



3037 NW 56TH ST BALLARD , SEATTLE

SDR DESIGN PACKET
ARRAY

SEPTEMBER 17, 2021 | SDCI# 3038131-EG



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PROJECT INFORMATION

ADDRESS: 3037 NW 56th Street Seattle, WA 98107
DPD #: 3038131-EG \ 6841788-CN
OWNER: Array Build, LLC
APPLICANT: Array, LLC
CONTACT: Yueann Wu

PROJECT PROGRAM

BUILDING TYPE: Apartments
UNIT COUNT: 19 units
UNIT SIZES: Approximately 400-700 sf
ABV.-GROUND STORIES: 5
PARKING STALLS: 0 (Ballard urban village + FS)
APPROX FAR: 10833.4 sf (FAR of 2.3 used)
LOT SIZE: 4742 sf

PROJECT OBJECTIVES

The proposed site’s current use is a 4-plex apartment building. It is approximately 4,742 square feet in LR3(M) zone. The property is located at the mid-block between 30th Ave NW and 32nd Ave NW on NW 56th St. The project is proposed to demolish the existing 4-plex structure and to construct one 19-unit apartment building in the Ballard Hub Urban Village. The proposed structures will be 6 stories tall with no parking provided.

Ballard Hub Urban Village areas are in a higher dense living with many neighborhood shopping, dining and services within walking distance. We are proposing a pedestrian friendly design to accommodate the sense of community with an architectural solution that pays respect to the NW-stylehousing neighborhood typology of the old Ballard charm.



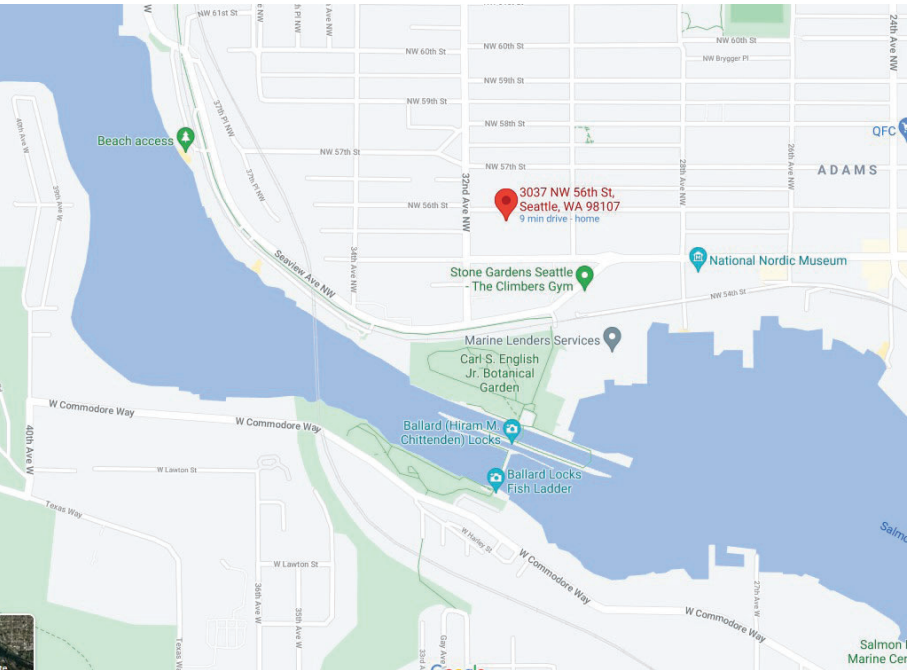
Nordic Museum



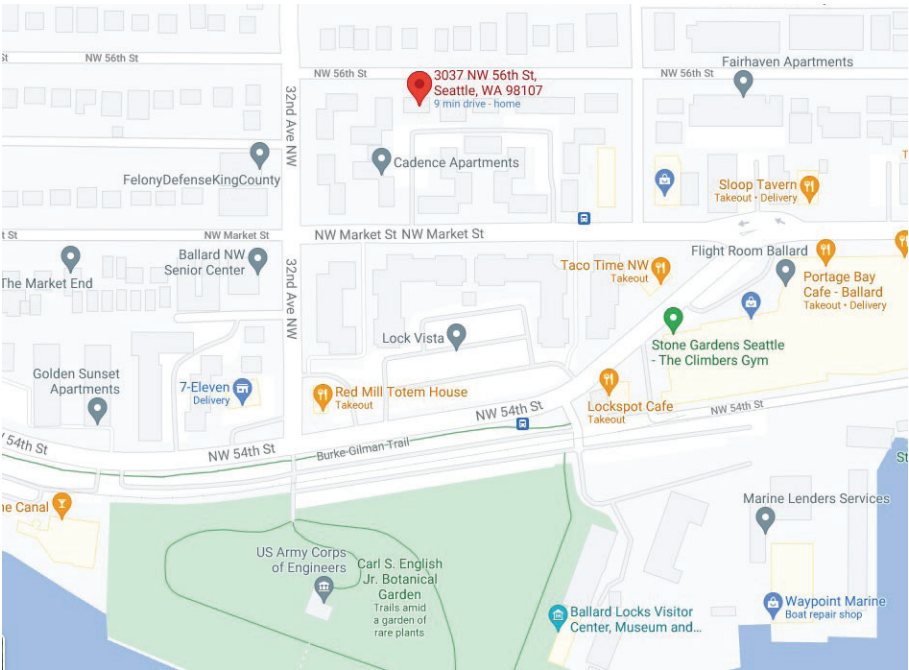
Ballard Locks



Local Restaurant in the neighborhood



Seattle Vicinity Map



Neighborhood Vicinity Map



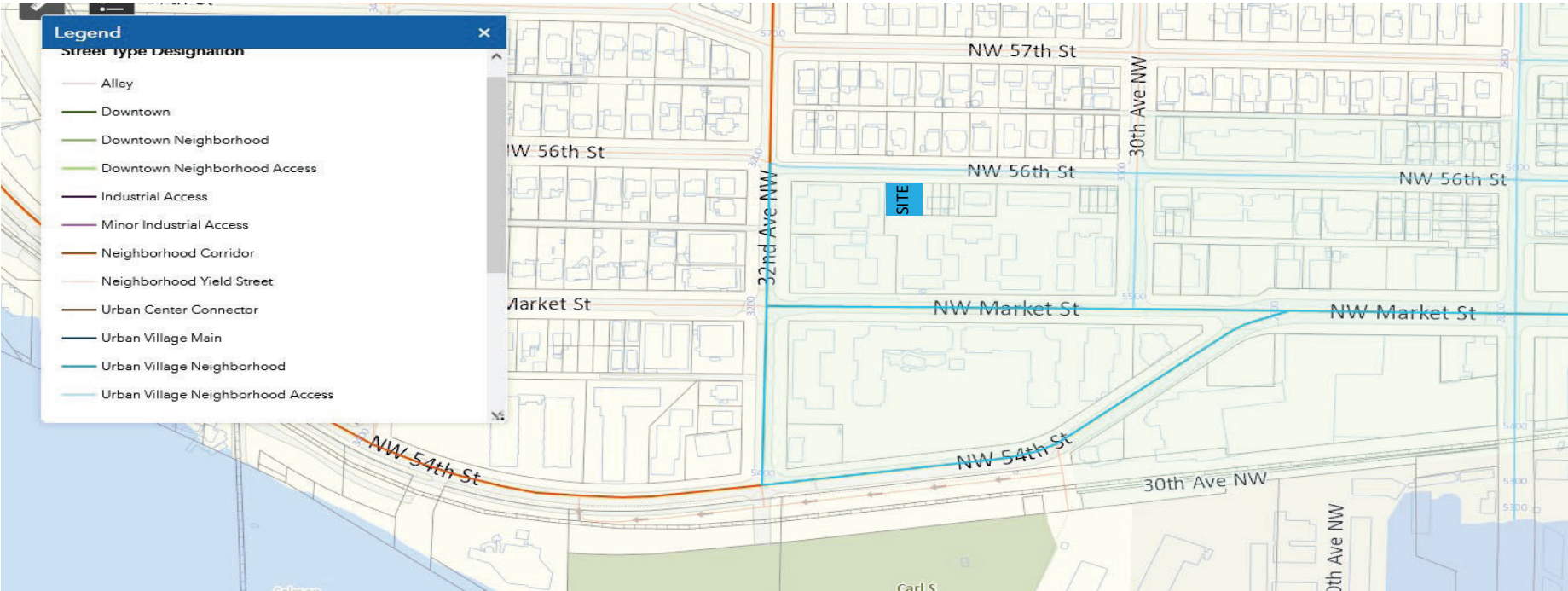


SDCI GIS MAP SHOWING DETAILED ZONING SITE

ZONING INFORMATION

It is located in lowrise LR3 (M) zone, and the neighbor lots to the North, South, East and West are all in lowrise LR3 zone. The lot is also located in the overlay of Ballard Hub Urban Village.

ZONE:	LR3 (M)
OVERLAY:	Ballard Hub Urban Village
STREETS:	30th & 32nd Ave NW: Neighborhood Yield St NW 56th St: Neighborhood Yield Street
LEGAL DES.:	Lot 4 and the West 16 feet, 8 inches of Lot 5, Block 9, Brygger’s First Home Addition, According to the plat thereof, recorded in volume 10 of plats, page(s) 92, in King County, Washington, except the South 38 feet thereof.
APN:	1175000800
LOT SIZE:	4742 SF
23.45.510:	Floor Area Ratio (2.3) With MHA Suffix
B. TABLE A:	Allowed - 4742 X 2.3 = 1,0865.2 SF Proposed - 10832.4 SF



- SITE
- Urban Village Neighborhood Access
- Neighborhood Yield Street
- Collector Arterial

23.54.512:

Density

Allowed - No Limit

23.45.514:

Proposed - 19 units Apartments

Height Allowed - Avg. gd. + 50'

66.0' + 50' = 116.0' Allow

61.0' + 54' = 115.0' Proposed

23.45.518

Setbacks

	Req'd	Proposed
A Front	7'	7'
Rear	7'	7'
Side N	5'	5'
Side S	5'	5'

23.45.522:

Amenity Space

Required - 4742 X 0.25 = 1181.0 SF

Proposed - 1666.0 SF

23.54.527:

A

Max. structure width in LR3 zone

Allowed - 150'

Proposed - 54'5-1/2"

23.45.527:

B

Max. structure depth in LR3 zone

Allowed - 70.86' X 65% = 46.059'

Proposed - 30' + 12'11" = 42'11"

23.54.020

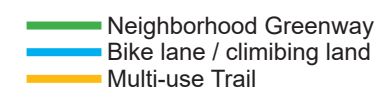
A

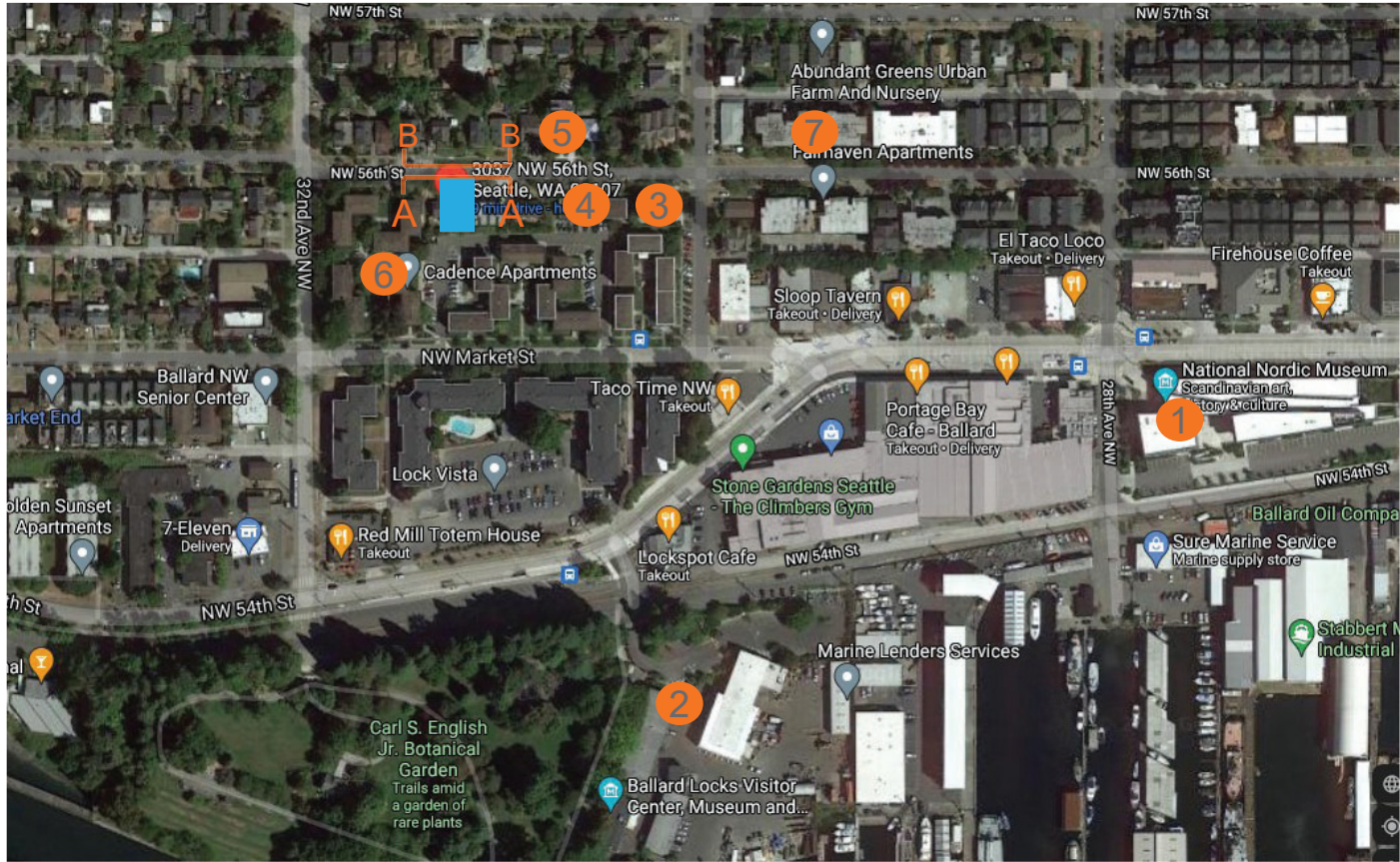
Parking

Required: 0 (Frequent Transit + U)

Provided: 0







VICINITY MAP



1 National Nordic Museum



2 Ballard Locks



3 3003-3007 Corner Townhouse



4 3015 apartments



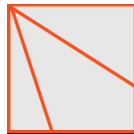
5 3016-3020 Single Family



6 Apartment Complex next to 3037 site



7 2836 Apartments



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3033 NW 56th St



3037 NW 56th St

OUR SITE A-A



3045 NW 56th St



3042 NW 56th St



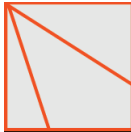
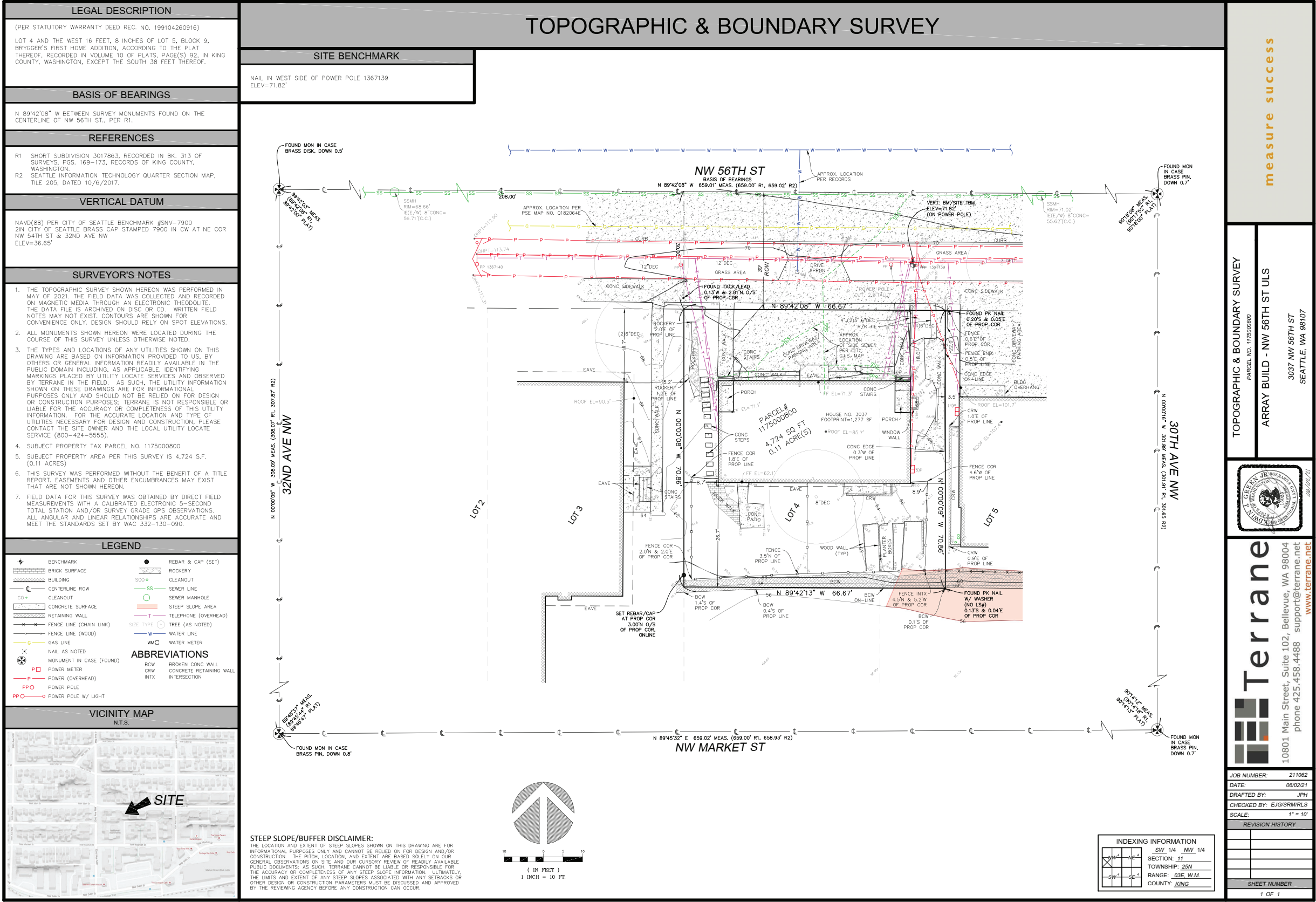
3040 NW 56th St

ACROSS OUR SITE B-B



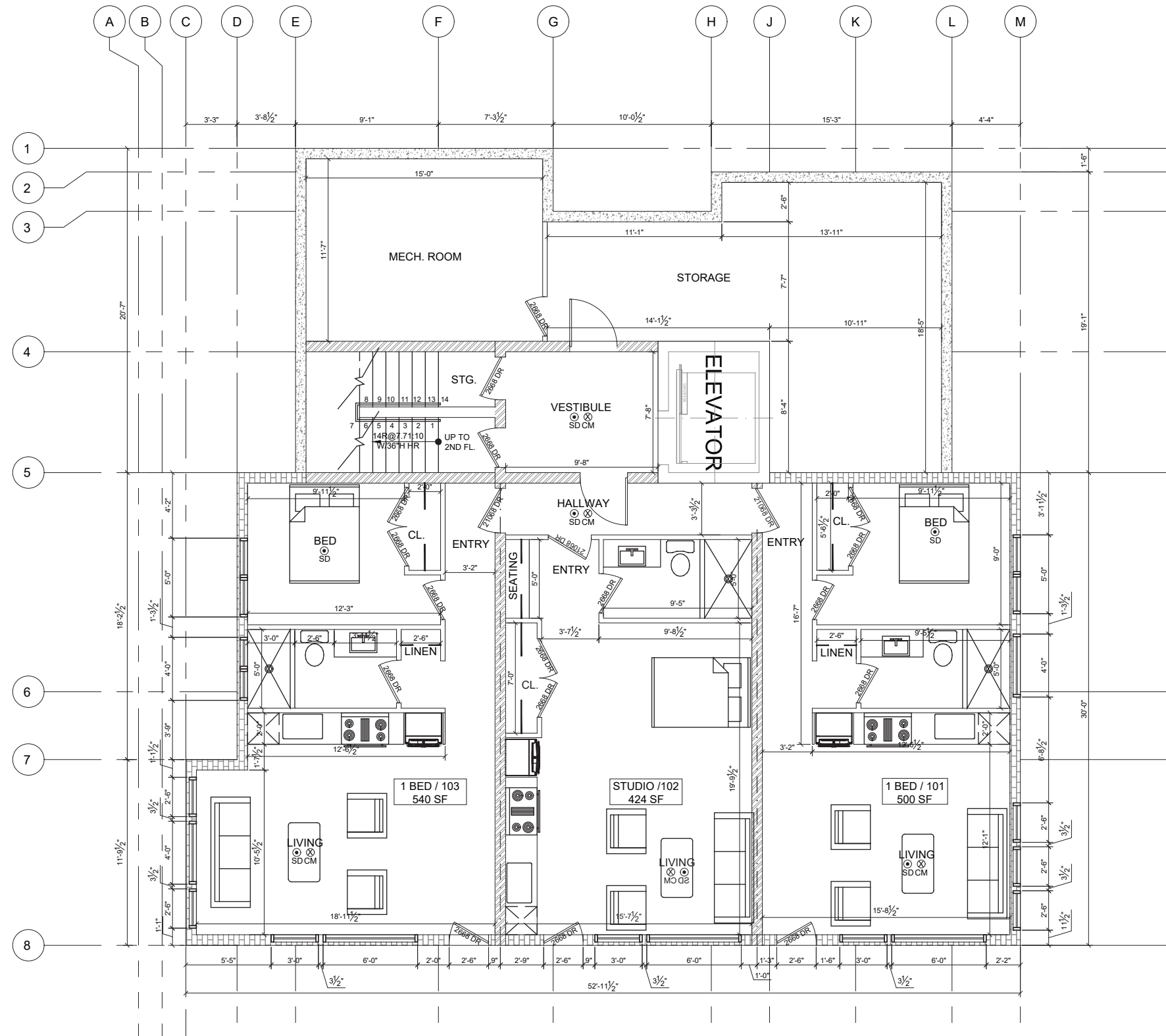
3032 NW 56th St

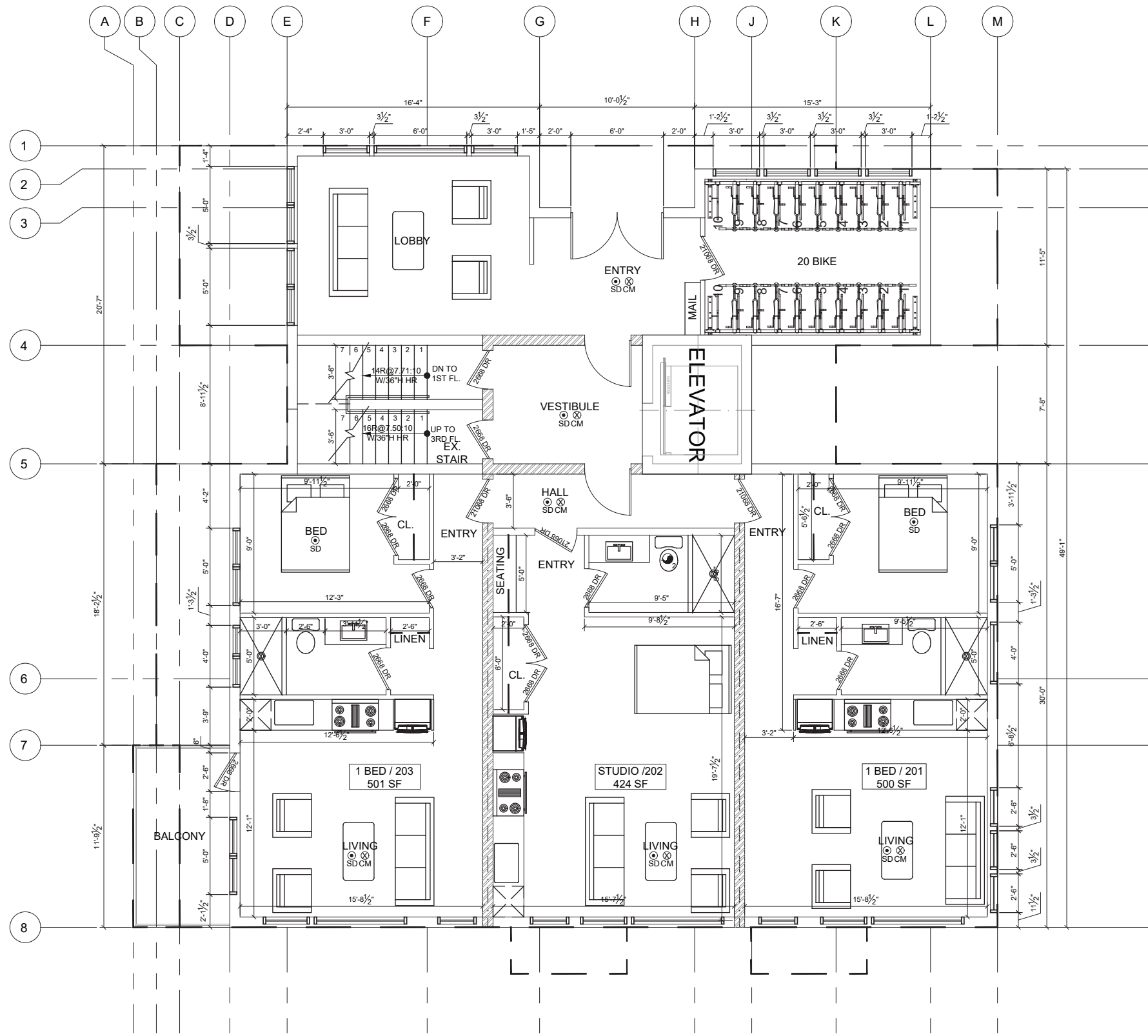




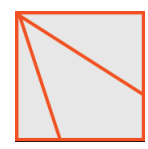
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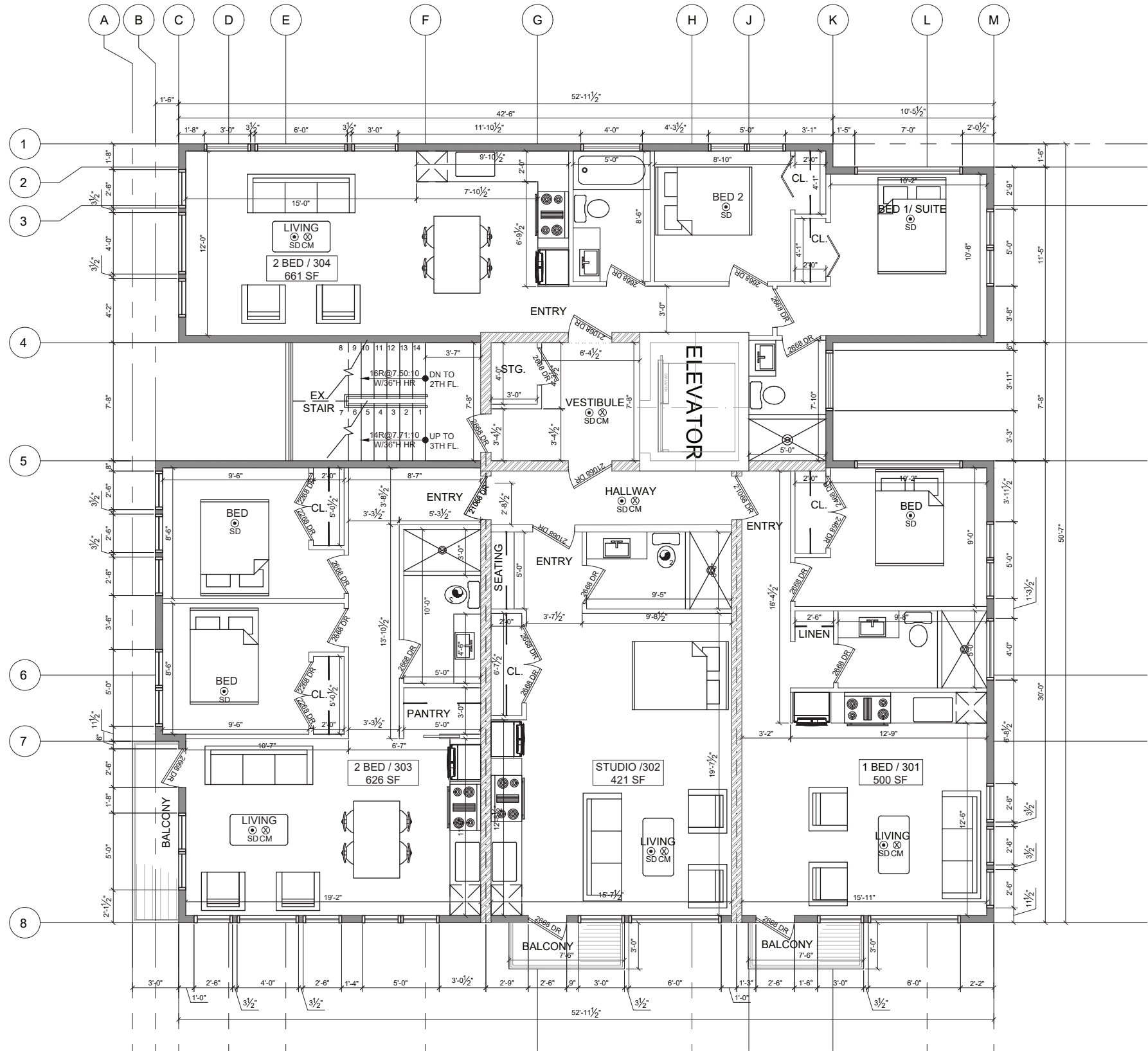


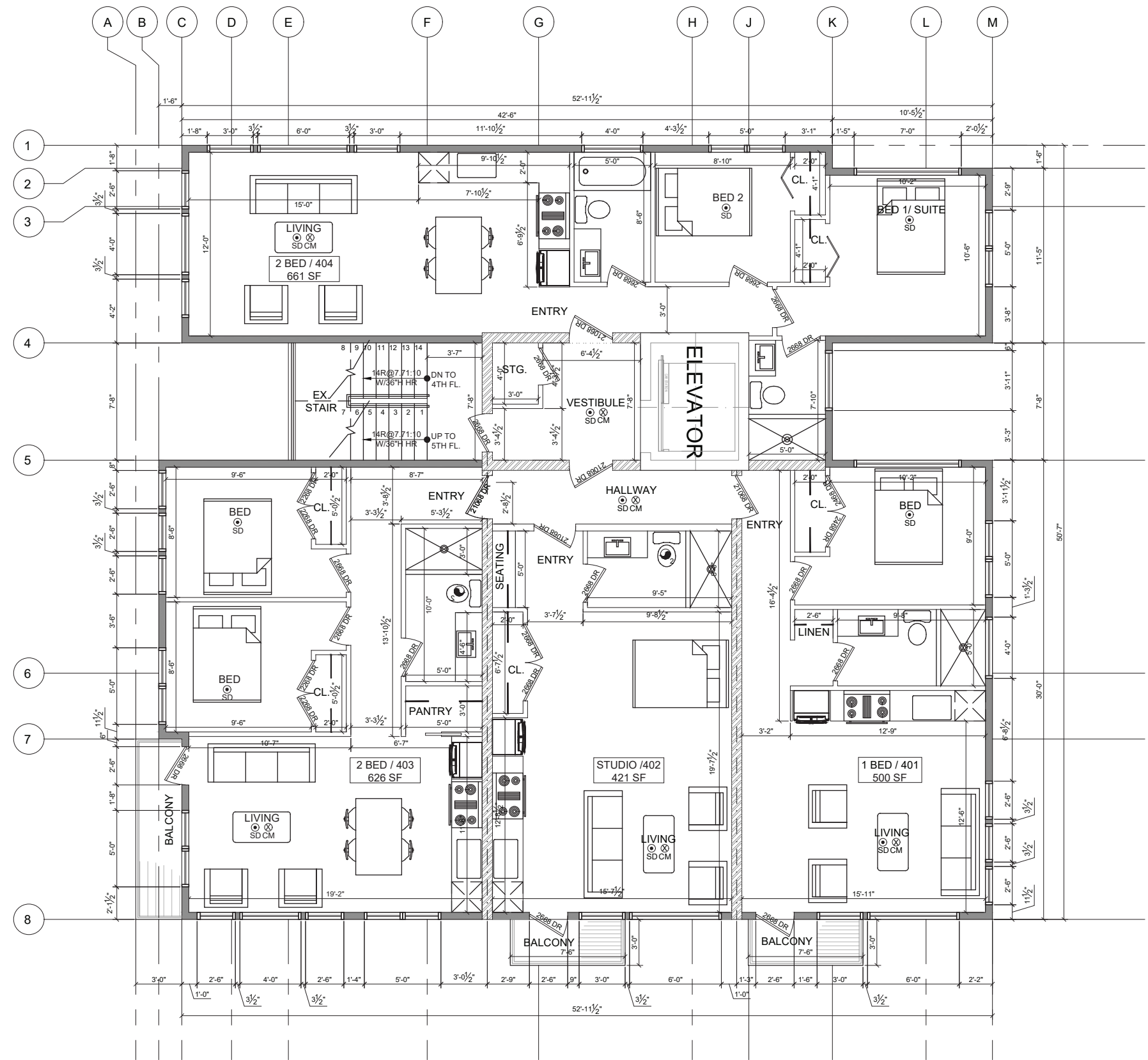




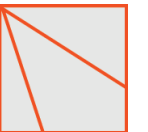
SECOND FLOOR PLAN

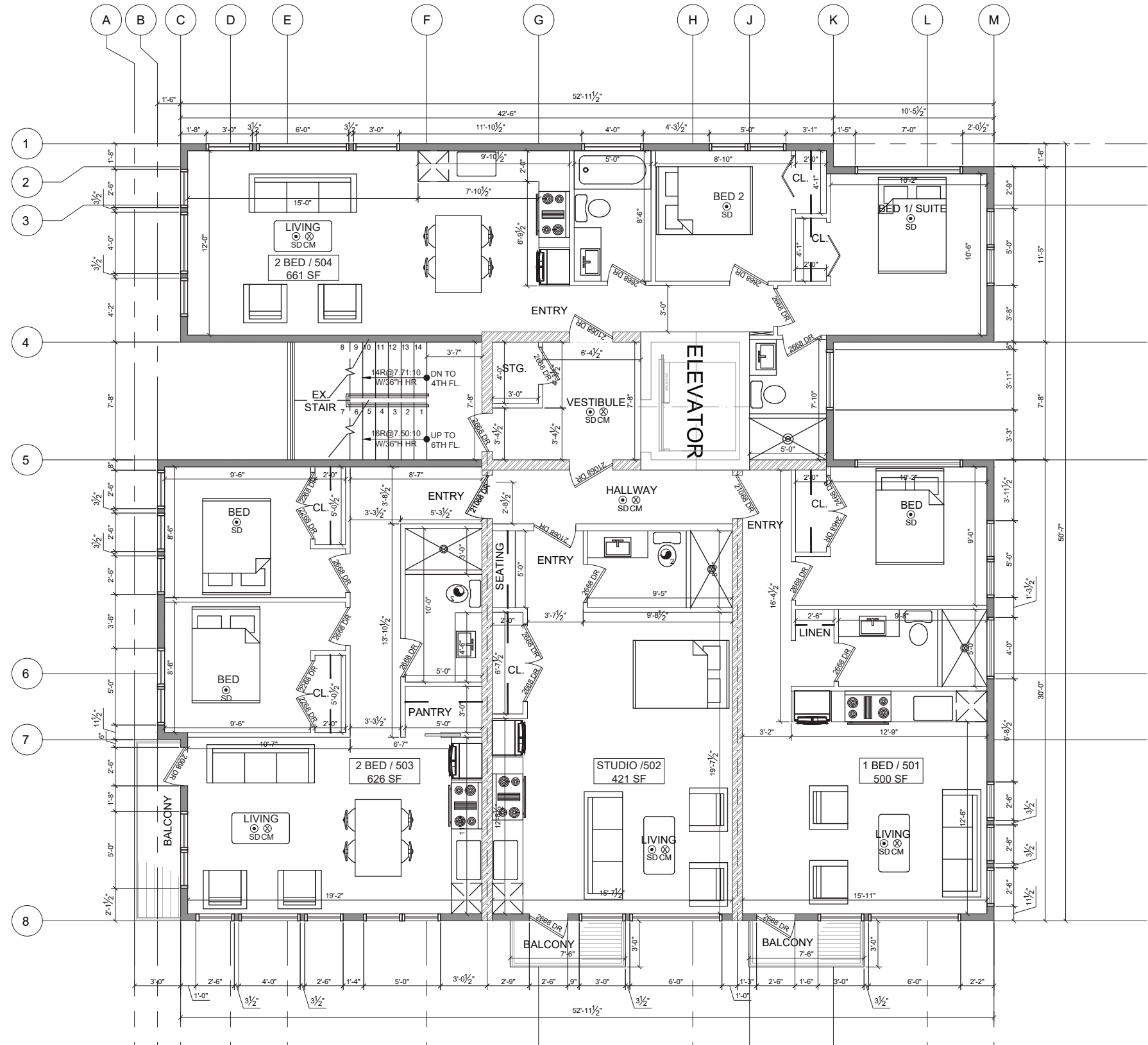


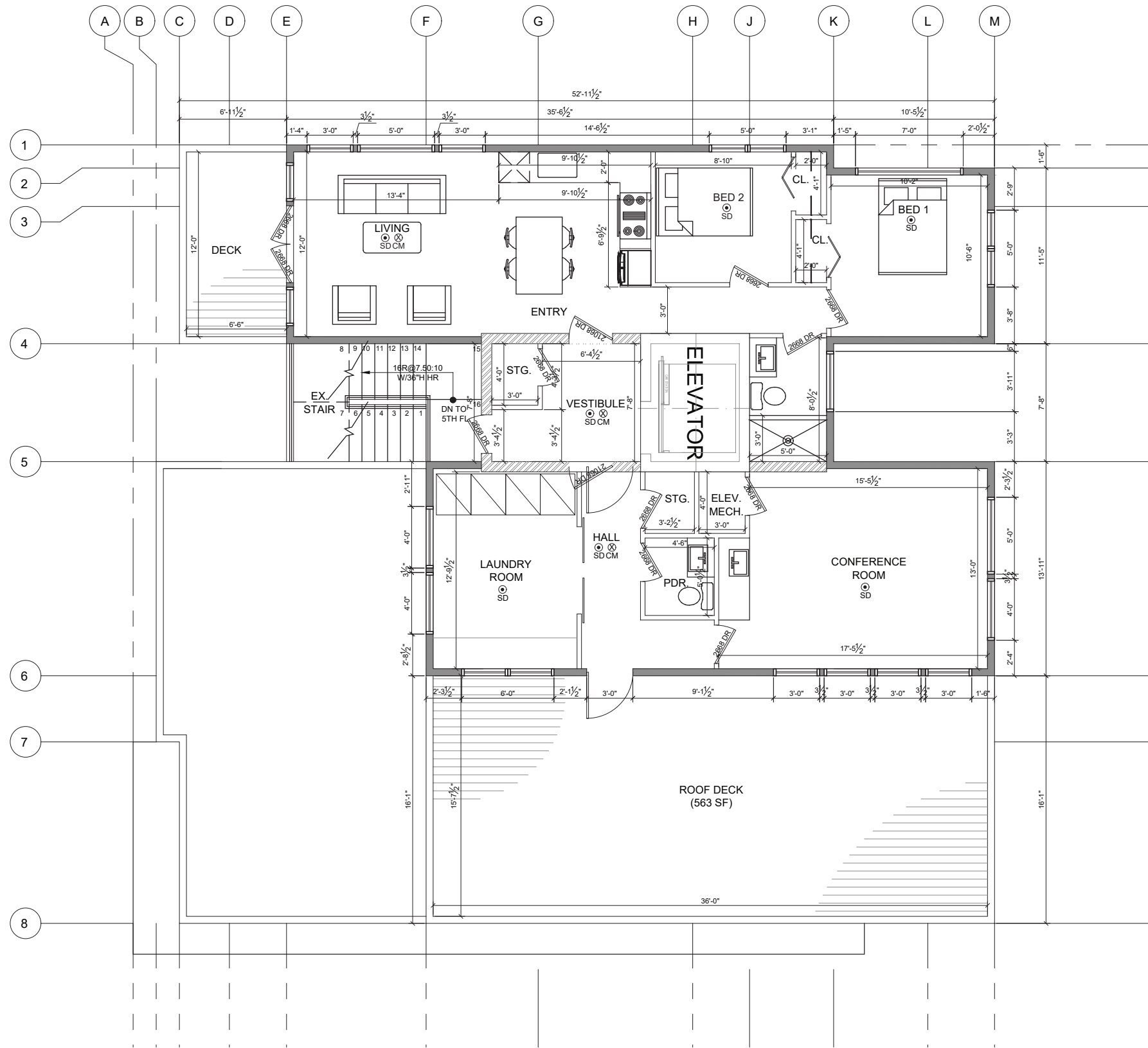




 FORTH FLOOR PLAN

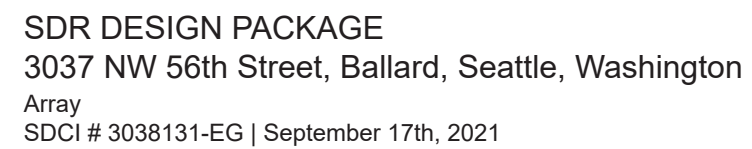


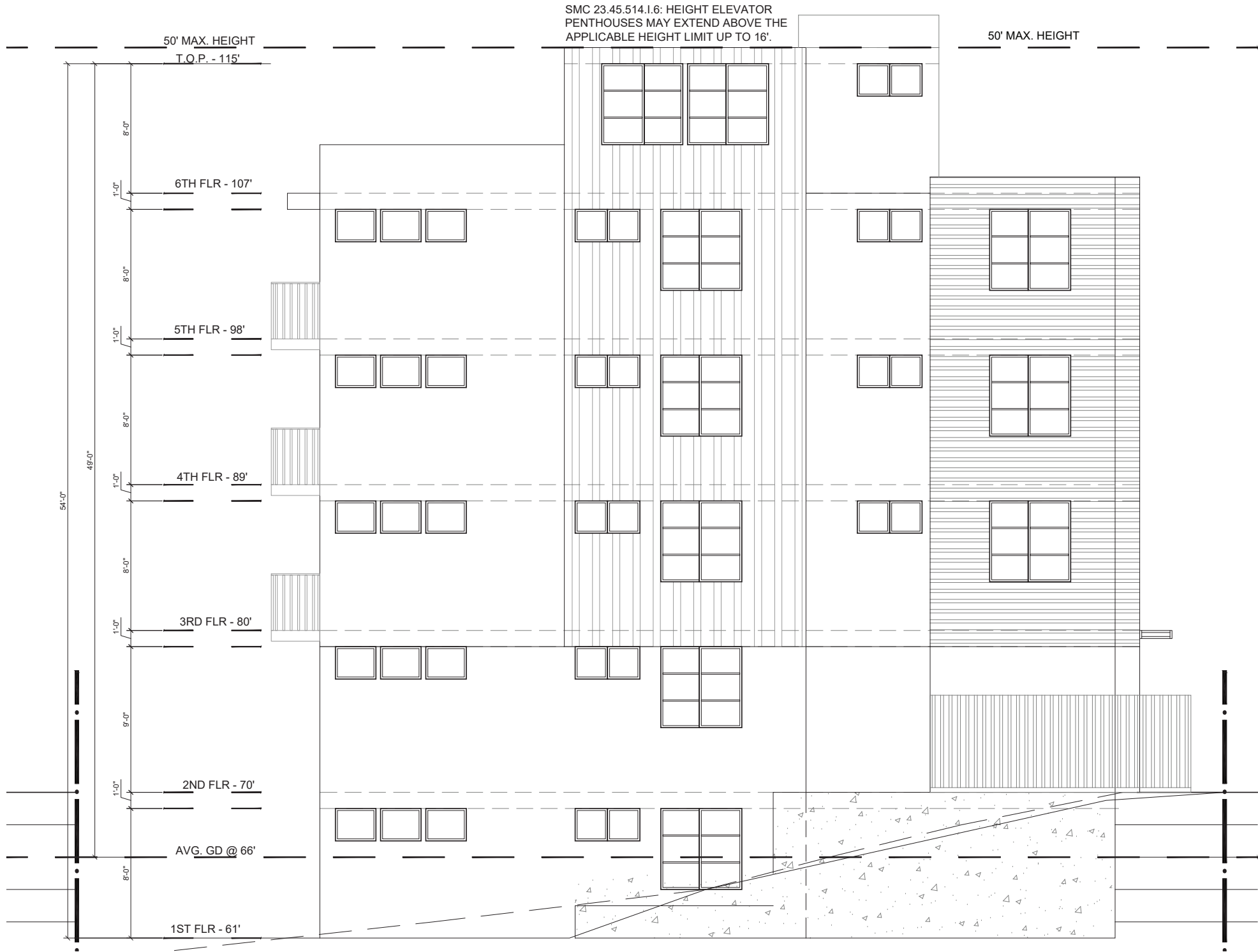




SIXTH FLOOR PLAN

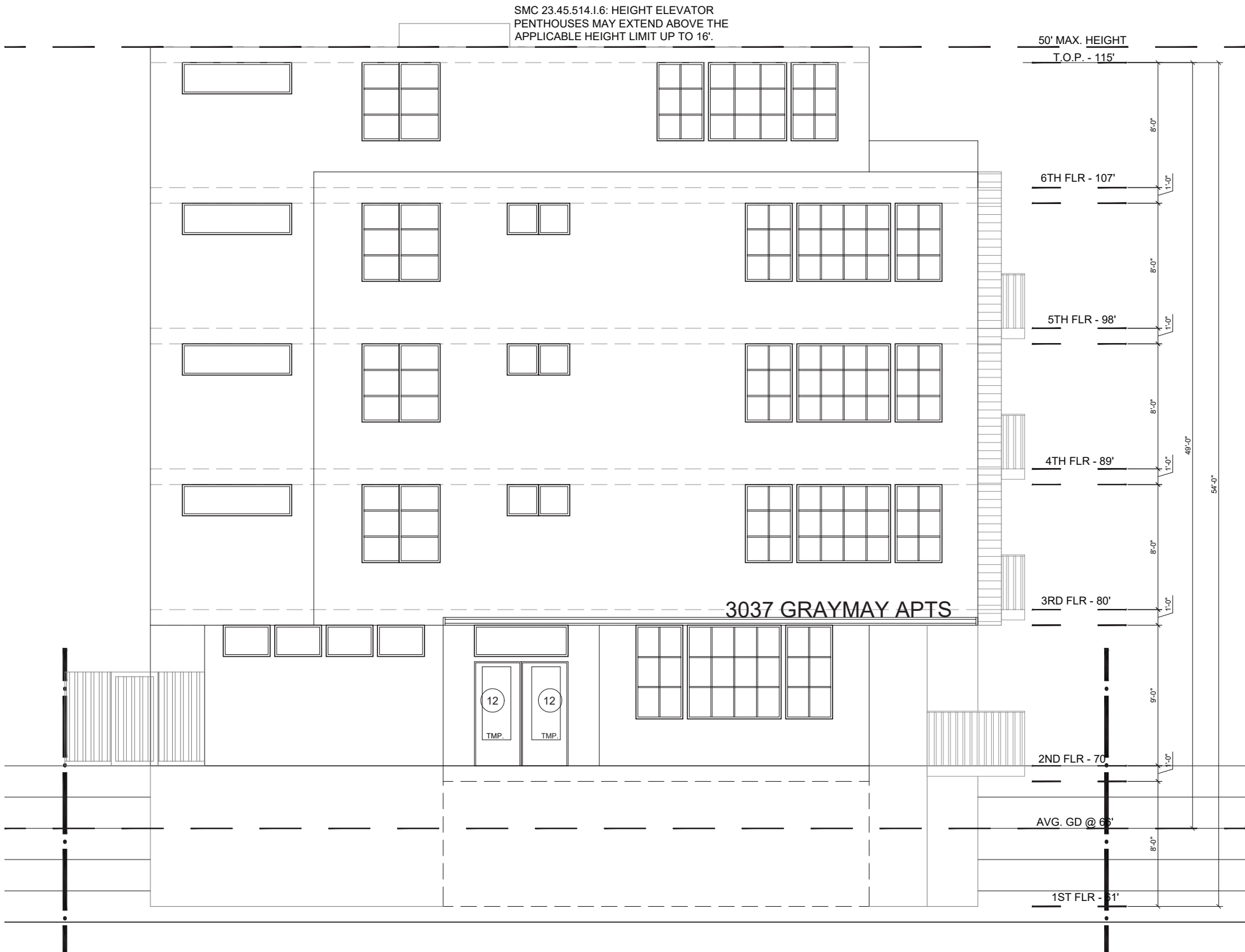






EAST ELEVATION





NORTH ELEVATION



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WEST ELEVATION

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WEST PRIVACY WINDOW STUDY / 3045 NW 56TH ST NEIGHBOR



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EAST PRIVACY WINDOW STUDY / 3033 NW 56TH ST NEIGHBOR



Street Perspective



mutual material slimbrick brick venner wall (color: Desert White)

Painted Hardie plank lap horizontal (color: summer white) siding

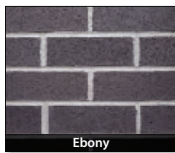
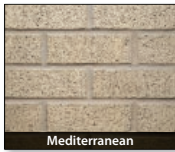
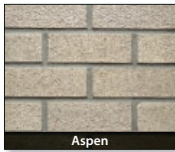
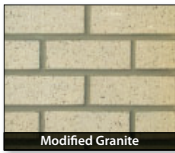
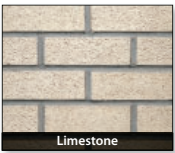
Painted Hardie vertical siding + batten (color: iron gray)

ARCHITECTURAL SERIES

ARCHITECTURAL SERIES

For constructing buildings with lighter frames that cannot support the weight of full-size brick on higher elevations, Slimbrick is the answer. With the classic appearance of full-size brick, but with thinner dimensions, Slimbrick is well suited for applications where weight, thickness, or codes require a thin veneer product.

With 50+ rich colors that will endure for decades without fading, architects and designers can build uniquely beautiful features by combining Slimbrick colors to create a signature custom brick blend.



SPECIAL ORDER COLORS SHOWN.

Not all colors, shapes and sizes are shown. Please see Facebrick colors on our website for the full potential range, or contact your local Mutual Materials sales rep for current listing.

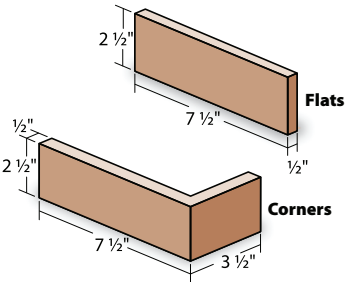
ARCHITECTURAL SERIES PRODUCT SPECS

SPECIFICATION:
Mutual Materials Slimbrick will meet or exceed ASTM C-1088, Grade Exterior, Type TBX.

TEXTURES:
Light Wire Cut
Mission and Smooth: Special order
Other sizes and shapes are available

ARCHITECTURAL SERIES BY THE PALLET

SHAPE	PIECES	COVERAGE	WEIGHT
Flats	2,160	360 square ft.	1,300 lbs
Corners	720	180 lineal ft.	650 lbs



HardiePanel

HardiePanel® Smooth Board Siding / The statement collection / Color: Iron Gray

Thickness: 0.312"
Length: 120"
Widths: 48"



HardiePanel Smooth Vertical Siding + Trim Boards Batten Strips

The statement collection / Color: Iron Gray

Panel
Thickness: 0.312"
Length: 120"
Widths: 48"

Batten
Thickness: 0.75"
Length: 144" boards
Widths: 2.5"



HardiePanel Plank Lap Siding / Smooth / Color: Summer White Wet Concrete

Thickness: 0.312"
Length: 144" board
Widths: 8.25"
Exposures: 7"



4x8 dark gray painted hardie



board and batten siding



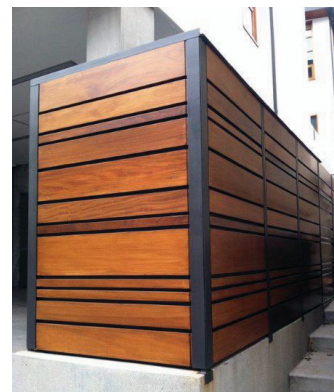
white brick veneer siding



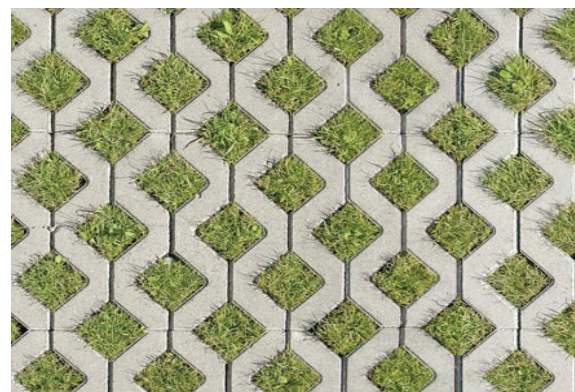
white hardi plank



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Wood Fence



Permeable grasscrete pavers

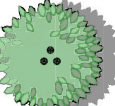
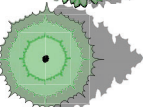


Concrete planters





PLANT SCHEDULE

NATIVE TREES		BOTANICAL / COMMON NAME
		Acer circinatum / Vine Maple
		Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance
		Betula nigra / River Birch
		Thuja plicata / Western Red Cedar
SHRUBS		BOTANICAL / COMMON NAME
		Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
		Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
		Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
		Spiraea x bumalda 'Limemound' TM / Limeound Spirea
NATIVE SHRUBS		BOTANICAL / COMMON NAME
		Myrica californica / Pacific Wax Myrtle
		Physocarpus opulifolius / Ninebark
		Rhododendron macrophyllum / Pacific Rhododendron
		Rosa nutkana / Nootka Rose
		Spiraea douglasii / Steeplebush
NATIVE PERENNIALS & FERNS		BOTANICAL / COMMON NAME
		Dicentra formosa / Pacific Bleeding-Heart
		Heuchera cylindrica / Coral Bells
		Polystichum munitum / Western Sword Fern
GROUND COVERS		BOTANICAL / COMMON NAME
		Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry
NATIVE GROUNDCOVER		BOTANICAL / COMMON NAME
		Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick
		Fragaria chiloensis / Beach Strawberry
		Vancouveria hexandra / White Insideout Flower
SITE		BOTANICAL / COMMON NAME
		7/8" Drain Rock
		Arborist Chips 3" Depth

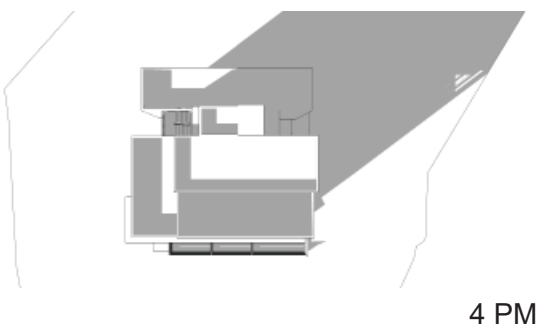
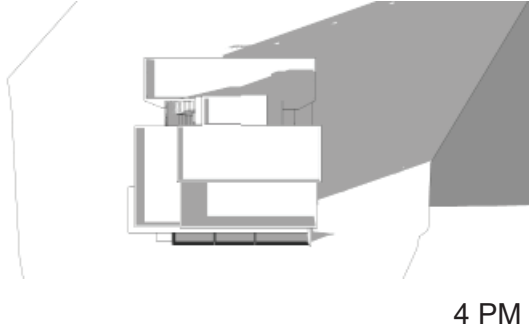
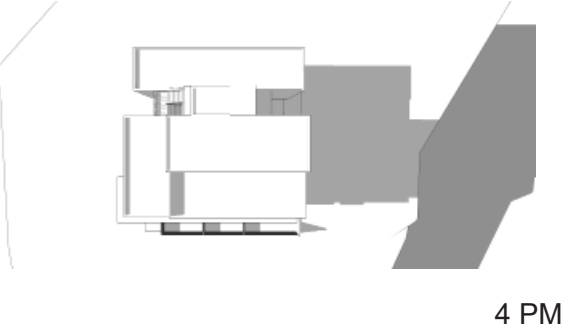
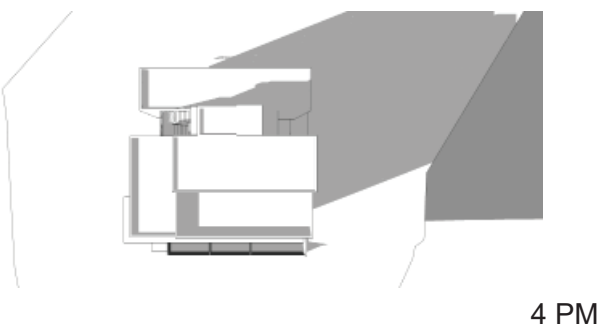
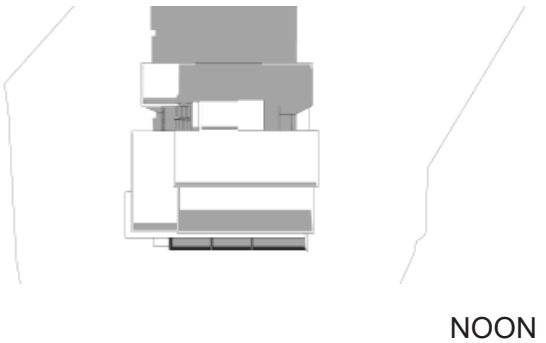
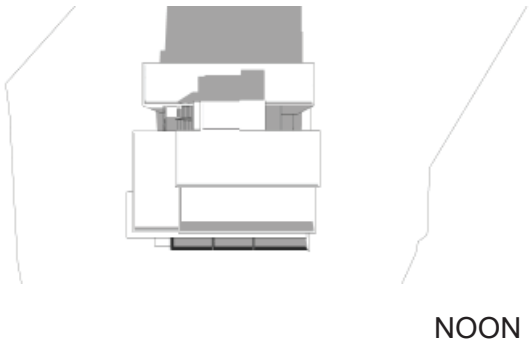
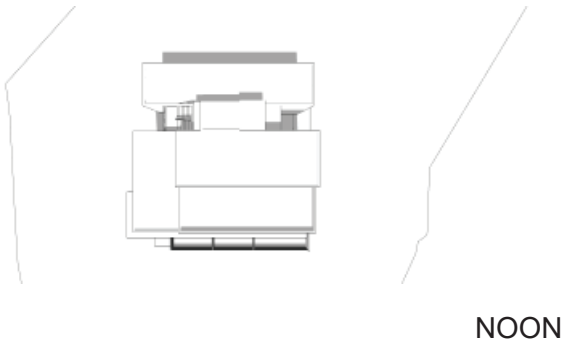
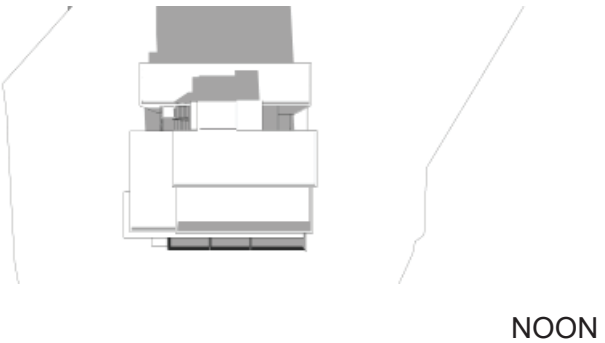
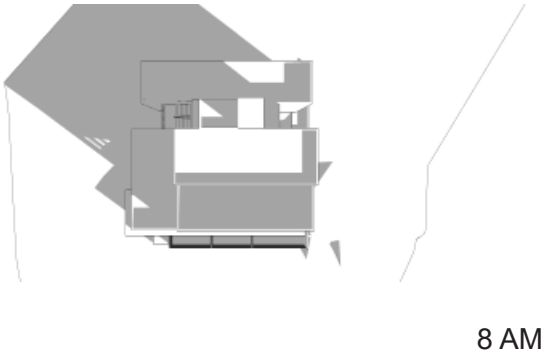
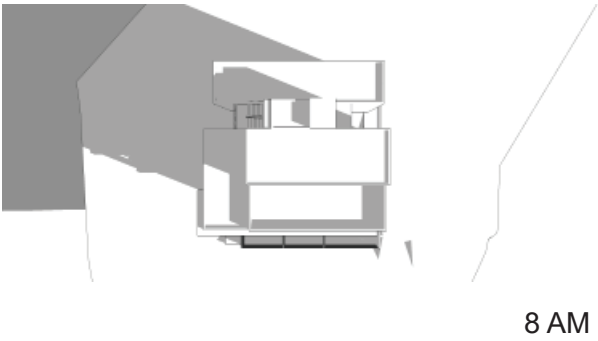
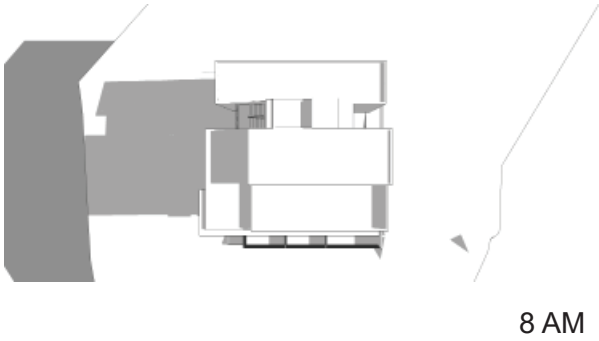
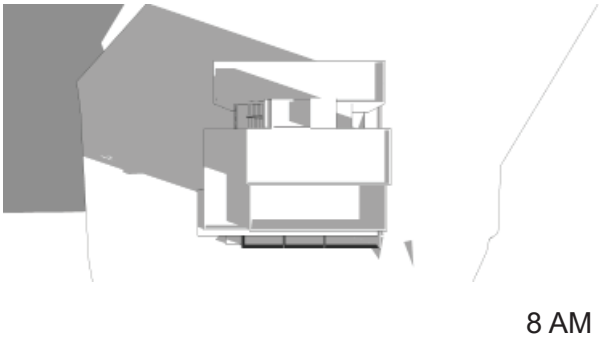


SPRING EQUINOX: MARCH 20

SUMMER SOLSTICE: JUNE 21

FALL EQUINOX: SEPTEMBER 23

WINTER SOLSTICE: DECEMBER 21



SHOFFNER CONSULTING

1015 10th St. Mukilteo, WA 98275 Mobile:(206)755-9407 tony@tonyshoffner.com

June 21, 2021

Jeff Whitney
Array, LLC
3258 14th Ave. W
Seattle, WA
98119

RE: Tree Inventory Report - 3037 NW 56th St. Seattle, WA.

Jeff:

This report is provided to report on the inventory I conducted of the trees on the property and just off-site at the address of 3037 NW 56th St. in Seattle, WA. Please see the accompanying Tree Inventory Map for the surveyed locations and numbers of the trees.

The City of Seattle's regulations of trees on private property are provided in DPD Director's Rule 16-2008 and were referenced for preparation of this report.

1.0 Professional Experience and Credentials

Following is a summarization of my experience and credentials as a consulting arborist:

- Master of Science in Urban Horticulture from Center for Urban Horticulture, University of Washington, 1996. Focus of study and thesis was nursery production of Pacific madrone (*Arbutus menziesii*) and establishment into a natural/urban ecosystem.
- ISA Certified Arborist since 1996.
- Tree Risk Assessment Qualified since 2012.
- Consulting arborist, 1996-present.
- Wetland Biologist, 1996-1998
- Other related experience: City of Everett Urban Forestry, summers 1989-1992; Natural Resource Management staff and Bellevue Botanical Garden staff, City of Bellevue, 1996-1997.

2.0 Site Conditions and Proposed Development

The property is located in the Ballard neighborhood in a single family residence neighborhood and is developed with a single family residence. There are two trees on each property and none just off-site to with drip lines that extend onto the property.

3.0 Tree Inventory - Methods and Results

I conducted visual evaluations of all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual and on nearly 20 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

The City of Seattle tree regulations are specified in Director's Rule 16-2008 and are used to determine which trees meet the minimum criteria to be classified as exceptional and how exceptional trees are required to be protected through development.

The inventory included three significant trees on the property and one within the right-of-way with drip lines that extend onto the property. The column CSD is crown spread diameter for the on-site trees. Following is the information on these trees.

#	Species	Dbh	CSD	Condition and Status
1	Arborvitae (<i>Thuja occidentalis</i>)	10"	8'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
2	Flowering cherry (<i>Prunus serrulata</i>)	12"	28'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
3	Flowering cherry (<i>Prunus serrulata</i>)	8"	24'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
4	Flowering cherry (<i>Prunus serrulata</i>)	5"	20'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Located off site. Drip line does not extend onto the property.

4.0 Tree Retention and Protection

There are no trees on the property that meet the threshold diameter to be classified as exceptional therefore no tree retention is required.

4.0 Use of This Report

This report is provided as a means of addressing the inventory of the trees on the properties at the addresses of 3037 NW 56th St. in the City of Seattle. This report addresses only the trees on the property and those just off-site with drip lines that extend onto the property.

Cordially,

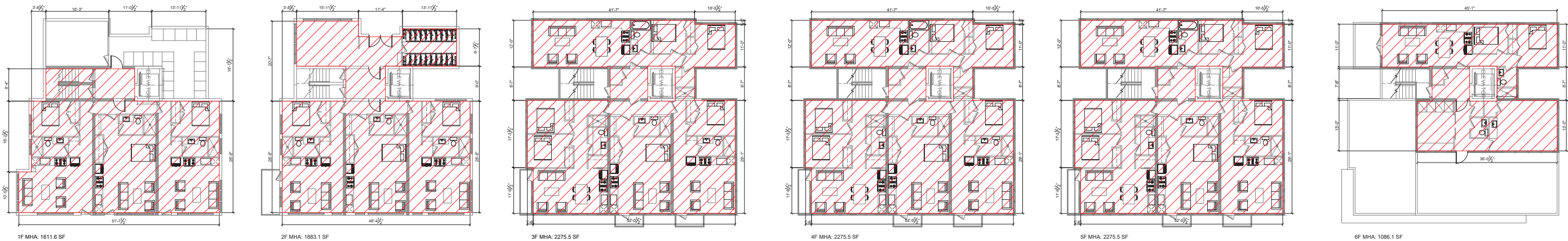
Tony Shoffner

Tony Shoffner
ISA Certified Arborist #PN-0909A
TRAQ

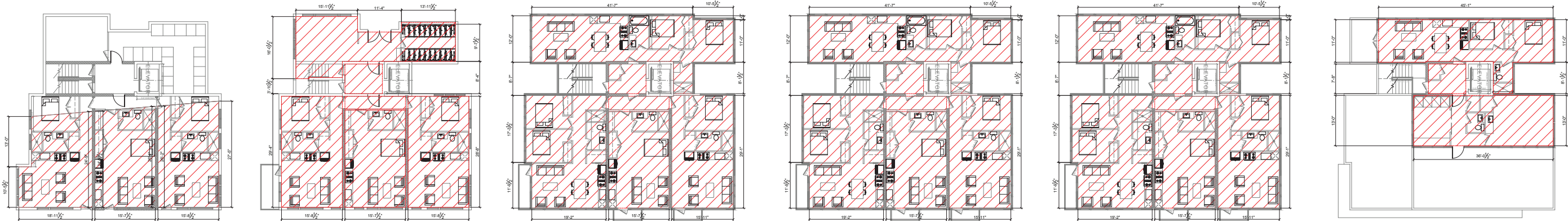


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MHA FLOOR PLAN



GFA FLOOR PLAN



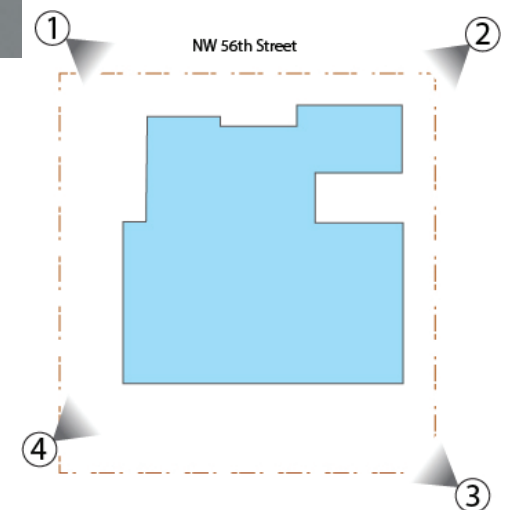
FAR	SQUARE FOOT
1ST FLOOR	1230.7
2ND FLOOR	1880.4
3RD FLOOR	2215.7
4TH FLOOR	2215.7
5TH FLOOR	2215.7
6TH FLOOR	1075.2
SUM	10833.4
GROSS FLOOR AREA (GFA) = FLOOR ARE RATIO (2.3) BUILD GREEN	
ALLOWED: 4724 X 2.3 = 10865.2 SF	
PROPOSED: 19 UNIT APARTMENTS TOTAL = 10833.4 SF < 10865.2	

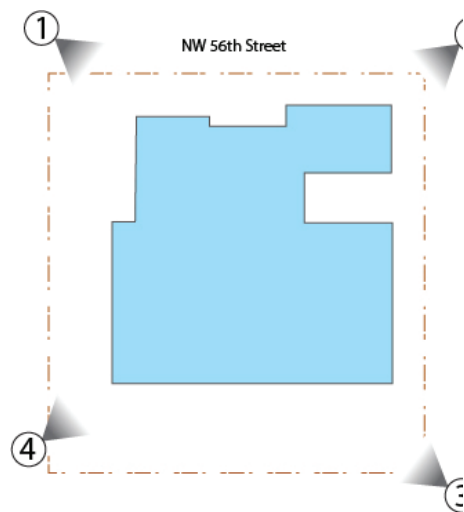
MHA-R PAYMENT OPTION SUMMARY TABLE		
1	ZONE	LR3 (M)
2	MHA AREA DESIGNATION PER MAP A FOR 23.58C.050	MEDIUM AREAS
3	ASSOCIATED PUDA WITH MHA-R REQUIREMETNS?	NO
4	TOTAL NUMBER OF RESIDENTIAL AND LIVE-WORK UNITS IN THE STRUCTURE	DWELLING UNIT: 19 LIVE-WORK: 0
5	GROSS FLOOR AREA - RESIDENTIAL USE	10833.4 SF
6	GROSS FLOOR AREA - LIVE-WORK UNITS	0
7	GROSS FLOOR AREA IN RESIDENTIAL OR LIVE-WORK USE EXCLUDED FROM MHA-R PAYMENT	0
8	FLOOR AREA FOR MHA-R CALCULATION	11407.3 SF
9	PAYMENT CALCULATION AMOUNT PER CODE OR PUDA	\$ 15.36
10	MHA-R PAYMENT PROVIDED	\$175,216.12





① Street level facade rendering



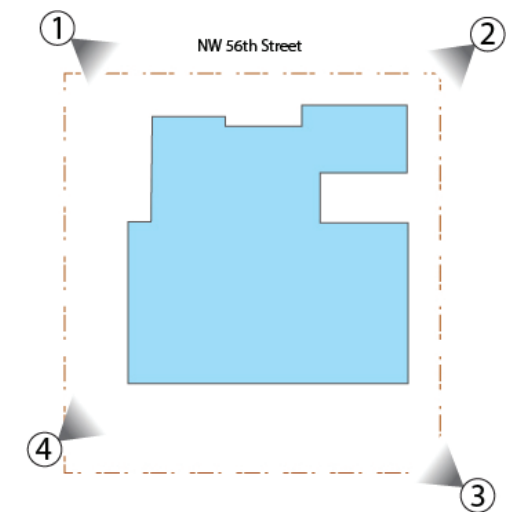


② Street level facade rendering



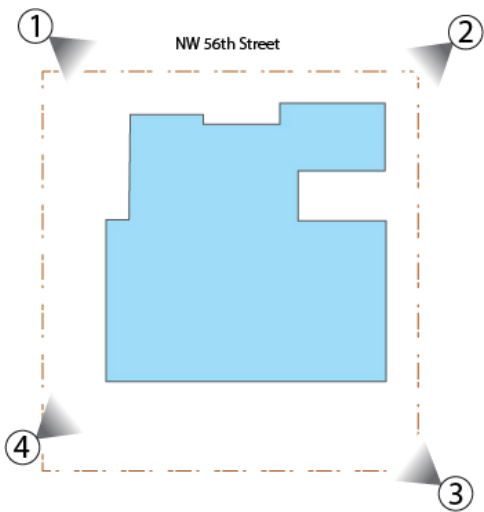


③ Rear Area rendering





④ Rear Area rendering





NORTH ELEVATION RENDERING



WEST ELEVATION RENDERING



SOUTH ELEVATION RENDERING



EAST ELEVATION RENDERING



BALLARD NEIGHBORHOOD DESIGN GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES

1. Plants and Habitat a. On-site features

response: The site is in Residential In-Town area, the street facing will provide a landscaped front yard using native plants species and sidewalks to apartment entry with a green factor goal of 0.6 will be established and being met planting native plants.

CS2 URBAN PATTERN AND FORM

1. Location in the city and neighborhood

f. Residential In-Town:

Response: We are not providing any parking due to the urban village and frequent transit zone. That will eliminate the use of cars and increase the use of public transportation.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

1. Fitting Old and New

c. In-Town Residential:

Response: We are taking cues from adjoining buildings for design elements and materials by using roof overhangs and bricks on the bottom street facing level. Having recessed entry provide visually distinguishable apartment entry.

d. Massing Choices:

Response: By using warmer materials such as bricks and wood fencing, and a smaller scale massing at the street facing level, we are creating a connection between the public space and the building.

e. Unified Design:

Response: We are using weathering awning and changing in materials to create a distinctive base and upper levels.

PL1 CONNECTIVITY

2. Walkways and Connections

b. Pedestrian Amenities:

response: Landscaping, lighting and awnings with Apartment signs will mark the entry from the street and along with open space will be provided at the apartment entry facing the street and landscape create a more pedestrian friendly amenity space.

PL3 STREET-LEVEL INTERACTION

1. Entry

a. Residential Entries:

response: We are creating an recessed entry for the apartment

1. Residential Edges

response: We are using planters grass crete pavement to differentiate the transformation from public to private space and also by placing sitting area (ex. benches) to keep the connection between public and private space.

PL 4 ACTIVE TRANSPORTATION

1. Planning ahead for bicyclists:

response: The project is providing 20 long-term double bicycle parking facility and two short-term bicycle stand.

DC2 ARCHITECTURAL CONCEPT

2. Architectural and Facade Composition

a. response: The street front facade is designed to be compatible with adjacent apartment and by using brick along the first floor of the apartment creates a strong connection to the pedestrian environment. Create the same window sizes to make the continuity of vertical and horizontal rhythm.

b. response: the first two floors are divided by different materials to show different massing for the lower and upper floor.

3. Scale and Texture

a. Texture

response: The street front facade is designed to have uneven brick wall and recessed entry with double entry door and windows.

4. Form and Function

a. Legibility and Flexibility

response: Create a strong entry base at the street level with different materials to create different massing so the street level is not overwhelmed by the upper level of the building.

DC3 OPEN SPACE CONCEPT

3. Design

a. Amenities and Features:

response: The landscaping of this project will help to soften both the massing and the transition from street to entry. Landscape will be using native plants to minimize the maintenance and providing interesting design and shielding to soften between structure and streetscape.

DC4 EXTERIOR ELEMENTS & FINISHES

1. Building Materials

a. Exterior Finish Materials:

response: Using materials/ brick on the first two stories, Steel Sheet and different Fiber cement panel product to keep the low maintenance for the building. Using Larger window so the building looks more transparent and gives a more interesting contrast.

2. Signage

response: Signage is clearly visible on top of the overhang at the street level.



SDR DESIGN PACKAGE

3037 NW 56th Street, Ballard, Seattle, Washington

Array

SDCI # 3038131-EG | September 17th, 2021



SDR Virtual Meeting Notes – 7/14/2021 – 9:30am

SDR Pre-submittal Conference Notes

Project: 3037 NW 56th Street, Seattle, WA 98107

SDCI Number: 3038130-LU / 6841788-CN / 3038131-EG

Owner: Array Build, LLC

Applicant: Array, LLC / Yueann Wu

Attendees: Ellen Aebischer / SDCI Land Use reviewer
Marie Raschkow / SDCI Zoning reviewer
Ray Ramos / SCL – Seattle City Light
Hayden Campbell / SDOT - Development review
Yueann Wu / Array, LLC - Applicant

Reviewed and approved by Ellen Aebischer on 7/26/2021. This project is subject to Streamlined Design Review. On your plans, please include a floor area diagram that shows all gross floor area on the site. Please show all levels of the building, including underground stories. The floor area diagrams are used for various floor area calculations (FAR, MHA, etc.) and to confirm the appropriate design review process applicable to your project.

SCL Coordination (Ray Ramos)

- Ray mentions the overhead high voltage line along NW 56th street need to have 14' radius clearance requires from the nearest line. Open supply conductor (jumper wire) is also considered high voltage elements.
- Underground high voltage line also runs along NW 56th Street.
- Need to be aware on the survey on the high voltage so everyone to be aware of it at construction, ex. Shoring, utility work,
- Meet with city in the early process to determine if the voltage is good for 18 units and determine how to get the line inside the apts. (most likely underground)

SDOT Coordination (Hayden Campbell)

- Because the project is located within an Urban Village boundary, the existing sidewalk and planting strip are required to meet the minimum standards established in the Streets Illustrated Right-of-Way Improvement Manual. These minimum standards include code required street trees in a 5.5' planting strip between a 6" curb and 6' sidewalk. The existing landscape strip exceeds the minimum requirement, and SDOT would like to see the existing condition be

maintained. The sidewalk will require replacement and restoration to SDOT standards.

<https://streetsillustrated.seattle.gov/design-standards/sidewalks/>Closing ex. Curb cut and working with SDOT / Urban Forestry (DOT_LA@Seattle.Gov) on the new street tree on the planting strip. Replace the existing curb cut with a continuous curb and planting strip

- Coordinate with SPU on the solid waste collection location along the curb
- Possible to use neighboring curb cut to the East as dumpster access / solid waste ramp.
- Coordinate with SPU and see how would they like to have the dumpster access to be collected vs. curb cut restoration per SDOT preference.

SDCI Zoning Coordination (Marie Raschkow)

- Apply for ECA 40% exemption / relief first

SDCI Land Use Planner, Design Review (Ellen Aebischer)

- The parcel is in the Ballard Neighborhood design guidelines area for Residential-in town area: context, street life, characters, traffic.
- Went over preliminary guidance
- Consider high residential material and respect the context.
- Nice entry along the street
- Include details like downspout locations
- Need to include privacy window study to both side of neighbors

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