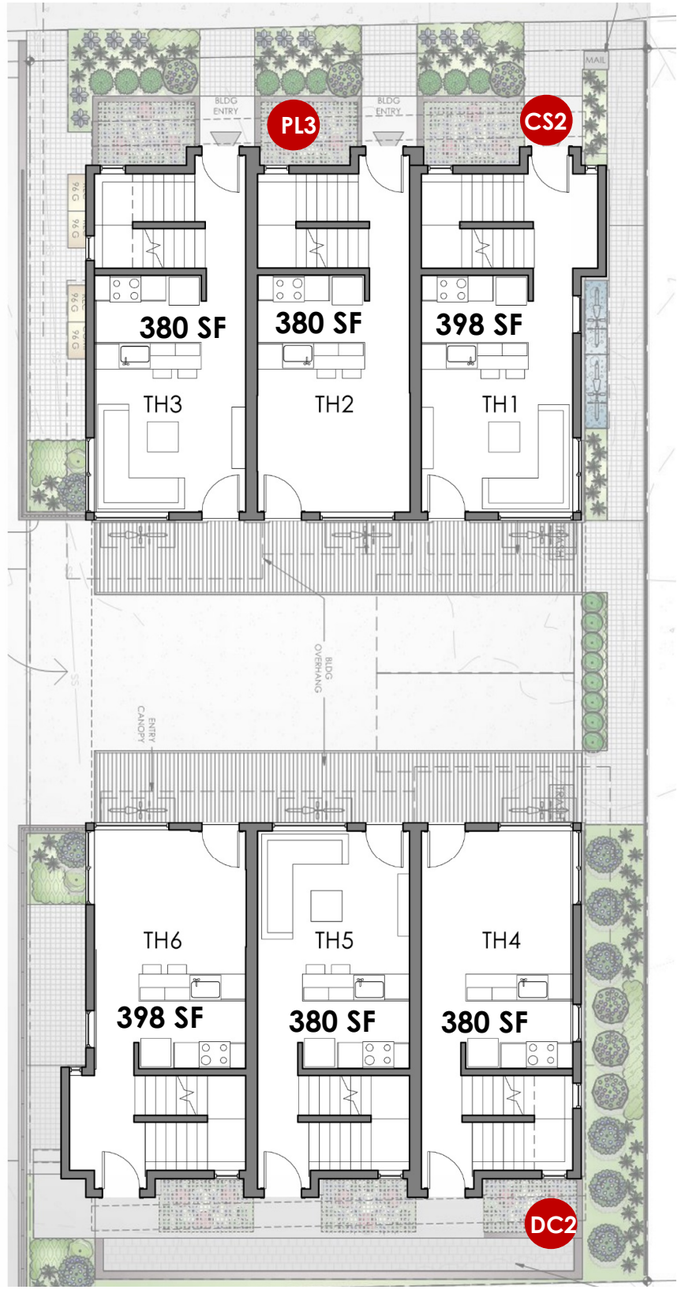
Front porches, small scale massing, and steps encourage pedestrian interaction as well as windows facing the ROW.

DC2 Architectural Concept
D. Scale and Texture

Modulation and fenestration patterns reinforce the residential scale of the neighborhood.

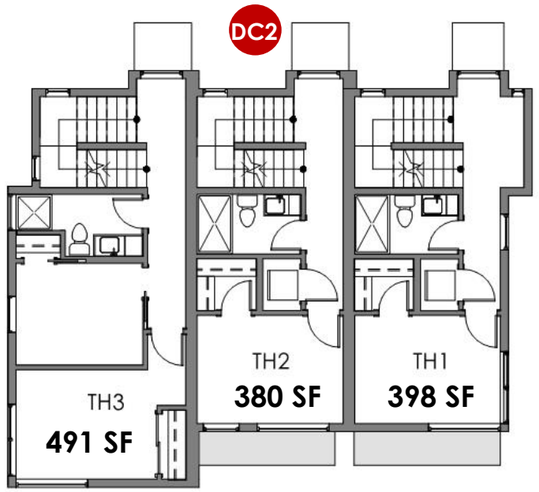


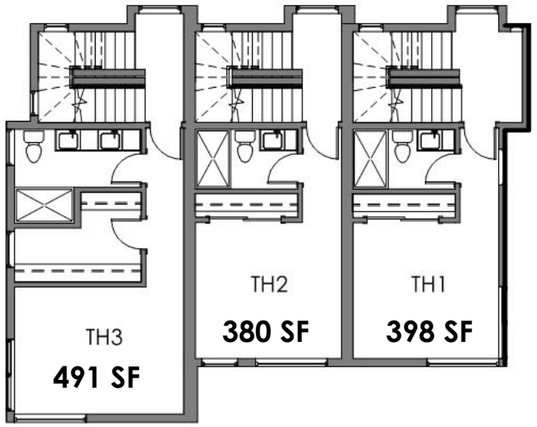
LEVEL P1

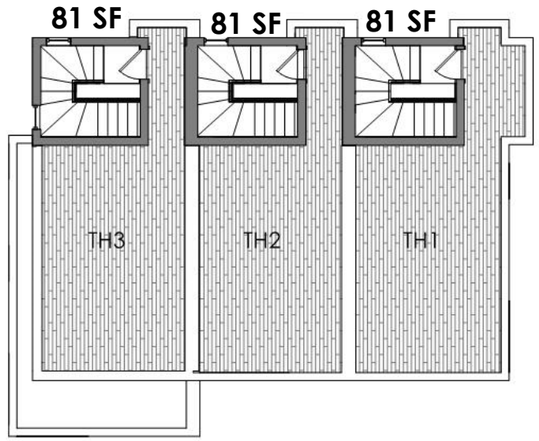


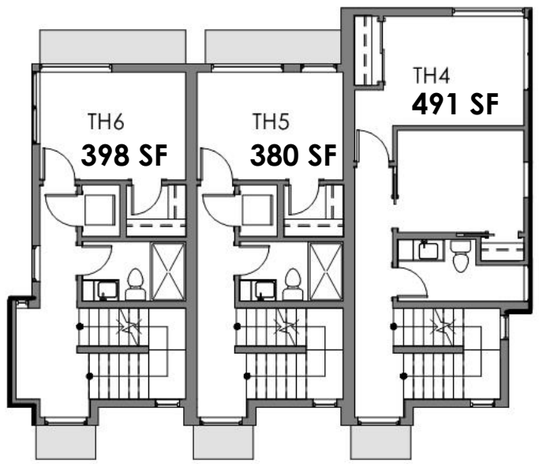
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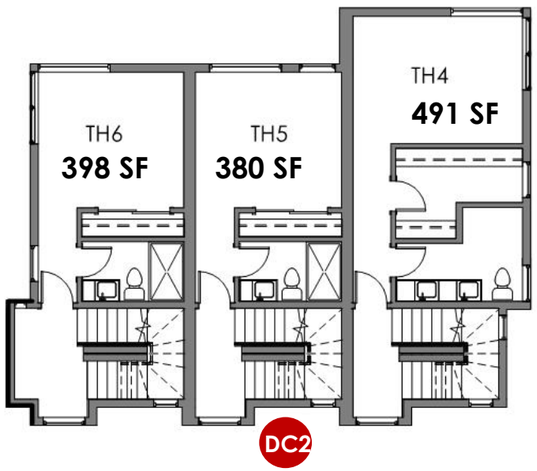
SCALE DESIGN
Gilman Park Townhomes III
845 NW 54th Street
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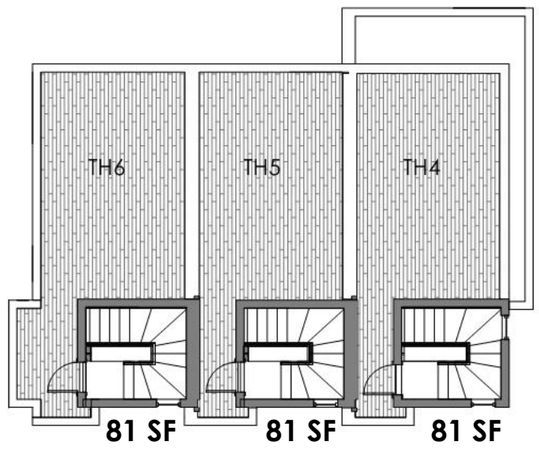












LEVEL 2

LEVEL 3

LEVEL 4

ARCH CONCEPT

FLOOR PLANS

SDCI Design Guidelines are marked with red dots with the corresponding guideline reference number.

KEY DESIGN GUIDELINES

CS3 Architectural Context and Character
A. Emphasize Positive Neighborhood Attributes

Shifting massing at upper levels creates more privacy and interest.

PL3 Street Level Interaction
C. Residential Edges

Entries and site access face the street.

DC2 Architectural Concept
D. Scale and Texture

Small modulations and simple massing reflect extant, nearby construction.

DC4 Materials
A. Exterior Elements and Finishes

Higher quality materials (masonry & painted lap siding) are located at the most visible locations and more value conscience materials are located at the rear, where they are less visible from the street.

ARCH CONCEPT

ELEVATIONS + MATERIALS



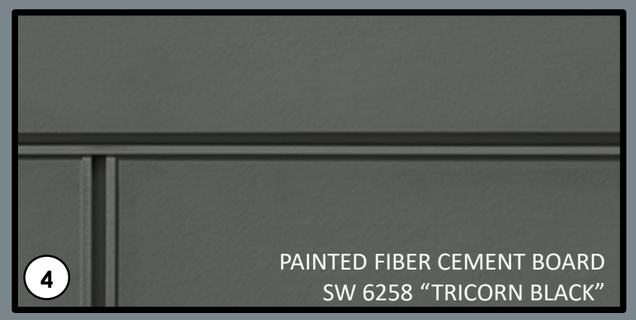
1 MUTUAL MATERIALS THIN BRICK "COAL CREEK"



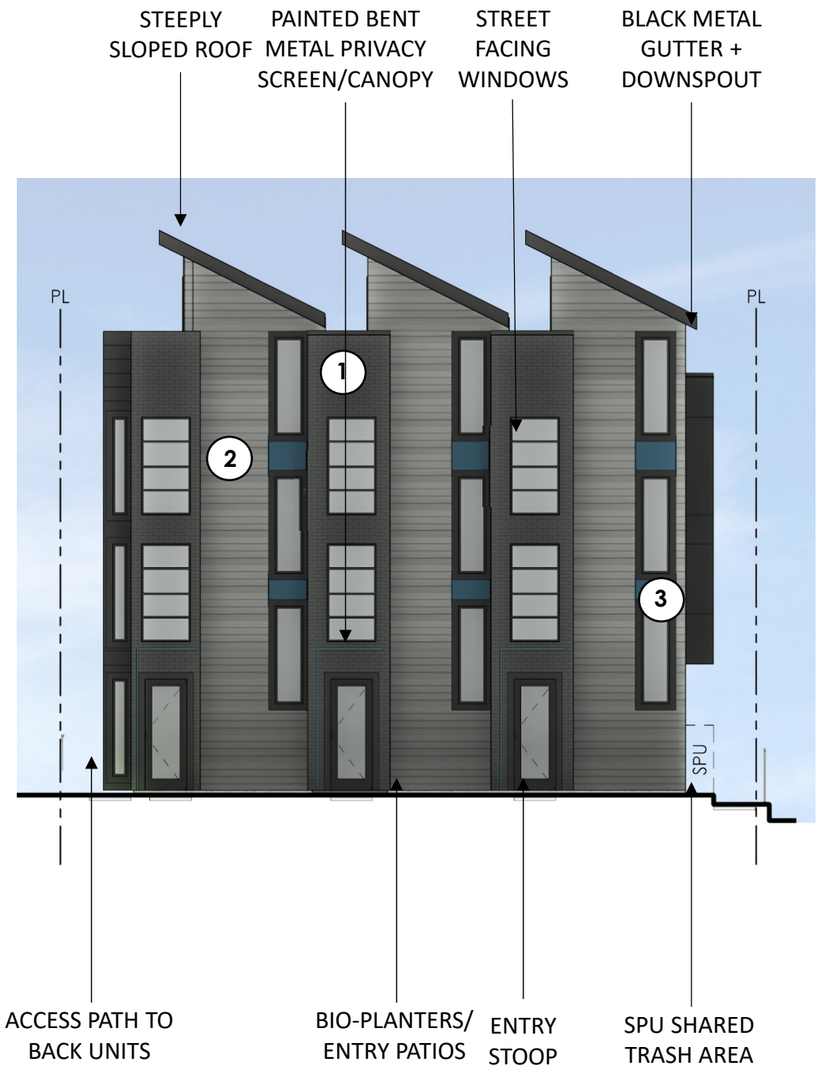
2 PAINTED FIBER CEMENT LAP SIDING SW 9137 "NIEBLA AZUL"



3 PAINTED FIBER CEMENT BOARD SW 6509 "GEORGIAN BAY"



4 PAINTED FIBER CEMENT BOARD SW 6258 "TRICORN BLACK"





NORTH ELEVATION

SCALE DESIGN
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SOUTH FAÇADE OF FRONT BUILDING

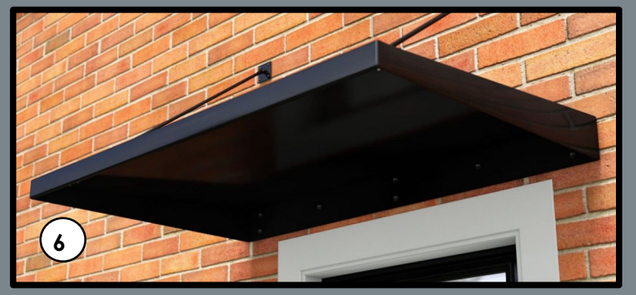


NORTH FAÇADE OF REAR BUILDING

ARCH CONCEPT

ELEVATIONS + MATERIALS









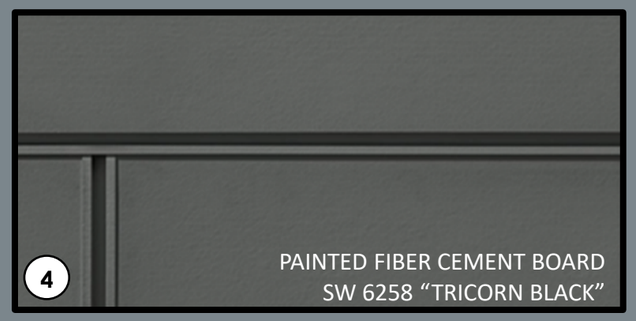
ARCH CONCEPT

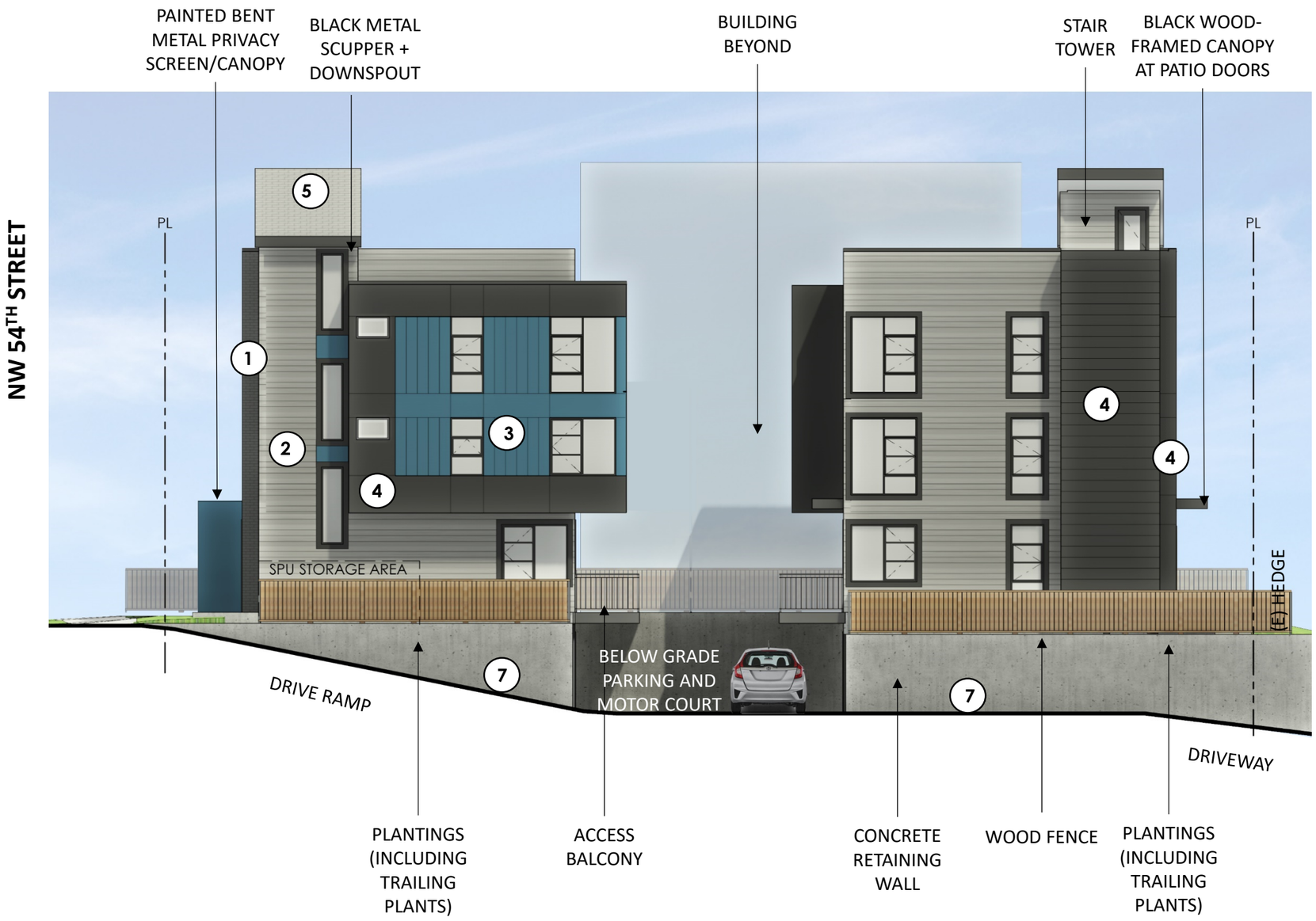
ELEVATIONS + MATERIALS





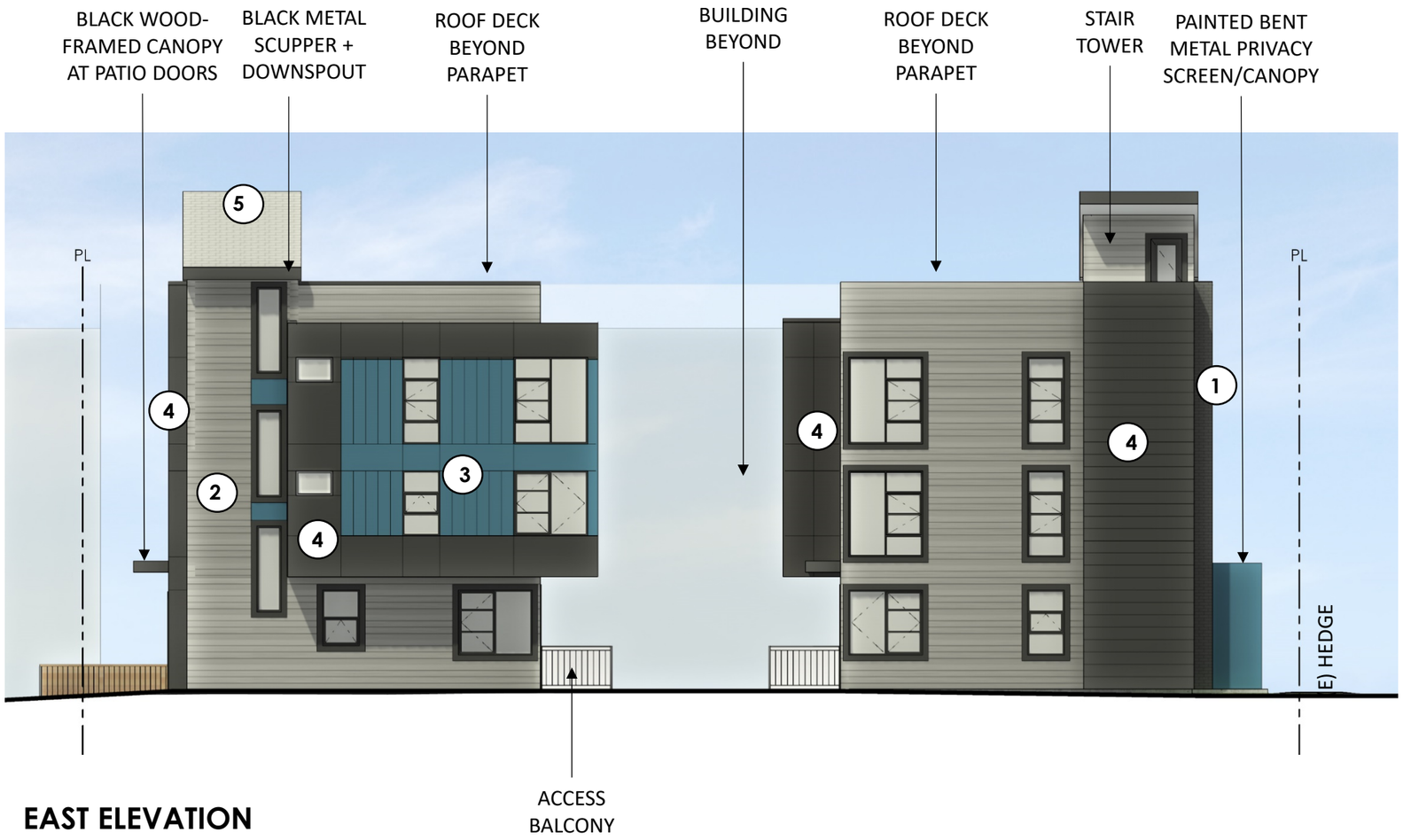






WEST ELEVATION

SCALE DESIGN
Gilman Park Townhomes III
845 NW 54th Street
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EAST ELEVATION

ARCH CONCEPT

ELEVATIONS + MATERIALS









SUMMARY OF DESIGN RELATED FEEDBACK FROM COMMUNITY OUTREACH.

LANDSCAPE
Comments encouraged more trees

MASSING:
No comments on massing

PARKING & TRAFFIC: (most comments related to parking)
Responses were positive about fully parking the project
Minimizing the impact of driveways and cars was emphasized

STREET LEVEL INTERACTION:
No comments on Street level action

PROJECT USE
One comment noted that stacked flats would be better than vertical townhouse units



Early Community Outreach

Project Type: Townhomes (6 Units)
Neighborhood: Ballard, Seattle, WA
Zone: LR2 (M1)
Site Size: 5,000 SF
Parking: Required @ 50%
Parcel Number: 122503-9011

Project Description:

- **Design Review:** This project is subject to Streamlined Design Review. Early Community Outreach is a required step in this process, which typically includes an in-person community interaction component. This project will satisfy the in-person component via the online survey (below) as recently allowed by city council (CB 119769).
- **Demolition:** The existing triplex and associated site improvements will be demolished. Most of the vegetation will be removed.
- **Anticipated Development:** The program includes six townhouse units in two separate buildings. Each Building will have three multistory units with roof decks. A mix of unit types (2 bedroom, 3 bedroom, and 4 bedroom) are expected. Four units are anticipated to have single car garages with space for trash and recycling and two units will have surface parking. Currently, the site concept

•**Partial Snapshot of Project Website**

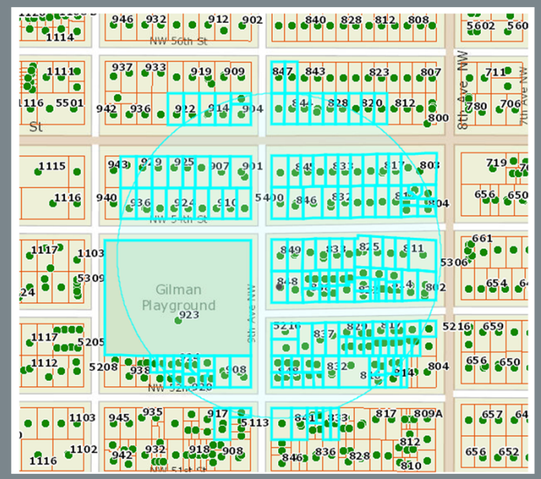
Image shown is from early studies of the site

COMMUNITY OUTREACH

The project provided the following types of outreach, all listed as “High-Impact Methods”.

•**Printed Outreach:**
A flyer/fact sheet was hung at several locations around the site, within approximately 500 ft of project.

•Approximate area w/in 500’ of site:



•**Digital in lieu of Personal Outreach:**
Online Survey (Survey Monkey)
Live Survey: May 4, 2020 – June 5, 2020.
Three responses

•**Digital Outreach**:
Project website, with links to the survey, and available to receive comments was created in early May of 2020 and remained live until the SDR presubmittal conference.

Documentation was provided to Danielle Friedman via email at the Department of Neighborhoods on April 6, 2020.