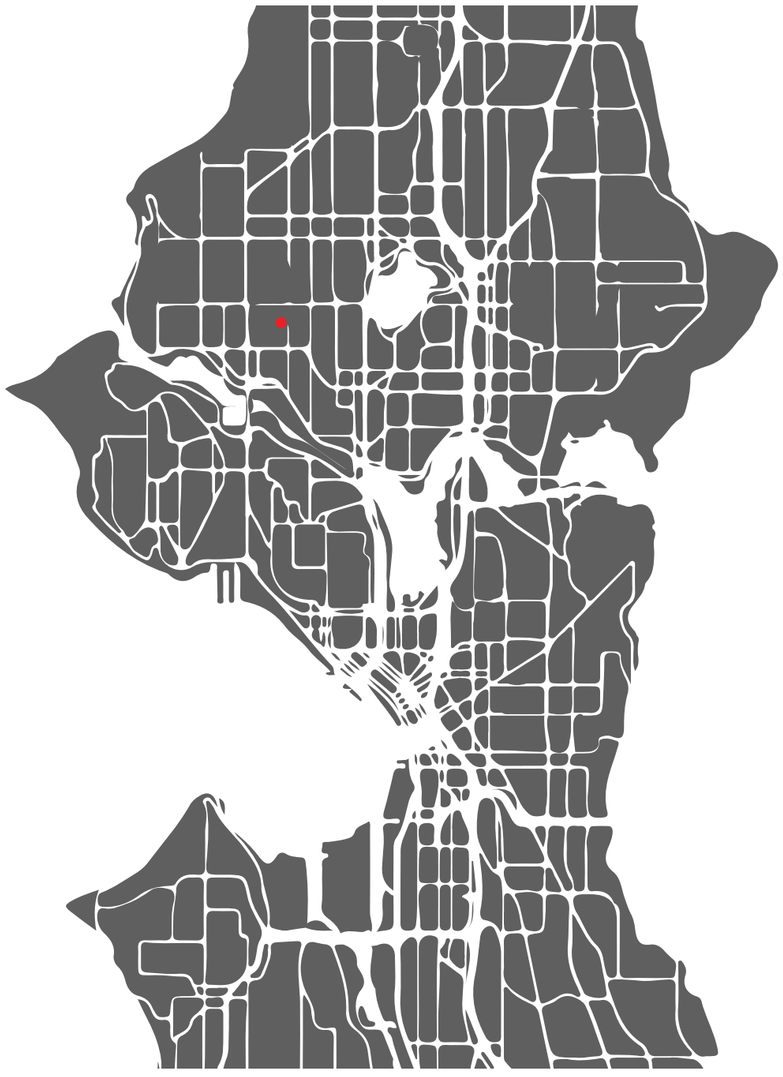


christopher jones
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STREAMLINED DESIGN REVIEW
901 NW 58th ST. | PROJECT #3037680-EG

April 28, 2021



PROJECT INFORMATION

PROJECT NUMBER:	#3037680-EG
PROJECT ADDRESS:	901 NW 58TH ST. SEATTLE, WA 98107
LEGAL DESCRIPTION:	EAST 35' OF LOT 9 AND ALL OF LOT 10, BLOCK 106, GILMAN PARK

DEVELOPER

CITY HOMES 901 DEVELOPMENT LLC
411 1ST AVENUE S. SUITE 650
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ARCHITECT

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PROJECT INTRODUCTION

CONTEXT

This site is located in the Ballard Neighborhood, an established residential area with mostly single family residences, townhouses, and small apartment buildings. There is an eclectic mix of architectural styles and building materials in the area, with a healthy balance of contemporary and historic developments.

Gilman Playground is less than a 5 minute walk to the south. There are several restaurants, stores and markets located nearby on 15th Ave NW. The Ballard Bridge is nearby and allows direct access into Queen Anne and onward toward Downtown.

This project's site is nearby to many townhouse developments, especially to the west and south. Most of the surrounding blocks contain a mixture of multi-family apartments, rowhouses, and single-family homes.

EXISTING USES AND STRUCTURE

The existing site is composed of a single parcel that measures approximately 100 feet wide by 50 feet deep. The single family residence currently on the site will be demolished.

PHYSICAL SITE FEATURES

The site maintains a minimal slope. The terrain gradually slopes for a total of 2 feet downward from the northeast corner to the south.

VISION

To provide six fee-simple townhouses designed for an urban lifestyle and to complement their surroundings. These homes will contribute to the growing density and varied architectural language of the surrounding highly walkable neighborhood, with frequent transit nearby. They feature high-quality building finishes, richly landscaped outdoor spaces, and will be Built Green 4-Star certified.

PROJECT DETAILS

New units:	Six, 3-story townhouses with roof decks
Existing to Demolish:	Single Family Residence
Total new floor area:	6,560 sq. ft.
Parking spaces:	No parking spaces are required





NOTABLE LOCAL LANDMARKS

1. Gilman Playground
2. Gemenskap Park
3. Woodland Park Zoo
4. Green Lake
5. Ballard Locks
6. Ballard High School
7. Ballard Commons Park
8. Sunset Hill Park
9. Golden Gardens









NEARBY RESTAURANTS, BARS & CAFES


THE BLUE GLASS



RAIZ



JOLI



STOUP BREWING


BRIMMER AND HEELTAP

NEARBY FITNESS & RECREATION


BALLARD BARBELL AND BOXING CLUB



GAME PLAN FITNESS



BALLARD CROSSFIT


ORANGE THEORY FITNESS



F45 TRAINING BALLARD

CONTEXT ANALYSIS : LAND USE AND TRANSPORTATION

OVERVIEW

The site is located on the corner of 58th St. and 9th Ave. It is situated close-by to Gilman Playground and walking distance to plenty of stores, restaurants, and businesses. Surrounding the site on all sides is a mixture of multi-family townhouses, apartments, and single-family homes. Ballard has seen rapid growth in the past years and there is new development all throughout the neighborhood.

Nearby schools include Ballard High School, which is a few blocks northwest of the site next to Ballard Commons, and West Woodland Elementary which is a few blocks east of the site. The Ballard Neighborhood is bounded to the north by Crown Hill (NW 85th St.) and Lake Washington Ship Canal to the south. On Ballard's east side is Greenwood, Phinney Ridge and Fremont, and to the west is the Puget Sound's Shilshole Bay.

Frequent transit is available with Line 28 and Line 44 bus stops only a few blocks away. The 28 connects the Ballard neighborhood north past Crown Hill and south through Pioneer Square. The 44 takes you west to Seaview Ave and all the way east to the University of Washington campus. The Rapid Ride D Line stop is less than a 10 minute walk away. That route connects Crown Hill to Ballard to Seattle Center West to Downtown Seattle.

KEY: URBAN CONTEXT

- COMMERCIAL/SERVICES
- MIXED USE/RESIDENTIAL
- SINGLE FAMILY RESIDENCE
- PARKS
- SCHOOLS

KEY: SDOT CLASSIFICATION

- METRO BUS STOP
- METRO BUS ROUTE
- BICYCLE ROUTE
- DESIGNATED GREENWAY
- PROJECT SITE



LAND USE / TRANSPORTATION MAP

ZONING SUMMARY

Parcel #:	276790-0820
Lot Area:	5,002 SQ. FT.
Zoning:	LR1 (M1)- MHA
Overlay:	Hub Urban Village
Street Classification:	NW 58th St. Neighborhood Greenway
Frequent Transit:	Yes

23.45.504 PERMITTED USES

Permitted outright: Residential

23.45.510 FLOOR AREA RATIO

Allowable FAR LR1: 1.3 with MHA suffix

23.45.514 STRUCTURE HEIGHT

Base height limit: 30'-0"

Additional height allowances

Parapet enclosing roof: +4'-0"

Stairs & mechanical: +10'-0"

Stair penthouse may cover 15% of roof area, or 20% if also screening mechanical equipment.

23.45.517 MANDATORY HOUSING AFFORDABILITY (MHA) IN MULTIFAMILY ZONES

Payment Option:

- Make a payment to the City as part of the permitting process which will be used for future affordable housing developments.

Perforrmance Option:

- Allows you to incorporate affordable units into the proposed development. Affordable units provided must comply with the standards of SMC 23.58B.050 and 23.58C.050.

23.45.518 SETBACK REQUIREMENTS

Front:	5' minimum
Side (façade >40'):	0' where abutting another rowhouse, otherwise 3.5', except on side lot that abut a single-family zone, then it is 5'
Side (façade <40'):	0' where abutting another rowhouse, otherwise 3.5', except on side lot that abut a single-family zone, then it is 7'
Rear:	0' with alley; with no alley: 7' average, 5' minimum

Additional setbacks:

Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.

23.45.522 AMENITY AREA

Required: 25% of lot area

General requirements:

All units must have access to a common or private amenity area

- No minimum area for private amenity areas, except 10' horizontal minimum at non-street side lot lines.
- No common amenity area shall be less than 250 sf in area, and common amenity areas shall have a minimum horizontal dimension of 10'
- Minimum 50% of common amenity area at ground level shall be landscaped
- Elements such as seating, lighting, outdoor protection, art, common amenity areas, etc shall be provided.

Requirements for townhouse developments in LR zones:

- A minimum of 50% of required amenity area shall be provided at ground level, except roof top amenity area meeting subsection 23.45.510.E.5 may be counted as ground level amenity area: roof amenity area must meet ground level amenity area standards in 23.45.522, and at least 25% of the perimeter of the roof amenity area must not be enclosed by the walls of the structure.
- Ground level amenity area may be either private or common space
- An amenity area shall not be enclosed within a structure in LR zones

23.45.524 LANDSCAPING REQUIREMENTS

Green Factor score minimum 0.6 required

Vegetated walls may not count towards more than 25% of Green Factor

KEY

- PROJECT SITE
- LR (MULTI-FAMILY)
- NC (MIXED-USE)
- RSL (SINGLE FAMILY RESIDENTIAL)
- SF 5000 (SINGLE FAMILY)
- IG (INDUSTRIAL)

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES

Structure Width: 90' maximum

Facade Length: The maximum combined length of all portions of facades within 15' of a lot line that is neither a rear, alley, or street lot line shall not exceed 65% of the length of that lot line

23.54.015 REQUIRED PARKING

All residential uses in commercial, RSL, multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within a frequent transit service area have no miminum requirement for parking.

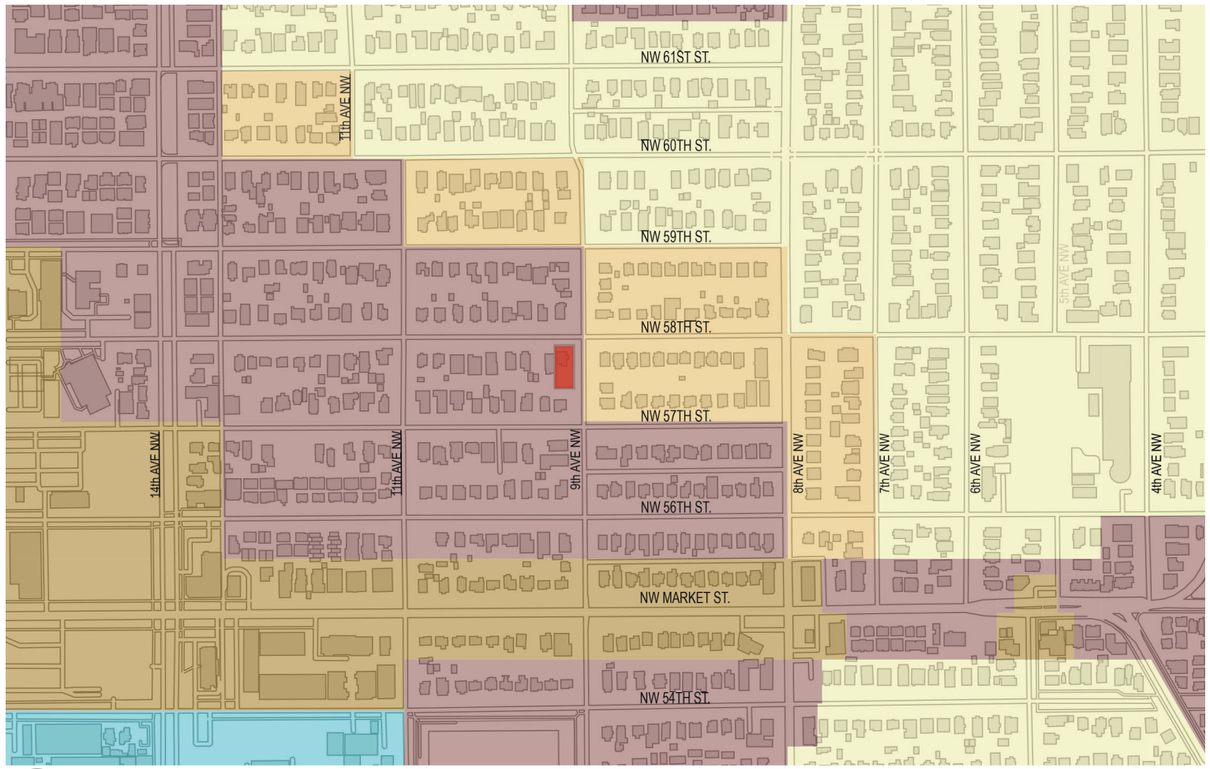
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS

Required:

- 84 square feet minimum area of shared storage space (for 2-8 units). The minumum horizontal dimension (minimum width or depth for required storage space is 7 feet).
- Or 2' x 6' garbage storage area for each unit when units are platted separately and each dwelling unit will be billed separately.

Provided:

Single hybrid collection area as required by Angela Wallis of Seattle Public Utilities.



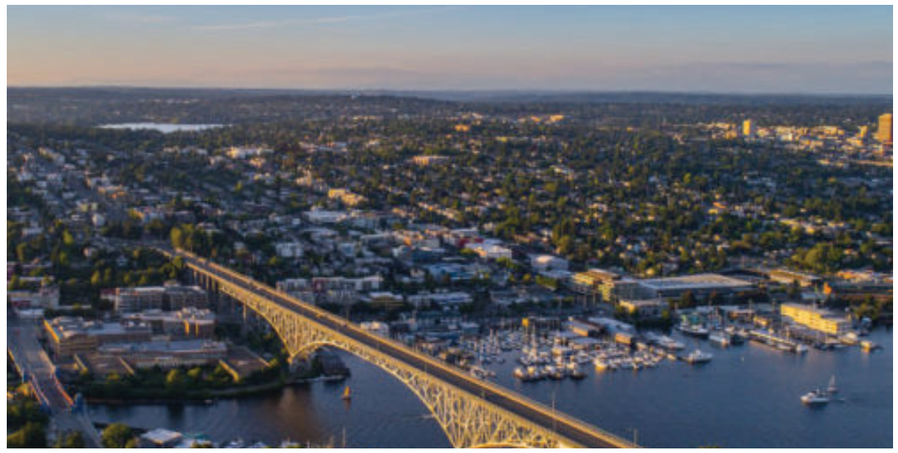
ZONING MAP

CONTEXT ANALYSIS: VICINITY

DEVELOPMENT

There are a number of new, recent, and proposed developments in the Ballard Neighborhood. Projects surrounding the site on all sides within one to two blocks include multi-family apartments, townhouses, and rowhouses.

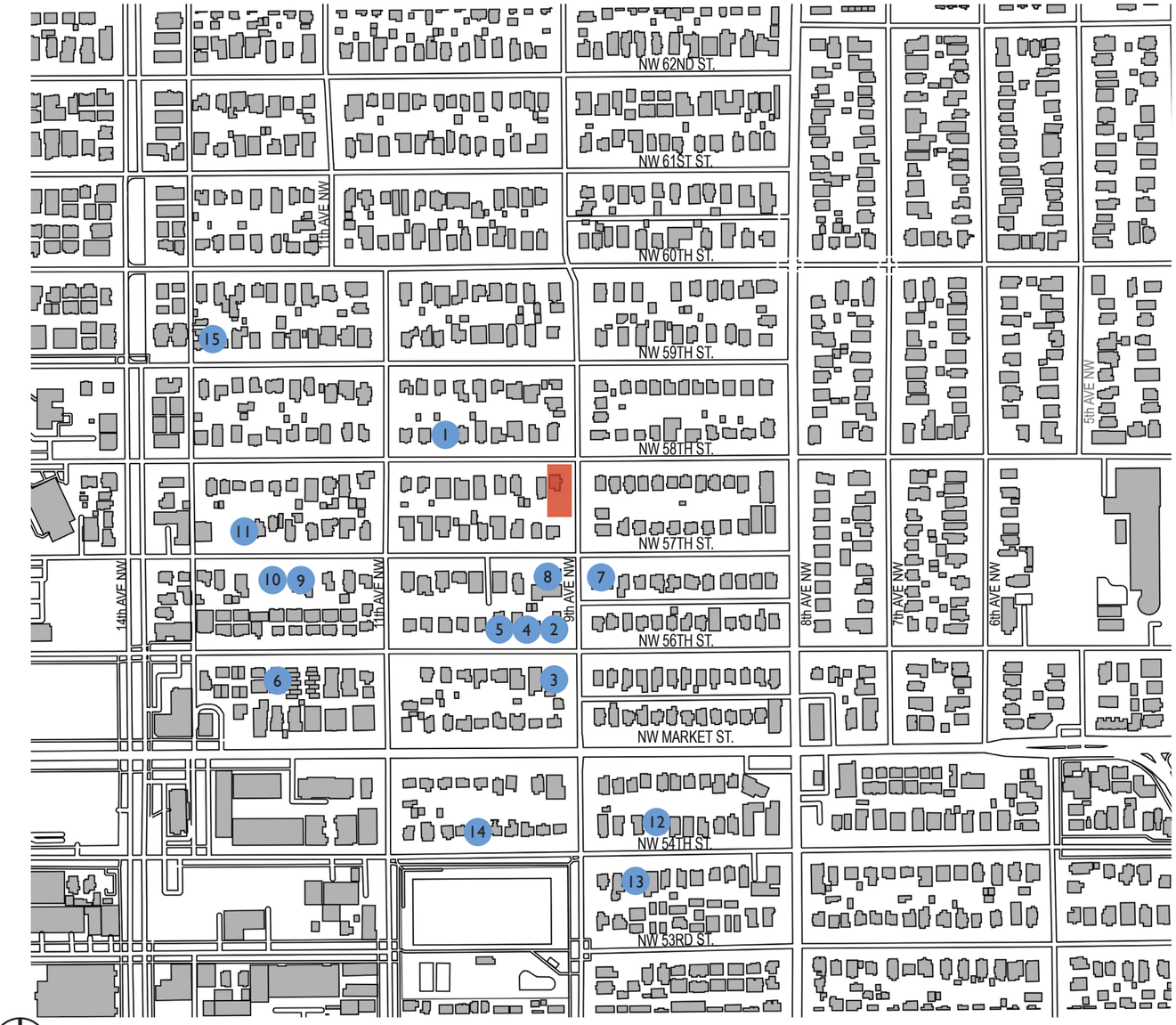
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2. 902 NW 56th St.
3. 903 NW 56th St.
4. 908 NW 56th St.
5. 912 NW 56th St.
6. 1121 NW 56th St.
7. 847 NW 57th St.
8. 901 NW 57th St.
9. 1125 NW 57th St.
10. 1133 NW 57th St.
11. 1140 NW 57th St.
12. 832 W 54th St.
13. 839 NW 54th Ave.
14. 920 NW 54th St.
15. 1140 NW 59th St.



KEY

PROJECT SITE

RECENT / PENDING DEVELOPMENT



NEIGHBORHOOD DEVELOPMENT MAP



2.
902 NW 56th St.
3 Stories
Rowhouse
8 Units



5.
912 NW 56th St.
3 Stories
Townhouse
6 Units



9.
1125 NW 57th St.
3 Stories
Townhouse
6 Units



12.
832 NW 54th St.
3 Stories
Townhouse
7 Units



3.
903 NW 56th St.
3 Stories
Rowhouse
6 Units



6.
1121 NW 56th St.
3 Stories
Townhouse
7 Units



10.
1133 NW 57th St.
3 Stories
Townhouse
6 Units



13.
839 NW 54th Ave
3 Stories
Townhouse
4 Units



4.
908 NW 56th St.
3 Stories
Townhouse
6 Units



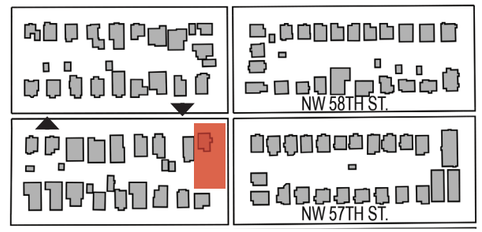
7.
847 NW 57th St.
3 Stories
Rowhouse
8 Units



11.
1140 NW 57th St.
3 Stories
Townhouse
5 Units



14.
920 NW 54th St.
3 Stories
Townhouse
8 Units



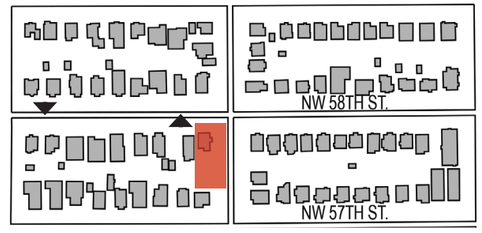


58TH STREET
PANORAMIC VIEW LOOKING NORTH (ACROSS FROM SITE)



58TH STREET
PANORAMIC VIEW LOOKING SOUTH

PROJECT SITE



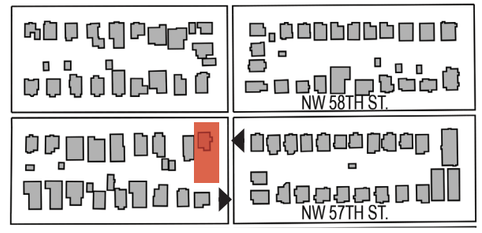


58TH STREET
PANORAMIC VIEW LOOKING NORTH

ACROSS FROM PROJECT SITE



58TH STREET
PANORAMIC VIEW LOOKING SOUTH





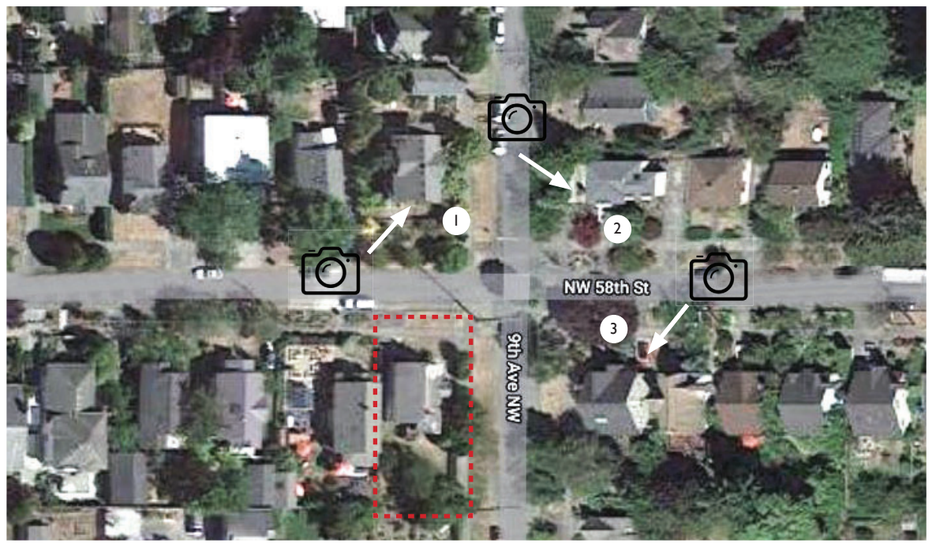
9TH AVE
PANORAMIC VIEW LOOKING EAST

ACROSS FROM PROJECT SITE



9TH AVE
PANORAMIC VIEW LOOKING WEST

PROJECT SITE



ADJACENT CORNER PROPERTIES

1



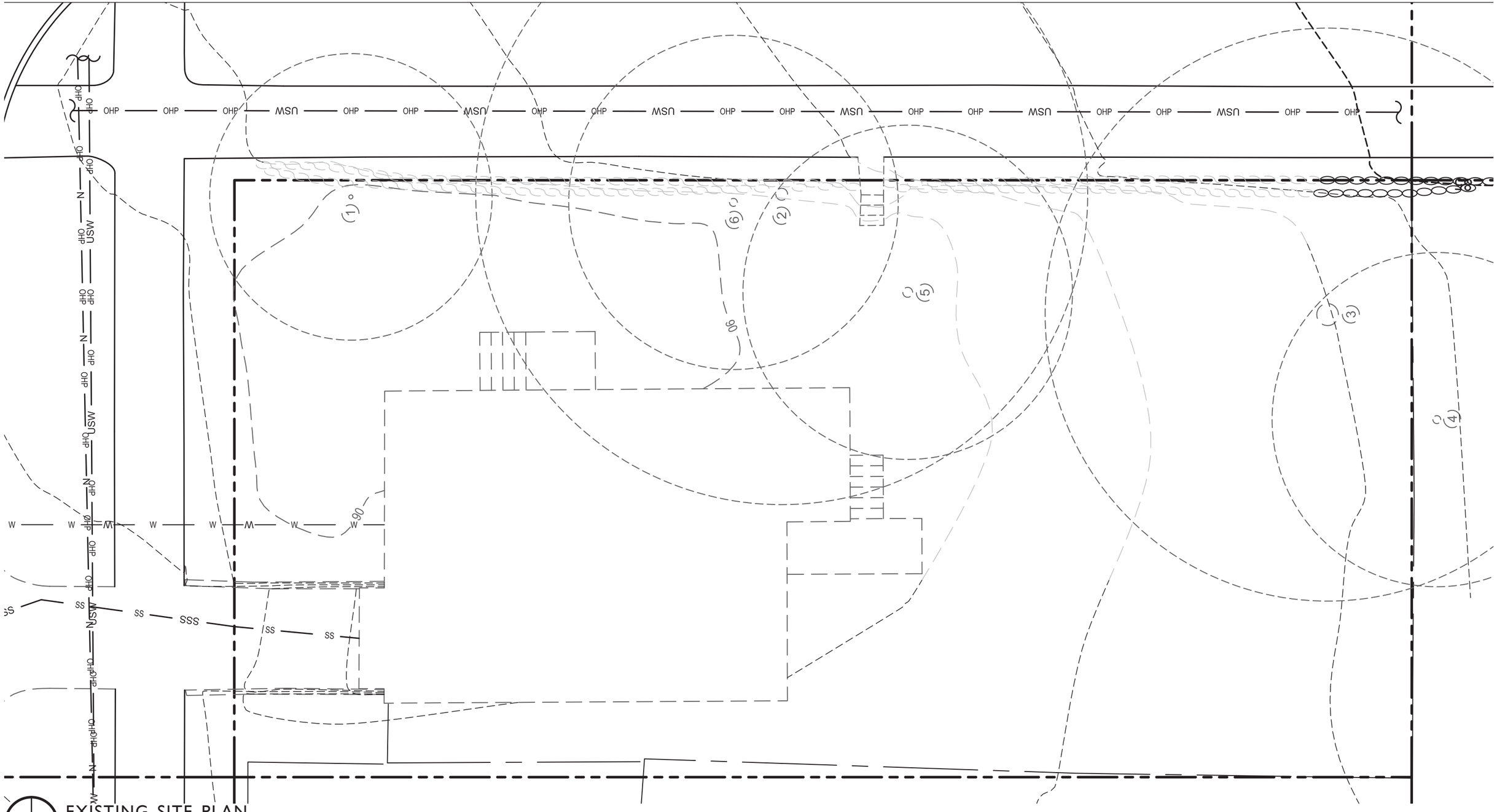
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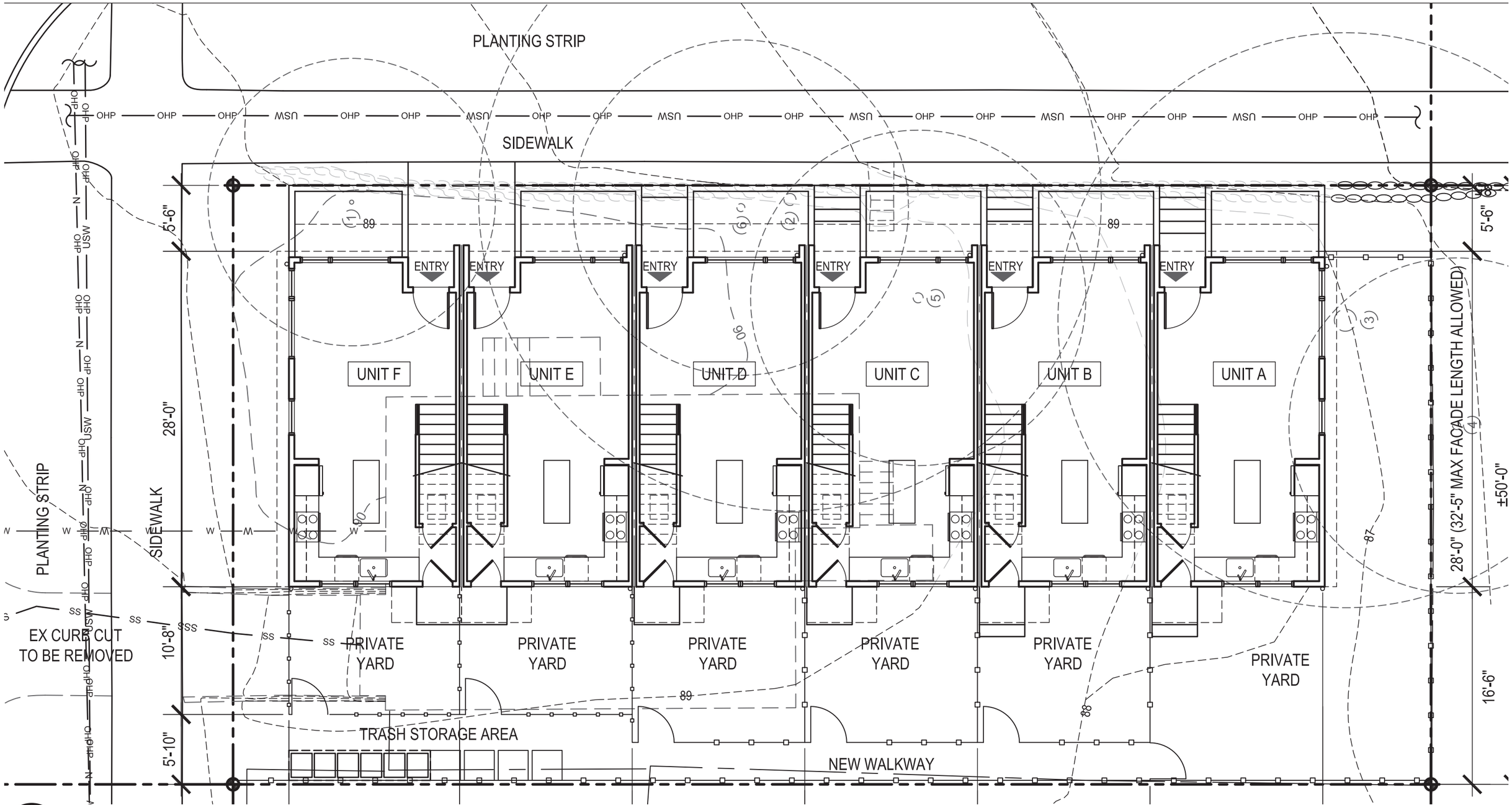
3



SITE ANALYSIS: SITE PLAN



EXISTING SITE PLAN
SCALE: 1/8” = 1’ - 0”



PROPOSED SITE PLAN
SCALE: 1/8" = 1' - 0"

CS1 - NATURAL SYSTEMS AND FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

A. ENERGY USE:

Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

PROJECT RESPONSE:

This project will be BuiltGreen 4-Star certified.

D. PLANTS AND HABITAT:

Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

PROJECT RESPONSE:

Landscaping is integrated in front of residences with individual planters by each entryway to add visual interest while also creating a buffer from the sidewalk. The plants will create a variety of color and texture from the street.

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.

D. HEIGHT, BULK, AND SCALE:

Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

PROJECT RESPONSE:

Each unit will have an identifiable entryway that is private and separated from their neighbors'. The scale of the building is modulated through shifting the upper level inward. By using a variety of material choices, the massing will be broken up and the entrances will be highlighted from the pedestrian scale. The proposed building design complements the neighboring homes while emphasizing the horizontal elements on the building and providing a lower profile.

With nearby lots being zoned RSL, LR3, & LR2, it is expected that future development will result in more multi-family housing replacing remaining single-family residences.

CS3 - ARCH. CONTEXT & CHARACTER

Contribute to the architectural character of the neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES:

Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion of forms, detailing, fenestration, and/or the use of complementary materials.

PROJECT RESPONSE:

Distinct entry alcoves define the individual units within the building. The second level design establishes horizontal cues that carry the eye across the facade and visually connect it to the neighboring buildings. The use of horizontal cedar siding with lighter stained accents relate to the materiality of several recent developments in the surrounding area. Larger windows on the end unit, facing 58th St., relate the building to the corner while the green screen adds visual interest.

PL2 - WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

B. SAFETY AND SECURITY:

Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

PROJECT RESPONSE:

With six covered unit entrances facing the street, large windows on all levels, and a raised entryway from the sidewalk, there is a substantial visual connection between these homes and 9th Ave and 58th St.

D. WAYFINDING:

Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

PROJECT RESPONSE:

The building modulation is structured to create easily identifiable entry forms. This works in conjunction with address signage, path lights, and entry lighting to make the site easily navigated.

PL4 - ACTIVE TRANSIT

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

B. PLANNING AHEAD FOR BICYCLISTS:

Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PROJECT RESPONSE:

Short term bicycle parking is located conveniently along the sidewalk at the front end of the property. Long-term, protected bike storage for residents is provided at the rear of the site and are easily accessed from the rear doorways.

DC2 - ARCHITECTURAL CONCEPT

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

D. SCALE AND TEXTURE:

Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

PROJECT RESPONSE:

Large windows on the first floor add texture and scale that is perceptible from the street level. The materials combine a primary volume of stained cedar siding, bright fiber cement panels at entry modules, and darker horizontal lap siding at the middle of the building. The recessed entry not only provides shelter, but complements the modulation of the building at street level. The green screen at the corner unit is aesthetically pleasing and attracts people's interest while also creating a community feel.

DC3 - OPEN SPACE CONCEPT

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

B. OPEN SPACE USES AND ACTIVITIES:

Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

PROJECT RESPONSE:

The building modulation has been structured to recess the rowhouse entries, allowing for a sense of individual ownership while numerous planters surround these spaces to keep them lush and colorful. The raised bioplanters moderate the impact of storm runoff while simultaneously elevating the plantings and providing a different type of interaction between people and flora.

The greenspaces at the rear entrance serve to enhance the connection into the private backyards. Each home is also capped by a roof deck, giving each resident another opportunity to spend time enjoyed outside, this time with an even better view.

DC4 - EXTERIOR ELEMENTS/MATERIALS

Use appropriate and high quality elements and finishes for the building and its open spaces.

A. BUILDING MATERIALS:

Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

PROJECT RESPONSE:

The material palette responds to the changes in form and plane. Horizontal cedar siding is used at the pedestrian level to enhance curb appeal. The plank siding along the main section of the building provides a more textured surface and gives thought to the lap siding materiality on the adjacent corner properties. The vertical board and batten siding at the uppermost level of the building complements the more traditional surrounding materials to create an interesting contrast. As a counterpoint to the darker tone of the accent wall at the entry door, we have chosen to clad the fins at the side of each entrance with white panels up through the top of the building to brighten those areas.



HORIZONTAL PLANK SIDING

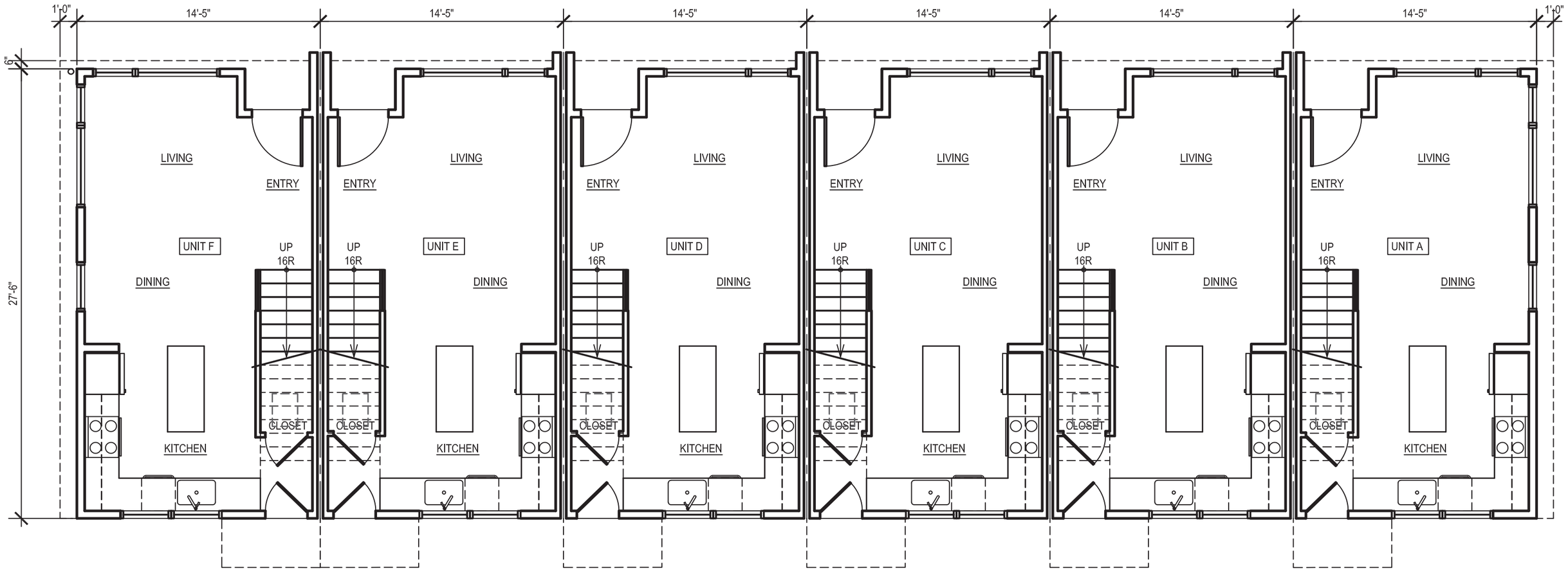


STAINED CEDAR SIDING

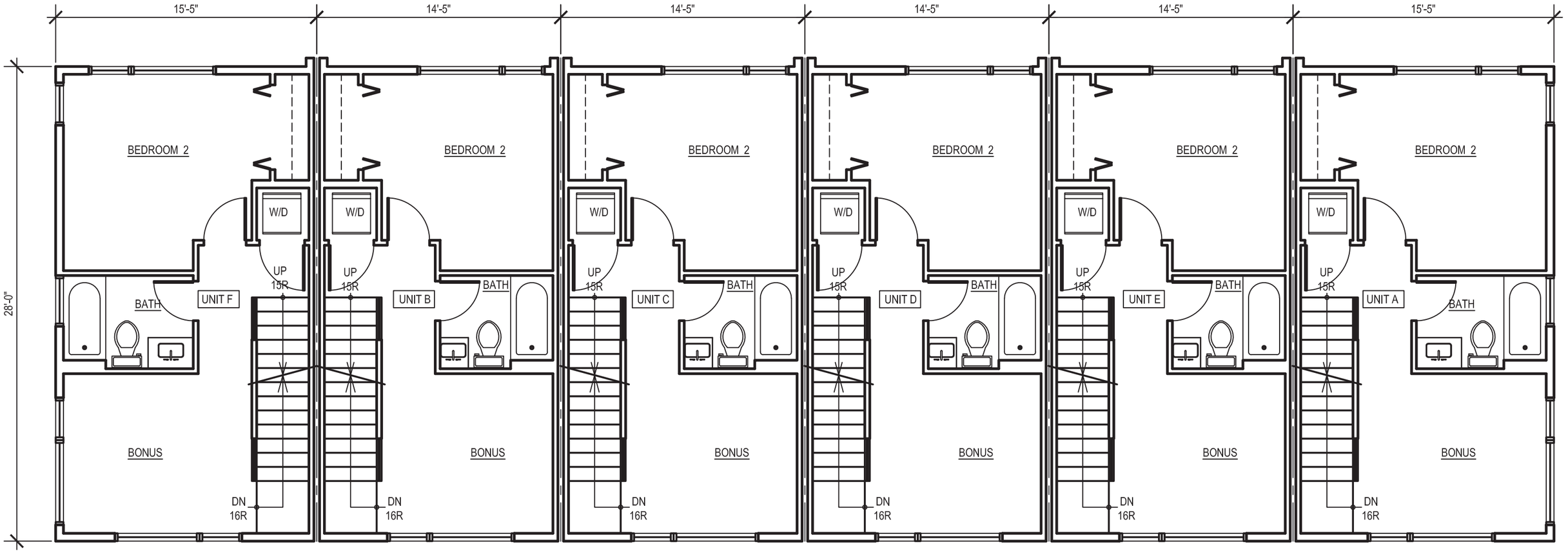


BOARD AND BATTEN SIDING

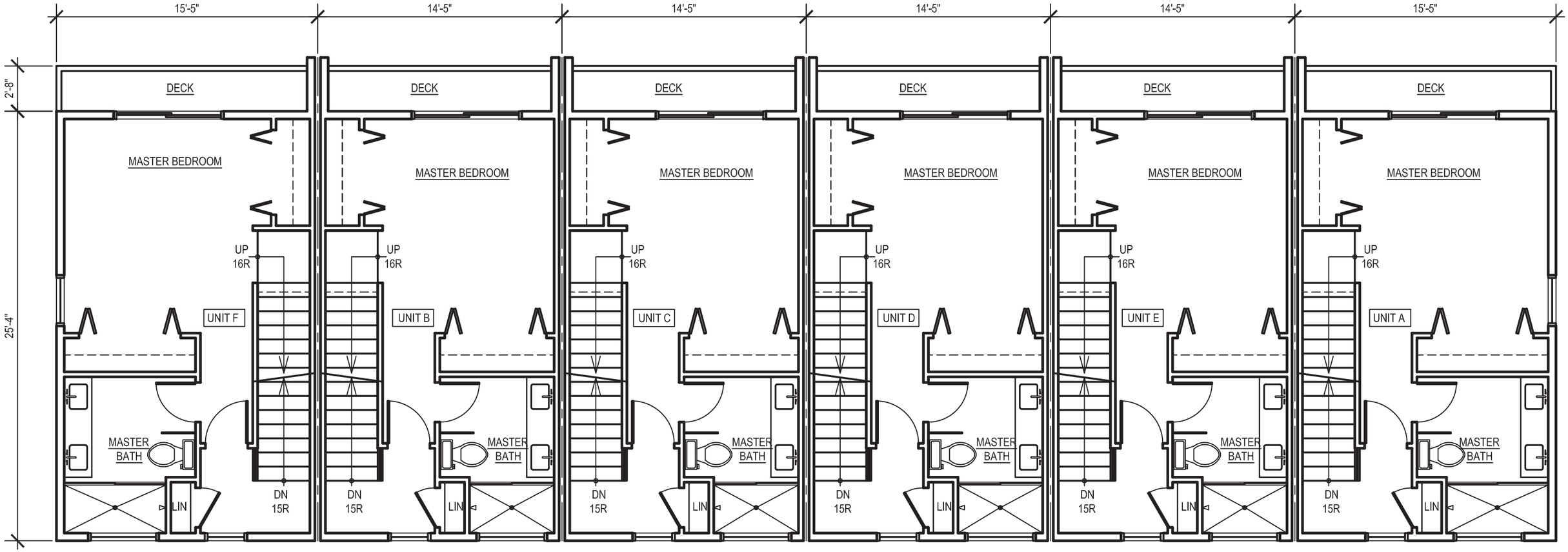
FIBER CEMENT PANELS



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



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



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

ARCHITECTURAL CONCEPT: ELEVATIONS



BOARD AND BATTEN SIDING

FIBER CEMENT PANELS

HORIZONTAL PLANK SIDING

STAINED CEDAR SIDING

UNIT A UNIT B UNIT C UNIT D UNIT E UNIT F

BUILDING EAST ELEVATION



UNIT F

BUILDING NORTH ELEVATION



UNIT A

BUILDING NORTH ELEVATION



BOARD AND BATTEN SIDING

FIBER CEMENT PANELS



HORIZONTAL PLANK SIDING



STAINED CEDAR SIDING



UNIT A | UNIT B | UNIT C | UNIT D | UNIT E | UNIT F

BUILDING WEST ELEVATION



BOARD AND BATTEN SIDING

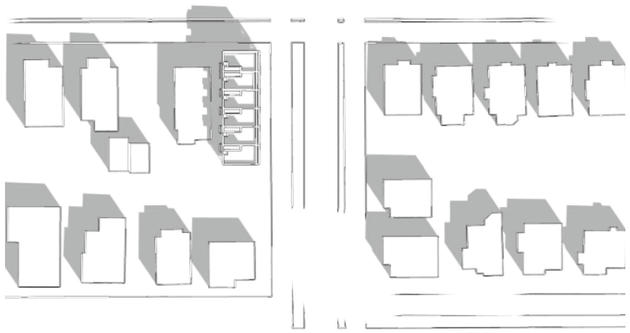
FIBER CEMENT PANELS



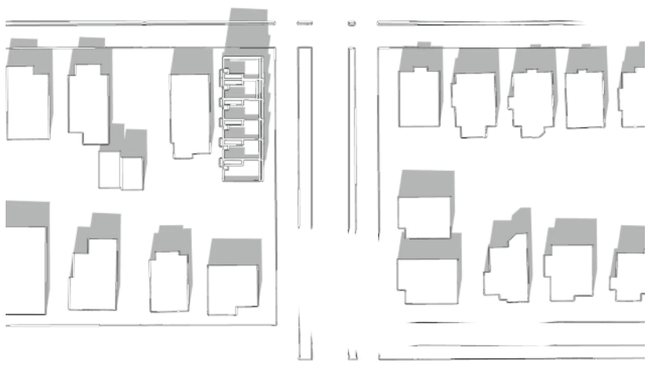
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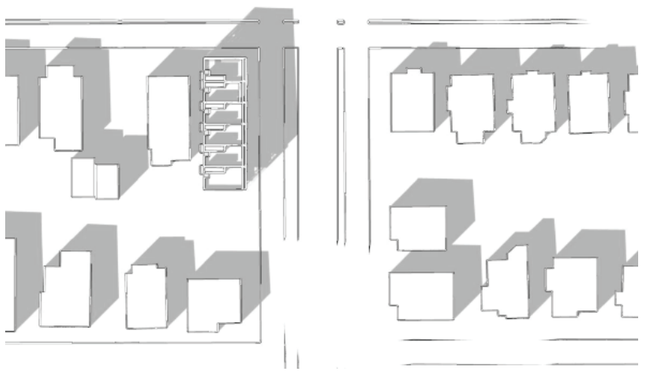
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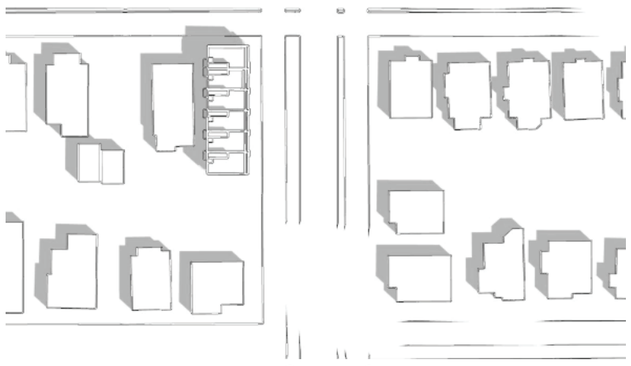
MARCH/SEPT 21st - 10 AM



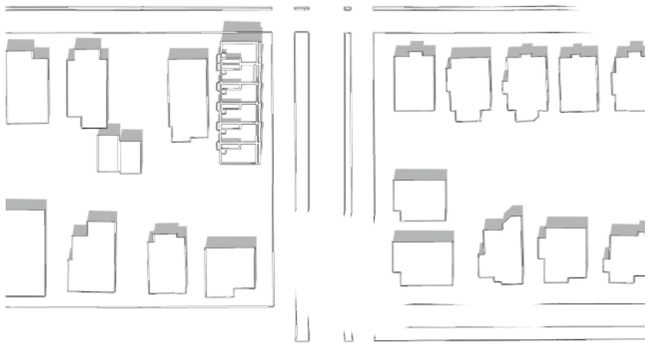
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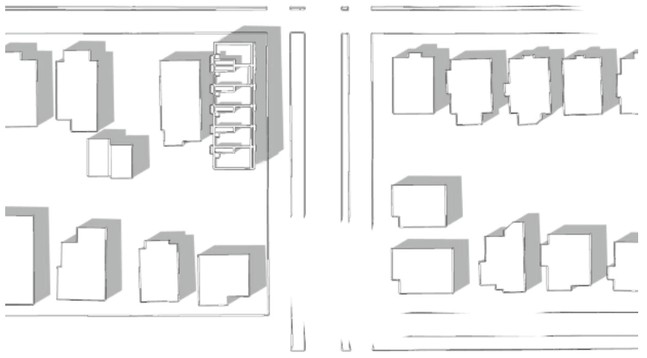
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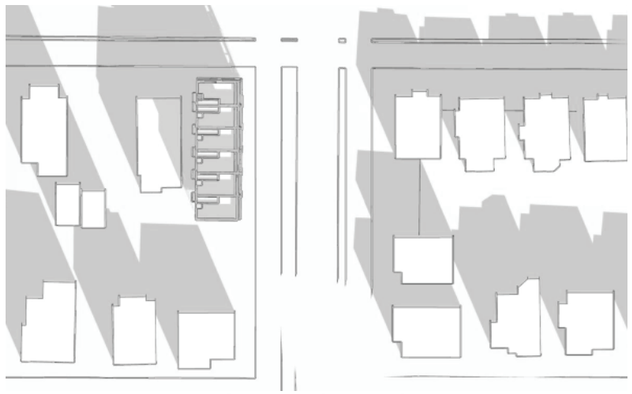
JUNE 21st - 10 AM



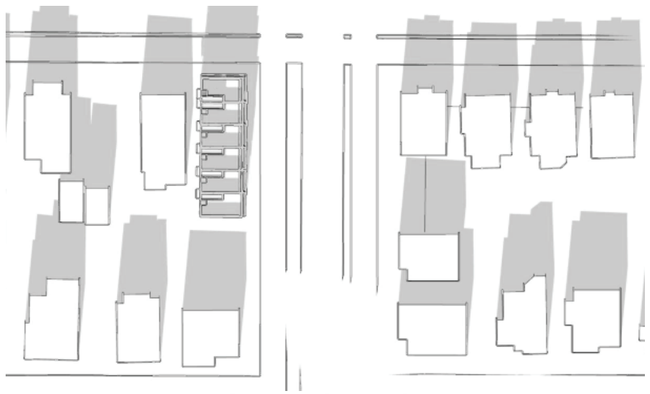
JUNE 21st - 12 PM



JUNE 21st - 2 PM



DECEMBER 21st - 10 AM



DECEMBER 21st - 12 PM



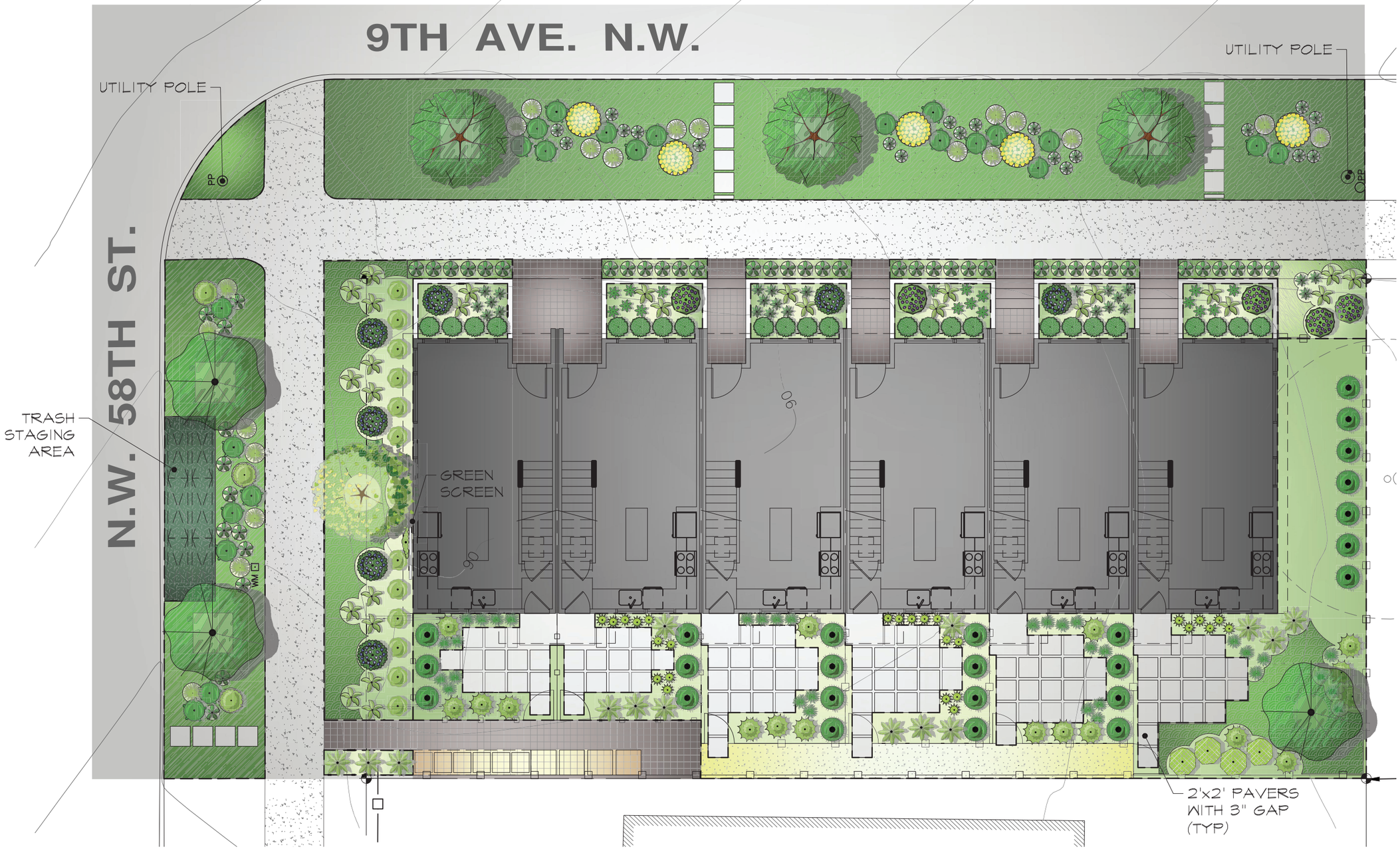
DECEMBER 21st - 2 PM



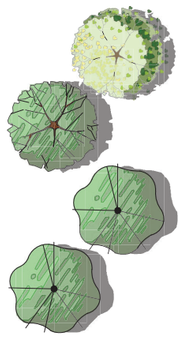
DESIGN PERSPECTIVE
FRONT VIEW

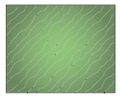


DESIGN PERSPECTIVE
NORTHWEST CORNER VIEW



RENDERED LANDSCAPE PLAN
N.T.S.

TREES	BOTANICAL / COMMON NAME	SIZE
	Acer grandidentatum 'Schmidt' / Rocky Mt. Glow Maple	1.5" Cal
	Cercis canadensis / Eastern Redbud Street Tree	2"-2.5" Cal B&B
	Magnolia kobus 'Wada's Memory' / Wada's Memory Magnolia Street Tree	2"-2.5" Cal B&B
	Magnolia x 'Galaxy' / Galaxy Magnolia	2"-2.5" Cal B&B

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	Mentha requienii / Corsican Mint	4"pot
	Pachysandra terminalis / Japanese Spurge	4"pot
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry	4"pot
	Thymus praecox 'Elfin' / Elfin Creeping Thyme	4"pot
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle	4"pot

SITE	BOTANICAL / COMMON NAME	SIZE
	Arborist Chips 3" Depth	N/A

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia	1 gal
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	1 gal
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal
	Dryopteris erythrosora / Autumn Fern	1 gal
	Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus	20" Ht min
	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	5 gal
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	2 gal
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	2 gal
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	2 gal
	Miscanthus sinensis 'Strictus' / Porcupine Grass	1 gal
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	5 gal
	Pennisetum orientale / Oriental Fountain Grass	1 gal
	Polystichum munitum / Western Sword Fern	1 gal
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	2 gal
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal
	Spiraea x bumalda 'Limemound' TM / Limeound Spirea	2 gal
	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	4'-6' Ht

VINES	BOTANICAL / COMMON NAME	SIZE













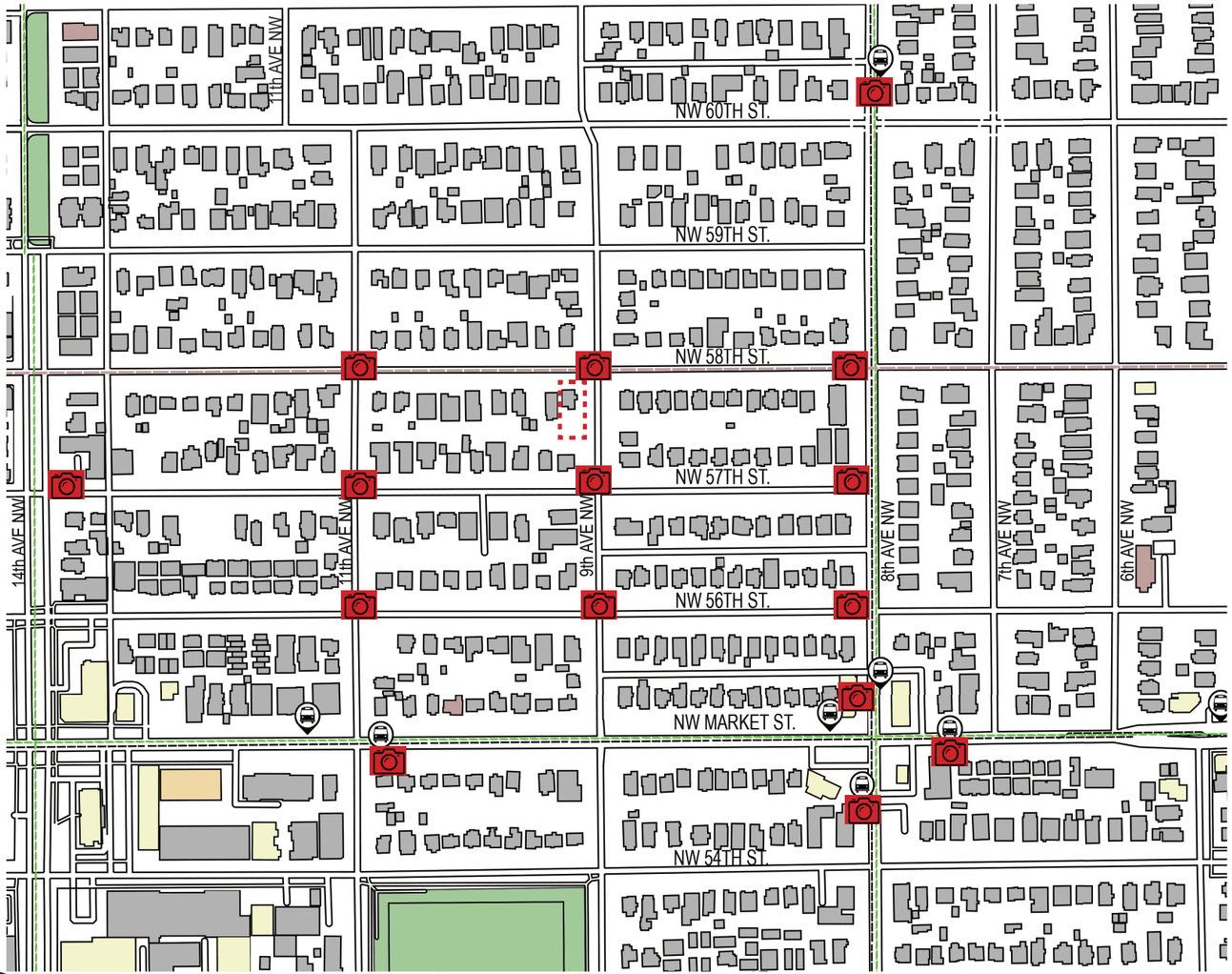




KEY

PROJECT SITE

PHOTO OF SIGNAGE LOCATION



PUBLIC OUTREACH MAP

SUMMARY OF OUTREACH PLAN

Our public outreach on this project consisted of one high impact printed outreach method, and two high impact digital outreach methods (in lieu of a high impact in person method, due to Covid-19).

PRINTED OUTREACH:

1.b Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located within approximately a half mile from the proposed site. At least half of the posters must be visible from the sidewalk.

Posters were hung as of March 16, 2021. A yard sign was also posted on proposed site yard, viewable from both 58th St. and 9th Ave NW.

ELECTRONIC/DIGITAL OUTREACH:

2.b Project hotline (information & voicemail)

2.c Interactive project website (with public commenting function)

Both digital methods were available to the public from March 16, 2021 through April 7, 2021.

SUMMARY OF PUBLIC COMMENTS

The public outreach period brought up a few main areas of concern. The public's responses are summarized below into the following categories:

PARKING

Most neighbors were concerned with the development of 6 units without any provided on-site parking spaces. They were nervous that could add up to 12 more cars and that street parking could become more limited.

NEIGHBORHOOD

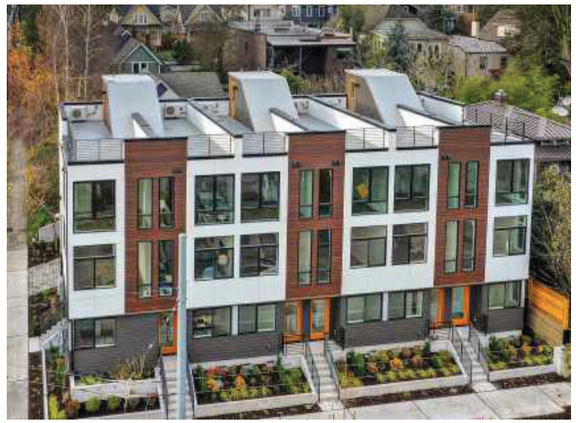
A few people were concerned that the townhomes limited the user to a younger demographic due to the amount of stairs per unit. This led people to believe that younger couples would move in and out as their families grew and would create a lot of neighborhood turnover. There was also concern with density and creating 6 units on a single lot.

DESIGN

People had their own suggestions on the design of the building and how they thought it could fit into the neighborhood. For instance, a few people proposed that the design include some brick or stone veneer, clapboard siding, or peaked roof lines. Some people said they did not want a "boxy, modern" style house with little to no detail. The use of green spaces and public amenity areas were highly encouraged.

POSITIVE FEEDBACK

A few people noted that the existing home has been abandoned and in poor condition for quite some time now. There was excitement to see that there would be new development in it's place, particularly as property values are on the rise.









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