



923 NW 56TH ST BALLARD , SEATTLE

SDR DESIGN PACKET
ARRAY

JULY 6, 2021 | SDCI# 3038175-EG

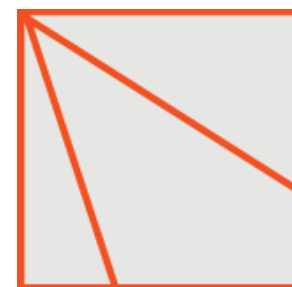


TABLE OF CONTENTS

1	PROPOSAL DESCRIPTION
2	CONTEXT ANALYSIS & ZONING INFORMATION
3	TRANSPORTATION
4	NEIGHBORING BUILDINGS
5	STREET VIEW PANORAMAS
6	SURVEY
7	PROPOSED DESIGN - SITE PLAN & SITE PLAN WITH NEIGHBORS HOUSES
8	PROPOSED DESIGN - TH 1/1ST FLOOR PLAN
9	PROPOSED DESIGN - TH 1/2ND FLOOR PLAN
10	PROPOSED DESIGN - TH1/3RD FLOOR PLAN
11	PROPOSED DESIGN - TH1/ROOF DECK PLAN
12	PROPOSED DESIGN - TH2/1ST FLOOR PLAN
13	PROPOSED DESIGN - TH2/2NDFLOOR PLAN
14	PROPOSED DESIGN - TH2/3RD FLOOR PLAN
15	PROPOSED DESIGN - TH2/ROOF DECK PLAN
16	PROPOSED DESIGN - TH1 N/S ELEVATIONS
17	PROPOSED DESIGN - TH2 N/S ELEVATIONS
18	PROPOSED DESIGN - EAST ELEVATIONS
19	PROPOSED DESIGN - WESTELEVATIONS
20	RENDERED ELEVATIONS - WINDOW STUDY
21	RENDERED ELEVATIONS - WINDOW STUDY
22	RENDERED ELEVATIONS - MATERIAL STUDY
23	RENDERED ELEVATIONS - MATERIAL STUDY
24	LANDSCAPE PLANS
25	RENDERED - SHADOW STUDY
26	ARBORIST REPORT
27	FAR DIAGRAM
28	PROJECT RENDERINGS
29	PROJECT RENDERINGS
30	PROJECT RENDERINGS
31	PROJECT RENDERINGS
32	PROJECT RENDERINGS
33	PROJECT RENDERINGS
34	DESIGN GUIDELINES
35	PRESUBMITTAL MEETING NOTES



PROJECT INFORMATION

ADDRESS: 923 NW 56th Street Seattle, WA 98107
DPD #: 3039175-EG \ 6843109-CN
OWNER: Modern Homes, LLC
APPLICANT: Array, LLC
CONTACT: Yueann Wu

PROJECT PROGRAM

BUILDING TYPE: Townhouses (2 structures)
UNIT COUNT: 6 (3 in each structure)
UNIT SIZES: Approximately 1080 sf
ABV.-GROUND STORIES: 3
PARKING STALLS: 2 (Ballard urban village + FS)
APPROX FAR: 6836.3 sf (FAR of 1.4 used)
LOT SIZE: 5,002 sf

PROJECT OBJECTIVES

The proposed site’s current use is a single family residence. It is approximately 5,002 square feet in LR2 zone. The property is located at the mid-block between 9th Ave NW and 11th Ave NW on NW 56th St. The project is proposed to demolish the existing single family structure and to construct 2 structures, each with 3 townhouses (total 6 units), in the Ballard Hub Urban Village. The proposed structures will be 3 stories tall with 2 open space parking access from NW 56 th Street.

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 traditional housing neighborhood typology of the old Ballard charm.



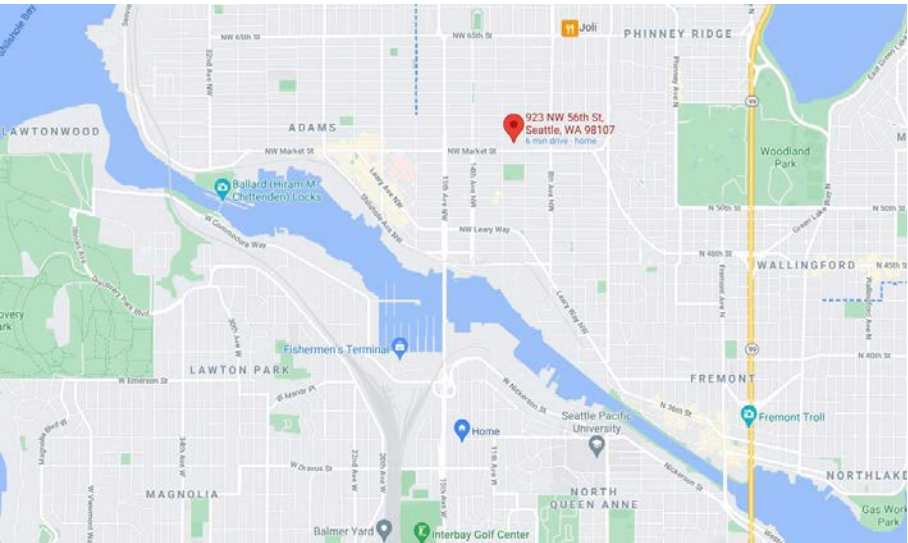
AVA BALLARD MIXED-USE APARTMENT BLDG



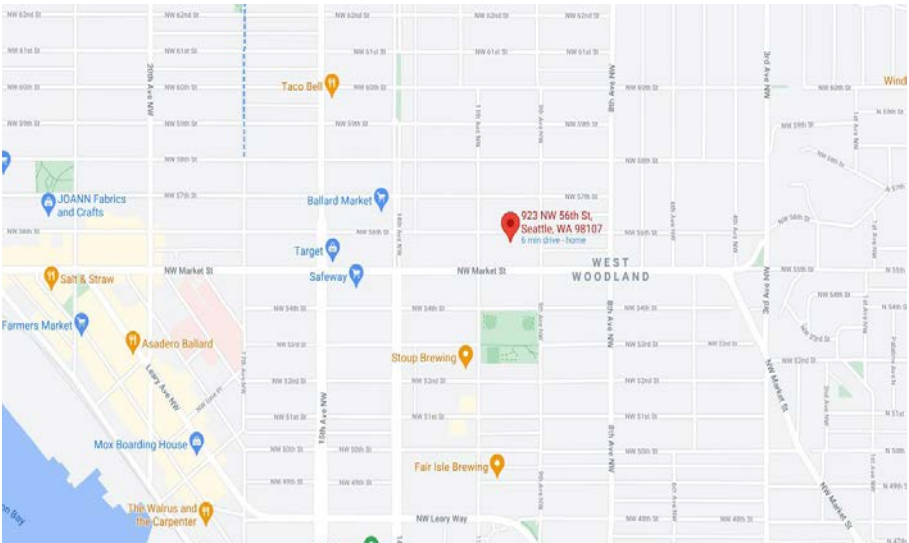
ST ALPHONSUS SCHOOL



ST ALPHONSUS FAMILY CENTER



Seattle Vicinity Map



Neighborhood Vicinity Map





SDCI GIS MAP SHOWING DETAILED ZONING SITE

ZONING INFORMATION

ZONE: LR2 (M1)
OVERLAY: Ballard Hub Urban Village
STREETS: 9th & 11th Ave NW: Neighborhood Yield St
NW 56th St: Neighborhood Yield Street

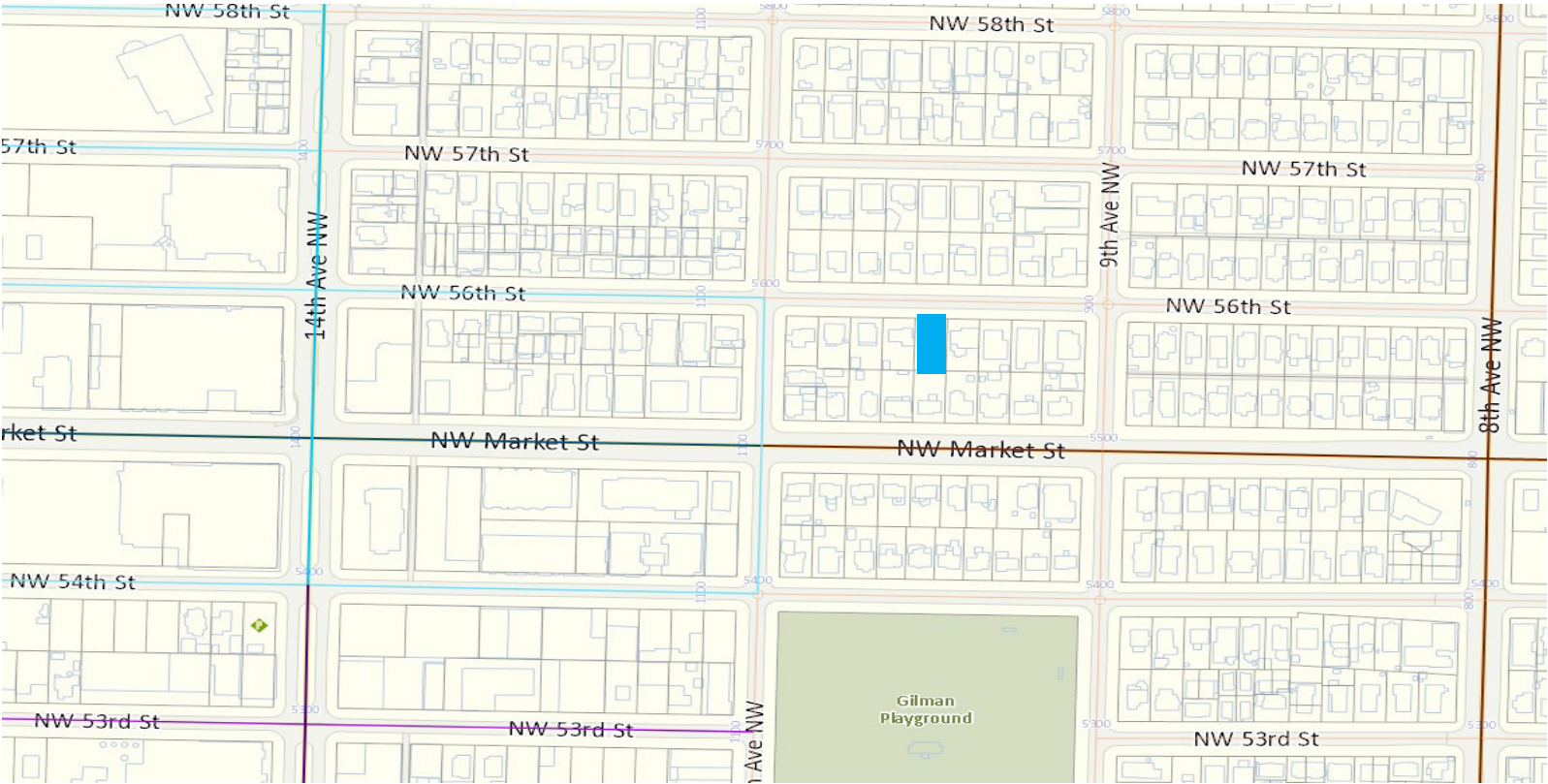
Lot 5, Block 119, Gilman Park, Addition Blocks 113
It is located in lowrise LR2 (M1) zone, and the neighbor lots to the North, East and West all also in lowrise LR2 zone, South neighboring proerty is in NC2-55(M2) zone. The lot is also located in the overlay of Ballard Hub Urban Village.

LOT SIZE: 5002 SF
23.45.510: FLOOR AREA RATIO (1.4) WITHMHA SUFFIX
B. TABLE A: ALLOWED - 5000 X 1.4 = 7000 SF
PROPOSED - 6836.3 SF

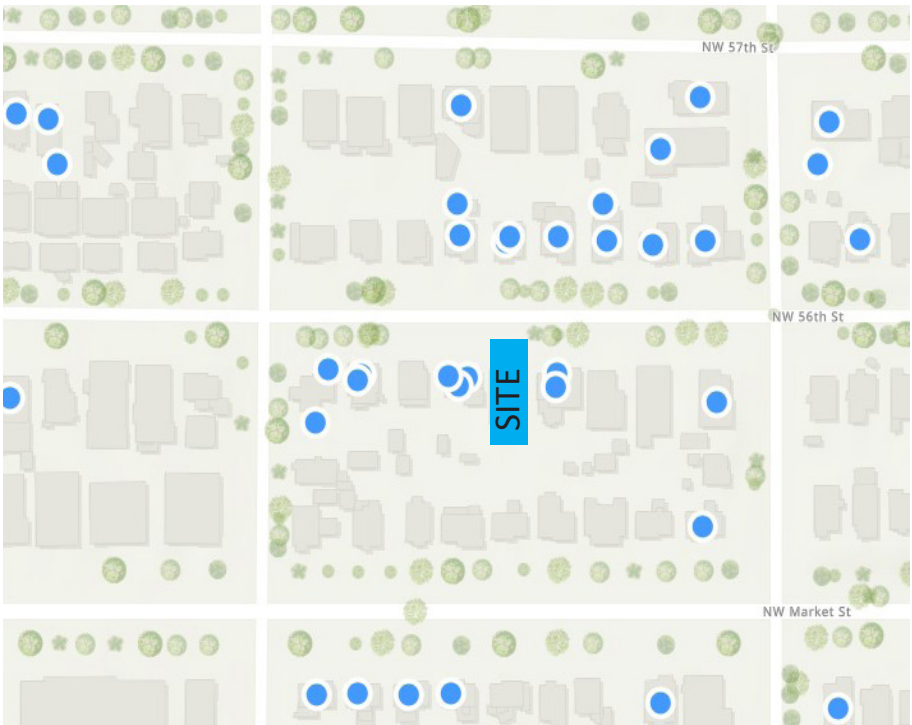
23.54.512: DENSITY
ALLOWED - NO LIMIT
PROPOSED - 6 UNITS
23.45.522: AMENITY SPACE
REQUIRED - 5002 X 0.25 = 1250.5 SF
PROPOSED - 1484.8 SF

23.45.514: HELIGHT ALLOWED - AVG GD + 40' + 10' PENT
TH 1: 64.0' + 40' = 104.0' ALLOW
64.0' + 27' = 91.0' PROPOSED
TH 2: 63.5 + 40' = 103.5' ALLOW
64.0' + 27' = 91.0' PROPOSED
23.54.527: MAX. STRUCTURE WIDTH IN LR2 ZONE
ALLOWED - 90'
PROPOSED - 40'

23.45.518	SETBACKS			B
		<u>REQ'D</u>	<u>PROPOSED</u>	
A	FRONT	7'	7'	23.54.020 A
	REAR	7'	7'	
	SIDE N	5'	5'	
	SIDE S	5'	5'	
F	INTERIOR	10'	21'	

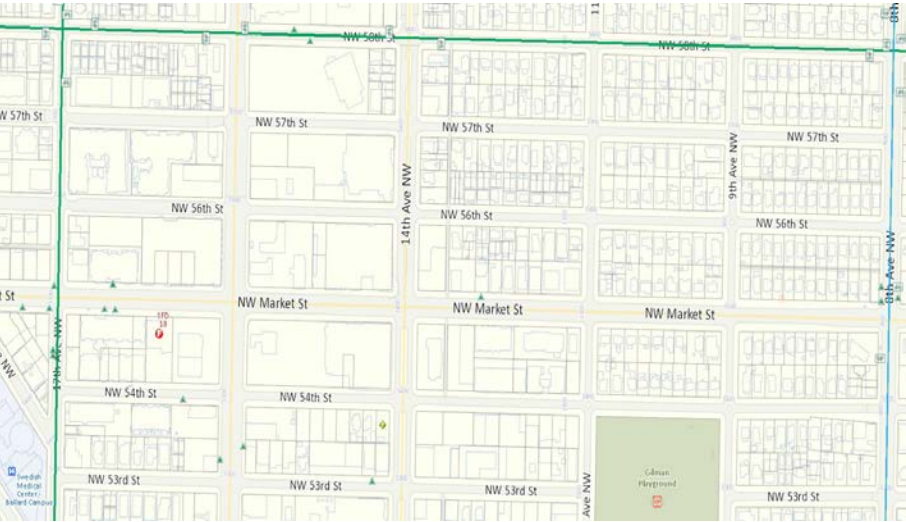


SITE
Urban Village Neighborhood Access
Neighborhood Yield Street
Urban Center Connector



SITE
SURROUNDING DEVELOPMENTS





- Neighborhood Greenway
- Bike lane / climbing land
- Multi-use Trail

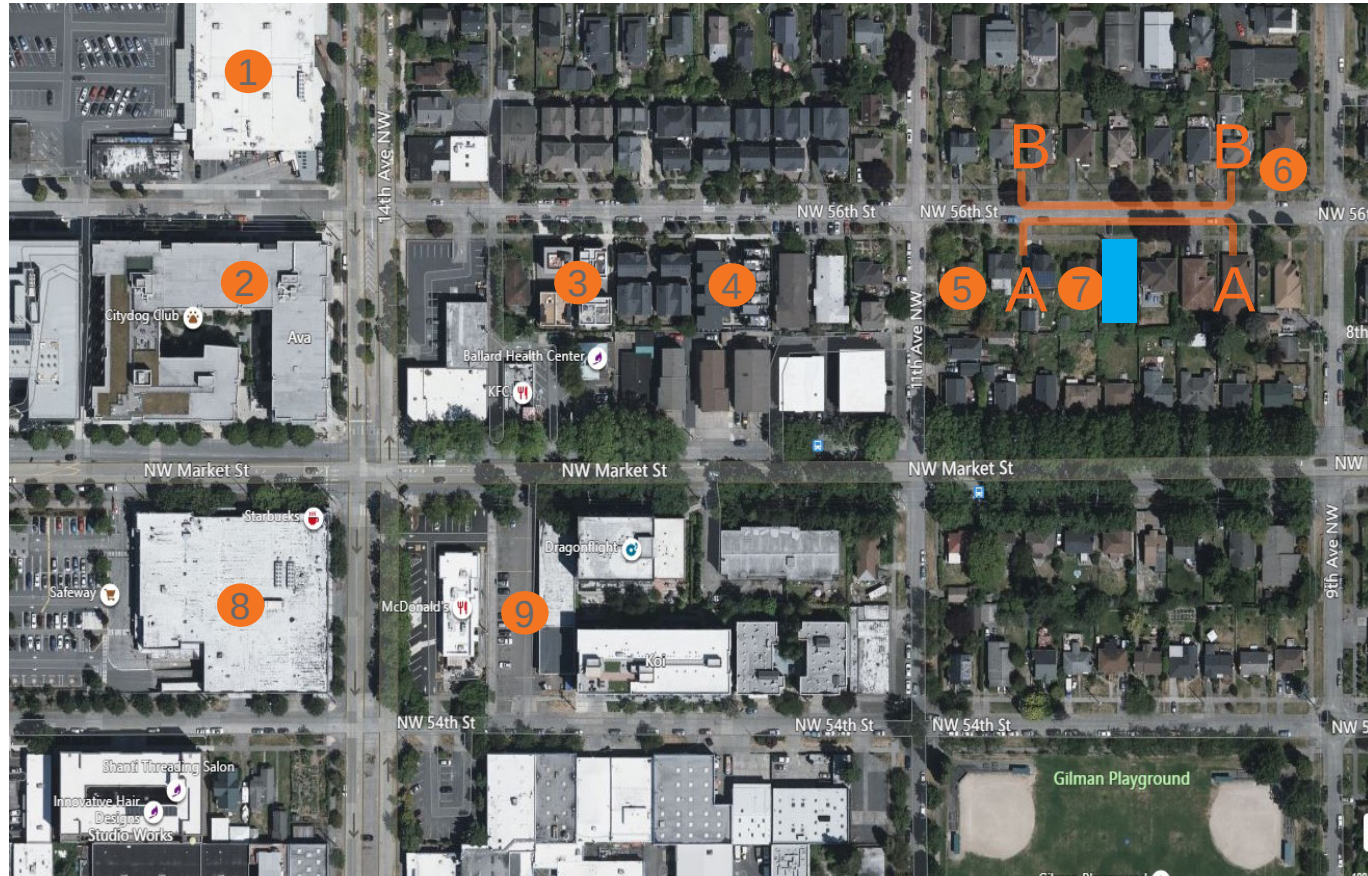
BIKE ROUTES MAP

The proposed project is located in an area with access to several public transit routes within 1/2 mile radius. Seattle is building a network of neighborhood greenways, a safer pedestrian walk or bike street, which helps the growth of local shopping and services. Ballard is also the main focus that will provide the future Seattle Greenways.

SEATTLE CITY BUS MAP

- Bus 40 (A, E, F, G, H)
- Bus 15 (A, B, C, D)
- Bus D LINE (E, F)





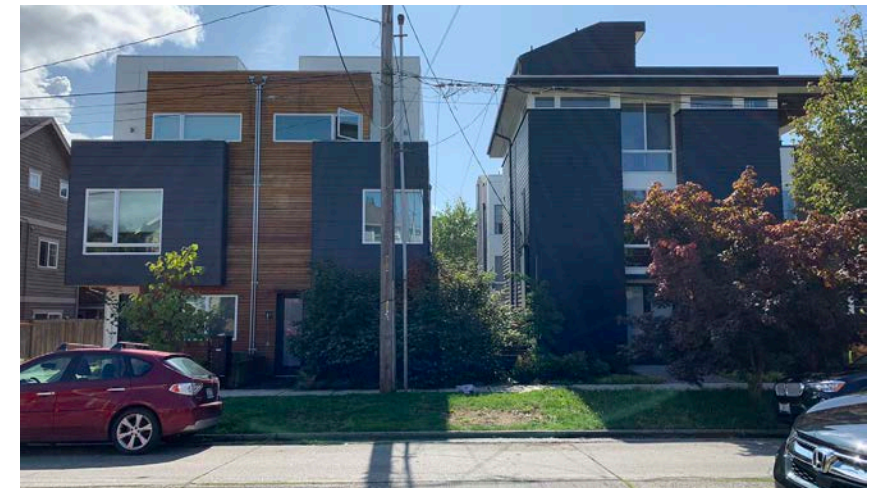
VICINITY MAP



1 Ballard Marekt Plaza



2 AVA Ballard Mix-Use Apt. development



3 4 SFR development on NW 56th St



4 14 Townhouse development



5 3 Rowhouse on NW 56th St



6 Townhouse development



7 Townhouse development



SDR DESIGN PACKAGE
923 NW 56th Street, Ballard, Seattle, Washington
Array
SDCI # 3038175-EG | July 6th, 2021



919 NW 56th St



923 NW 56th St

OUR SITE A-A



929 NW 56th St



928 NW 56th St



922 NW 56th St

ACROSS OUR SITE B-B



916 NW 56th St

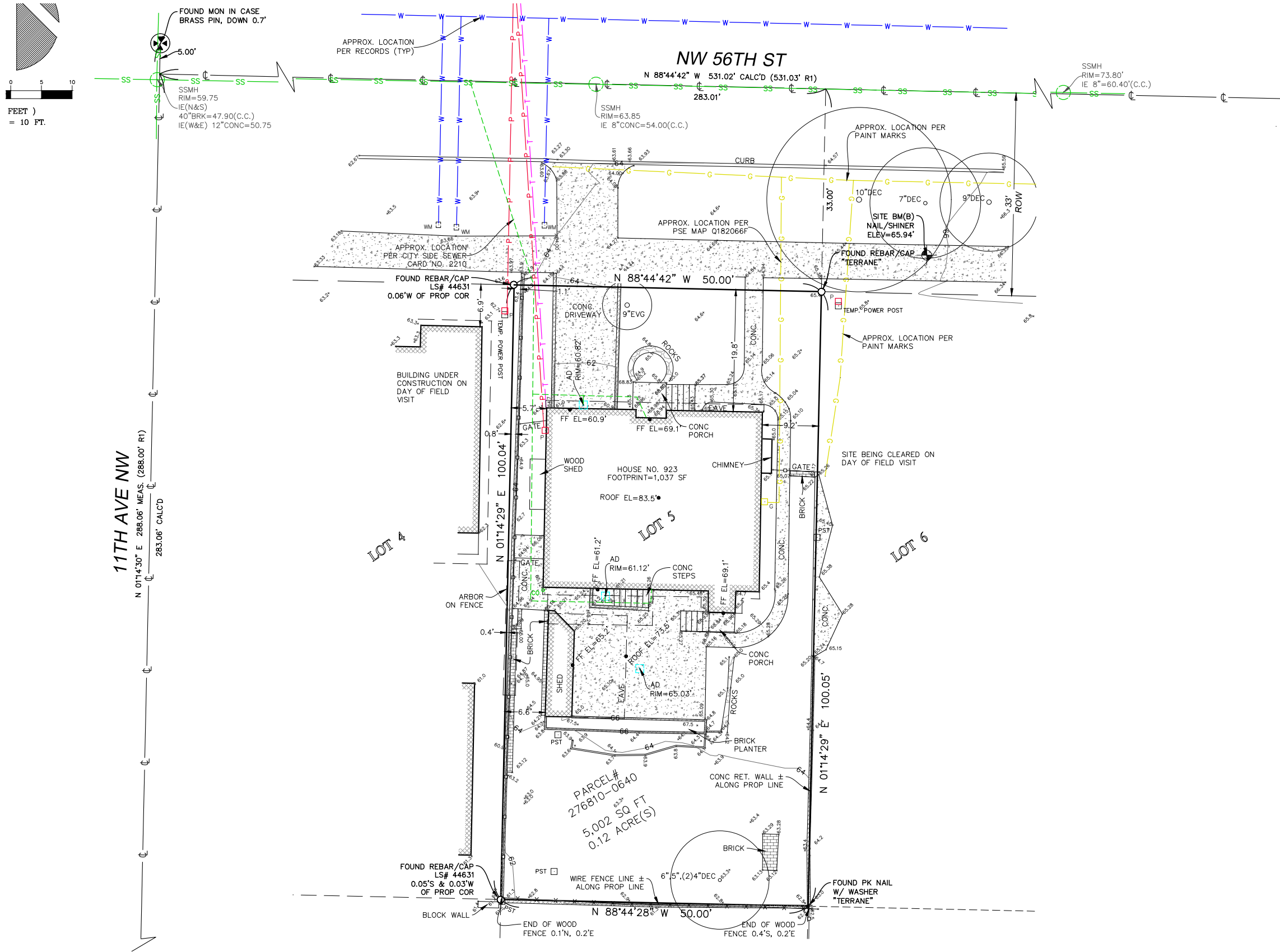


8 Safeway Plaza



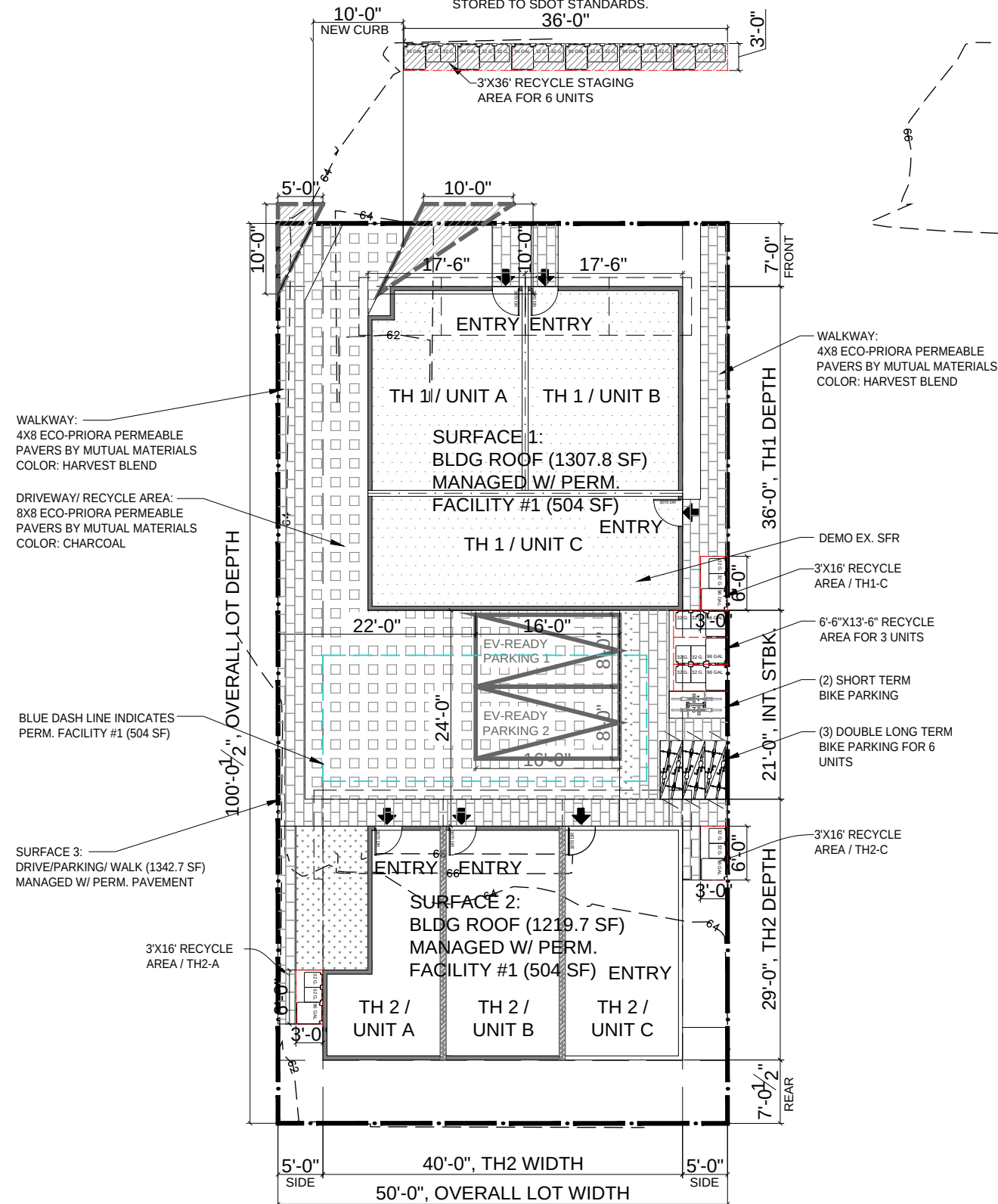
9 MacDonald & Firestone Plaza



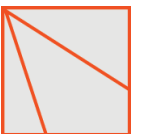


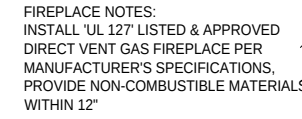
NW 56TH ST

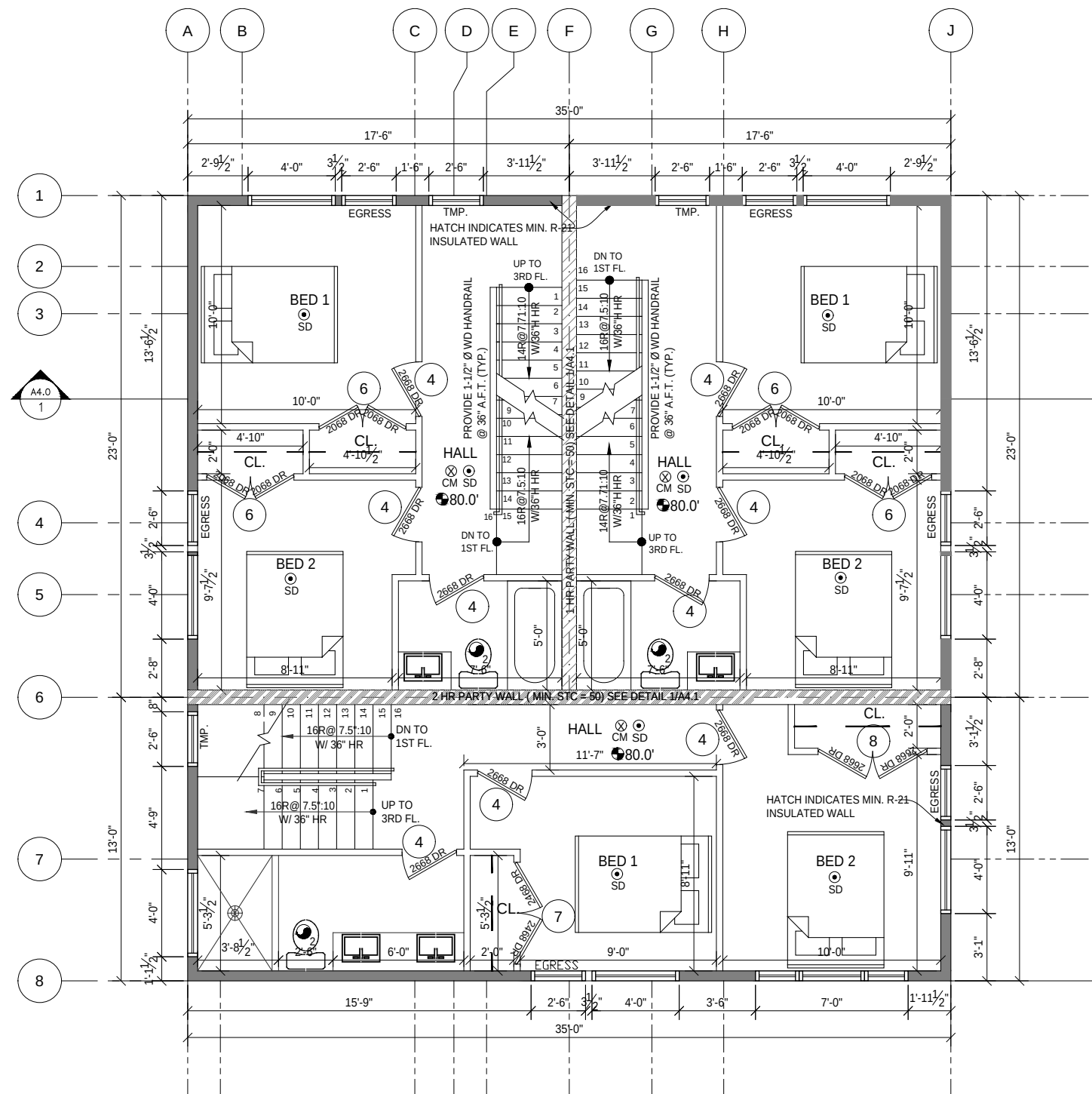
NOTE: NEW / EXISTING CONDITION
WILL COMPLY WITH SDOT ROW
IMPROVEMENT MANUAL, CURB TO
STORED TO SDOT STANDARDS.



PROPOSED SITE PLAN







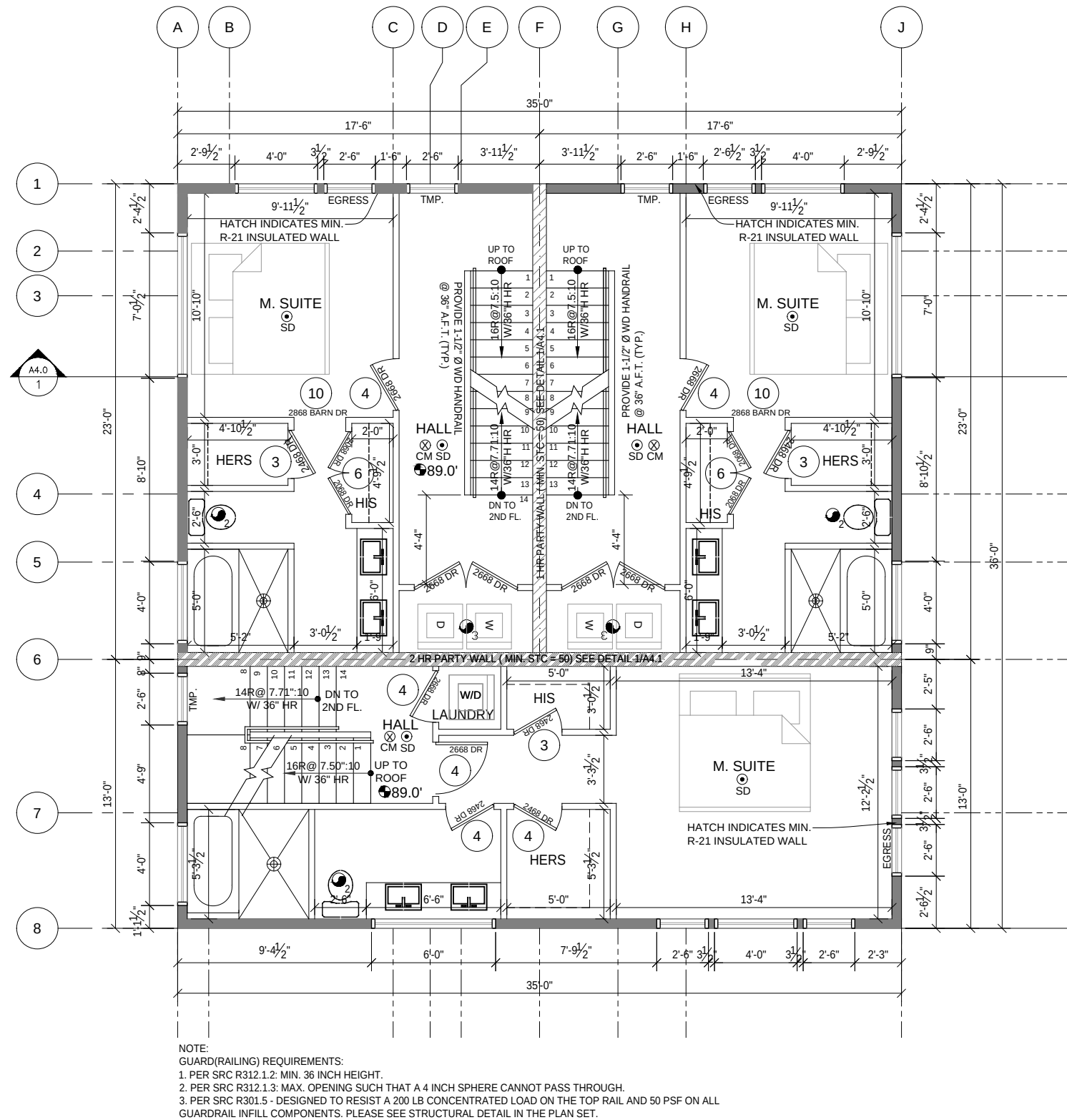
NOTE:
 GUARD(RAILING) REQUIREMENTS:
 1. PER SRC R312.1.2: MIN. 36 INCH HEIGHT.
 2. PER SRC R312.1.3: MAX. OPENING SUCH THAT A 4 INCH SPHERE CANNOT PASS THROUGH.
 3. PER SRC R301.5 - DESIGNED TO RESIST A 200 LB CONCENTRATED LOAD ON THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS. PLEASE SEE STRUCTURAL DETAIL IN THE PLAN SET.

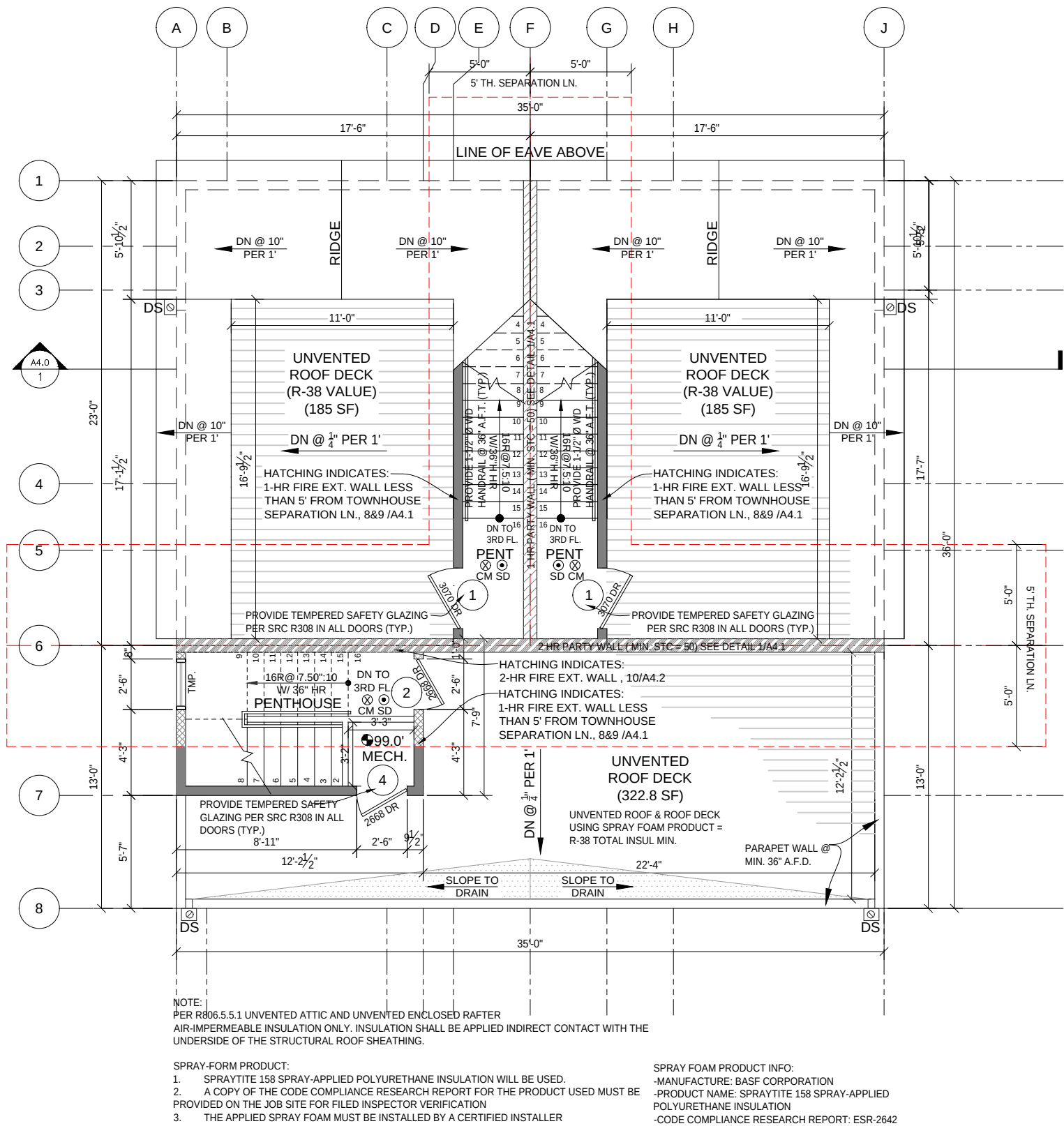


TOWNHOUSE 1 SECOND FLOOR PLAN

SDR DESIGN PACKAGE
 923 NW 56th Street, Ballard, Seattle, Washington
 Array
 DCI # 3038175-EG | July 6th, 2021

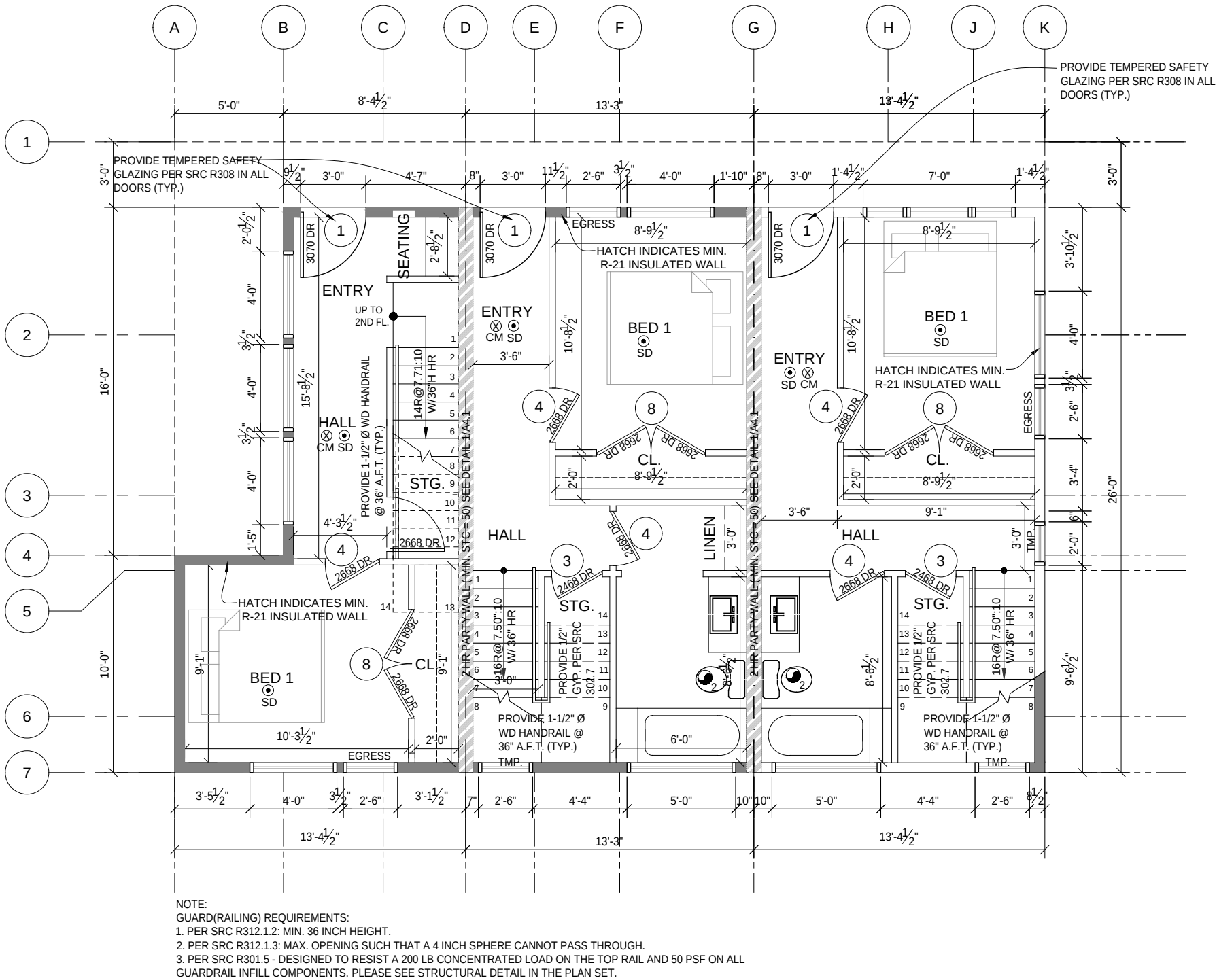


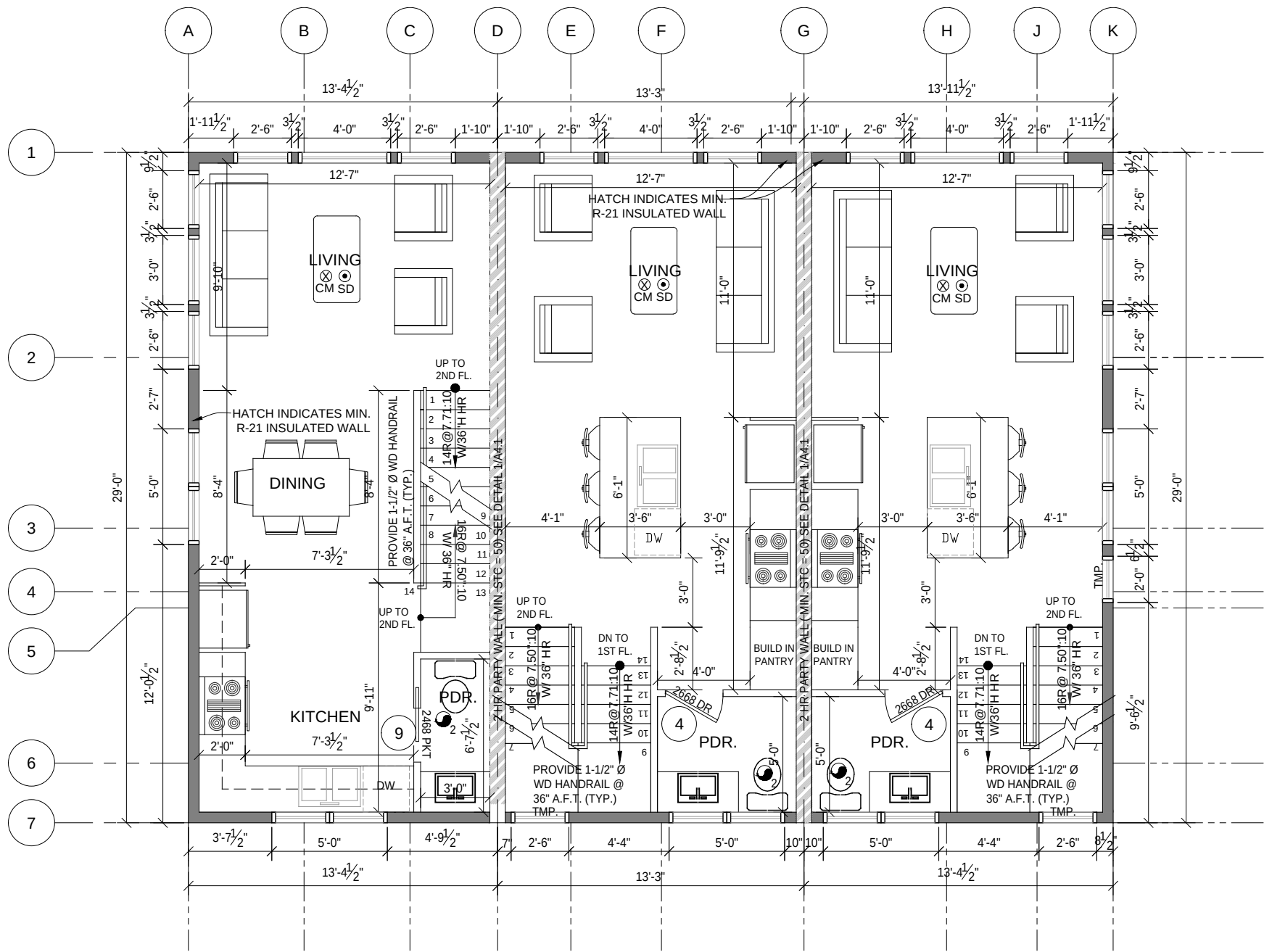




TOWNHOUSE 1 ROOF DECK PLAN







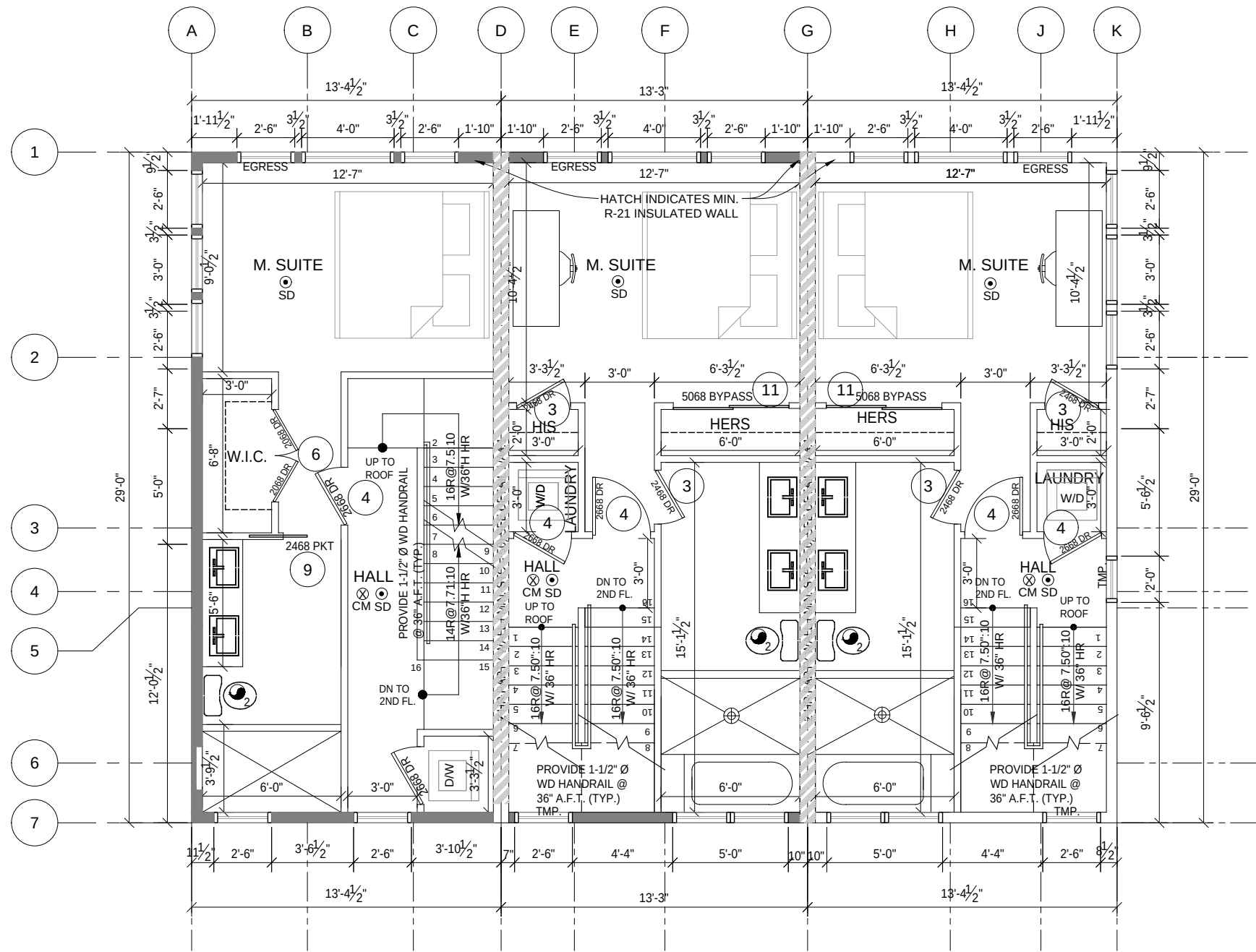
NOTE:
GUARD(RAILING) REQUIREMENTS:
1. PER SRC R312.1.2: MIN. 36 INCH HEIGHT.
2. PER SRC R312.1.3: MAX. OPENING SUCH THAT A 4 INCH SPHERE CANNOT PASS THROUGH.
3. PER SRC R301.5 - DESIGNED TO RESIST A 200 LB CONCENTRATED LOAD ON THE TOP RAIL AND 50 PSF ON ALL



TOWNHOUSE 2 SECOND FLOOR PLAN

SDR DESIGN PACKAGE
923 NW 56th Street, Ballard, Seattle, Washington
Array
DCI # 3038175-EG | July 6th, 2021





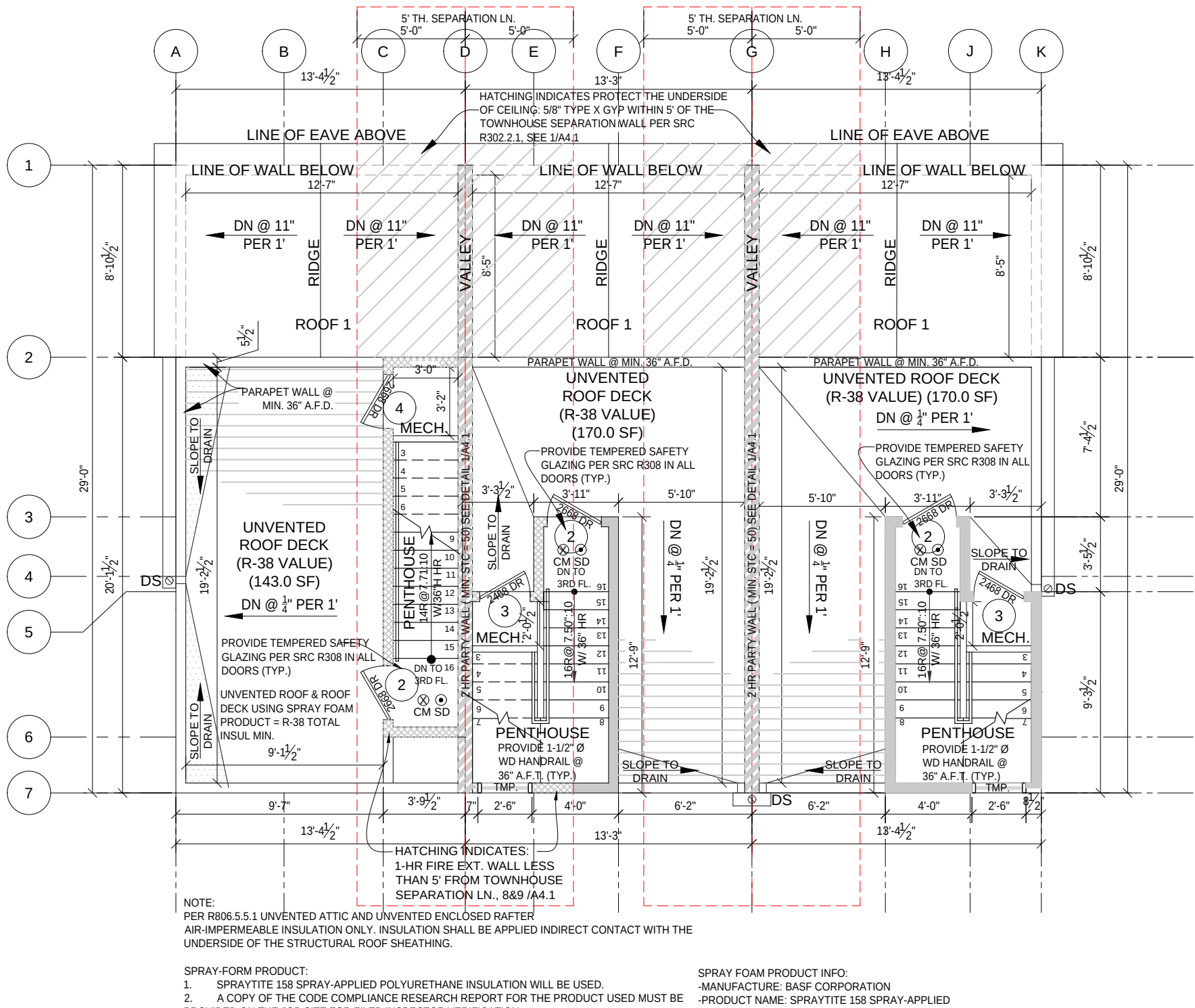
NOTE:
GUARD(RAILING) REQUIREMENTS:
1. PER SRC R312.1.2: MIN. 36 INCH HEIGHT.
2. PER SRC R312.1.3: MAX. OPENING SUCH THAT A 4 INCH SPHERE CANNOT PASS THROUGH.
3. PER SRC R301.5 - DESIGNED TO RESIST A 200 LB CONCENTRATED LOAD ON THE TOP RAIL AND 50 PSF ON ALL GUARDRAIL INFILL COMPONENTS. PLEASE SEE STRUCTURAL DETAIL IN THE PLAN SET.



SDR DESIGN PACKAGE
923 NW 56th Street, Ballard, Seattle, Washington
Array
SDCI # 3038175-EG | July 6th, 2021

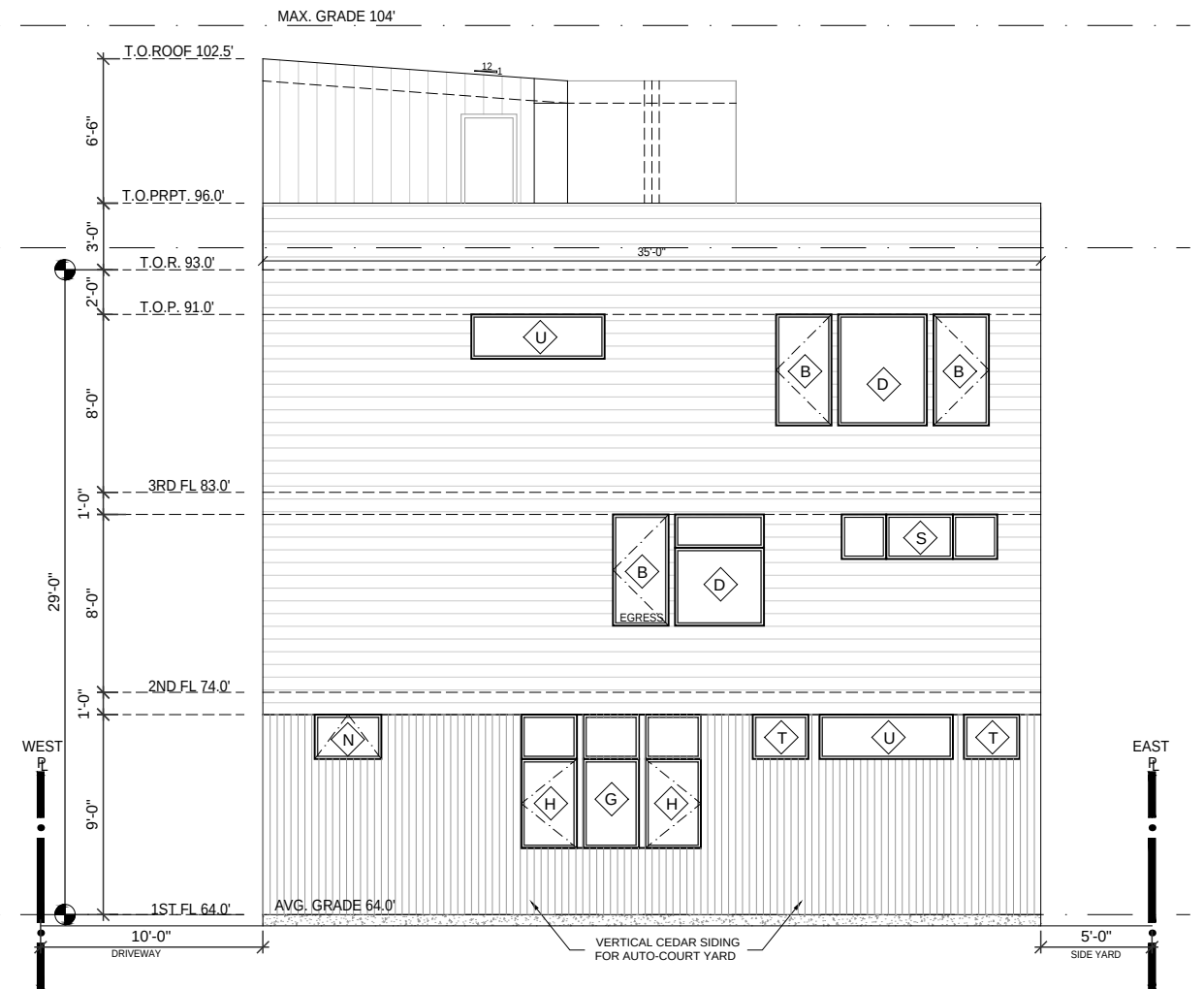
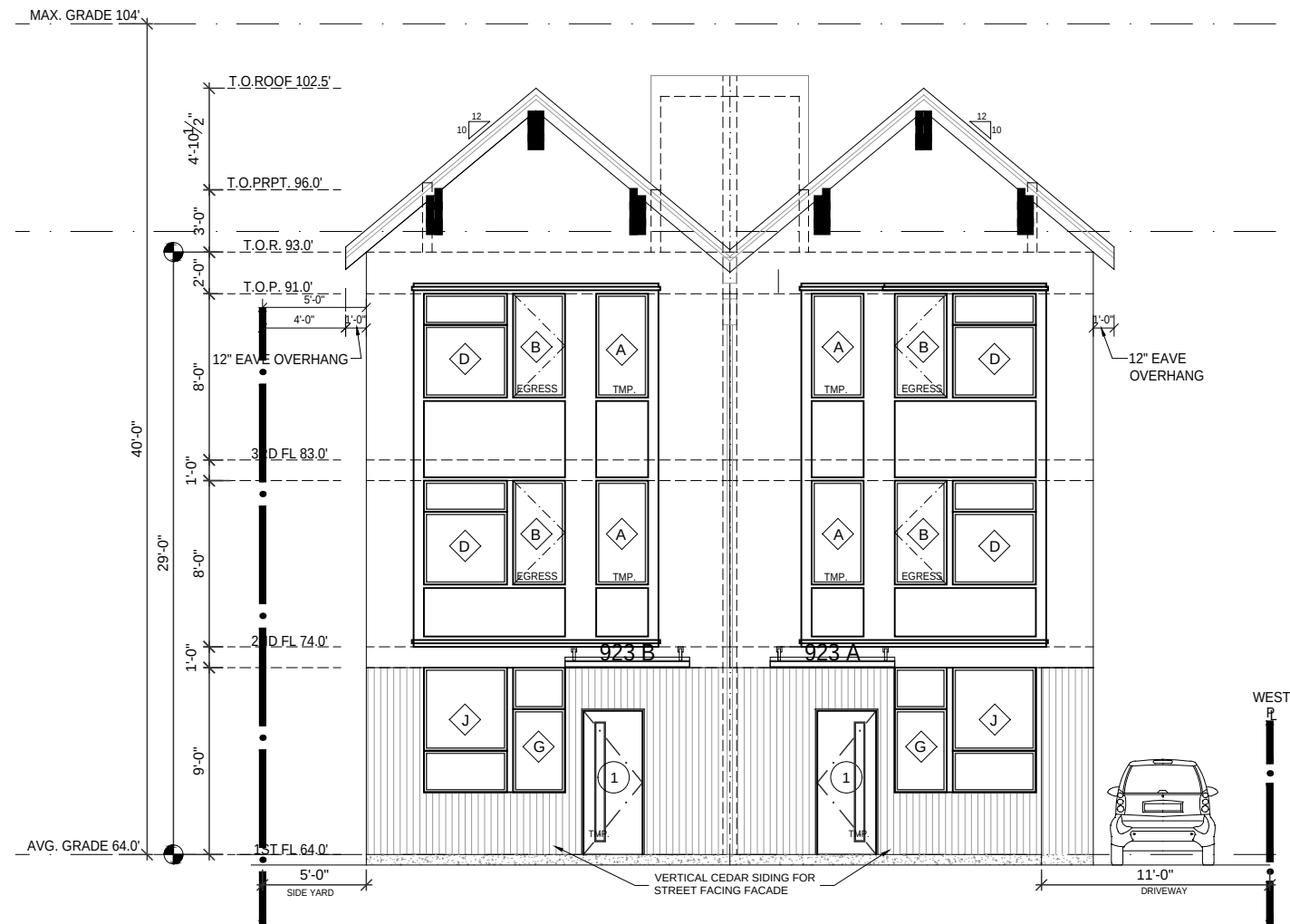


TOWNHOUSE 2 THIRD FLOOR PLAN



TOWNHOUSE 2 ROOF DECK PLAN

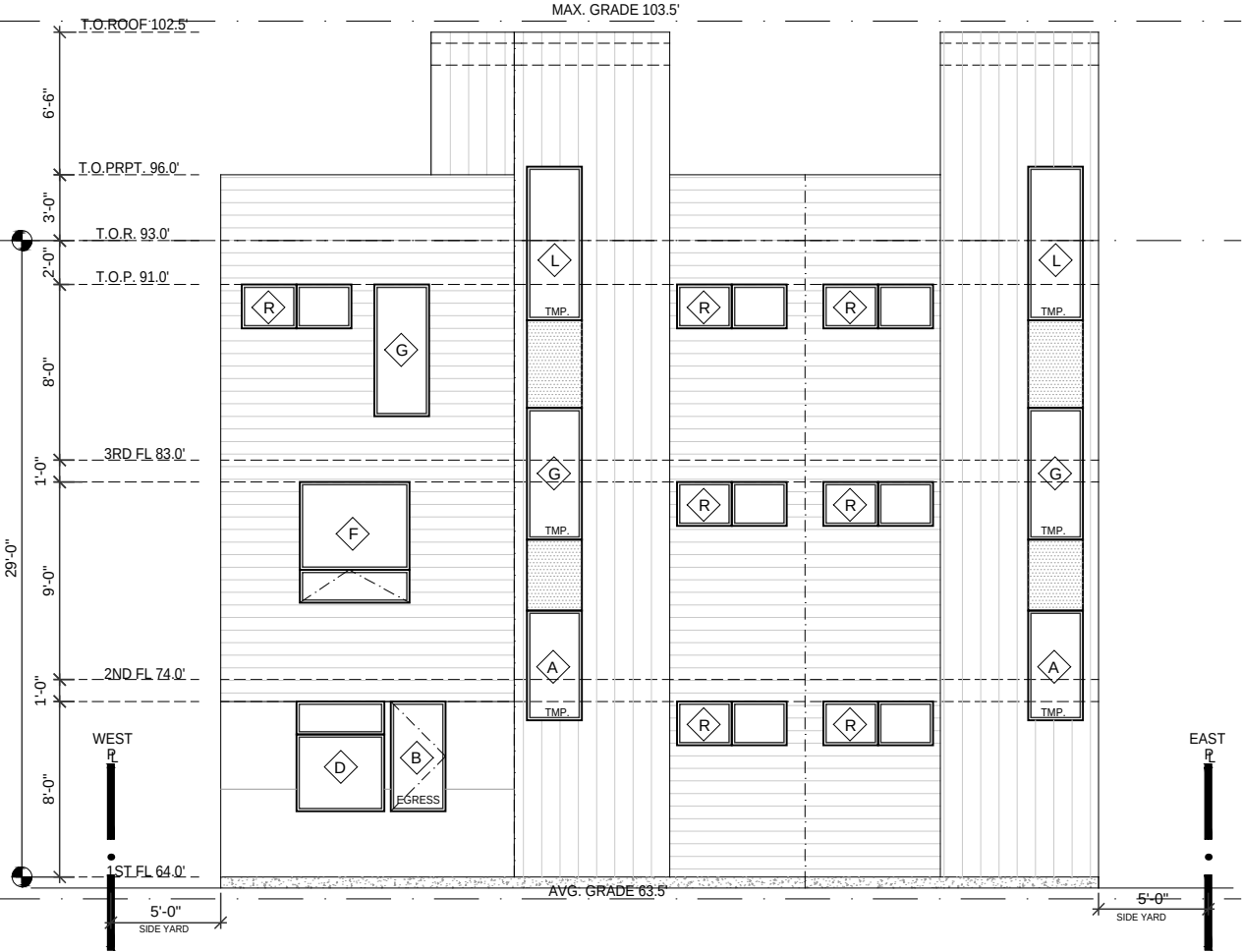




SDR DESIGN PACKAGE
923 NW 56th Street, Ballard, Seattle, Washington
Array
SDCI # 3038175-EG | July 6th, 2021

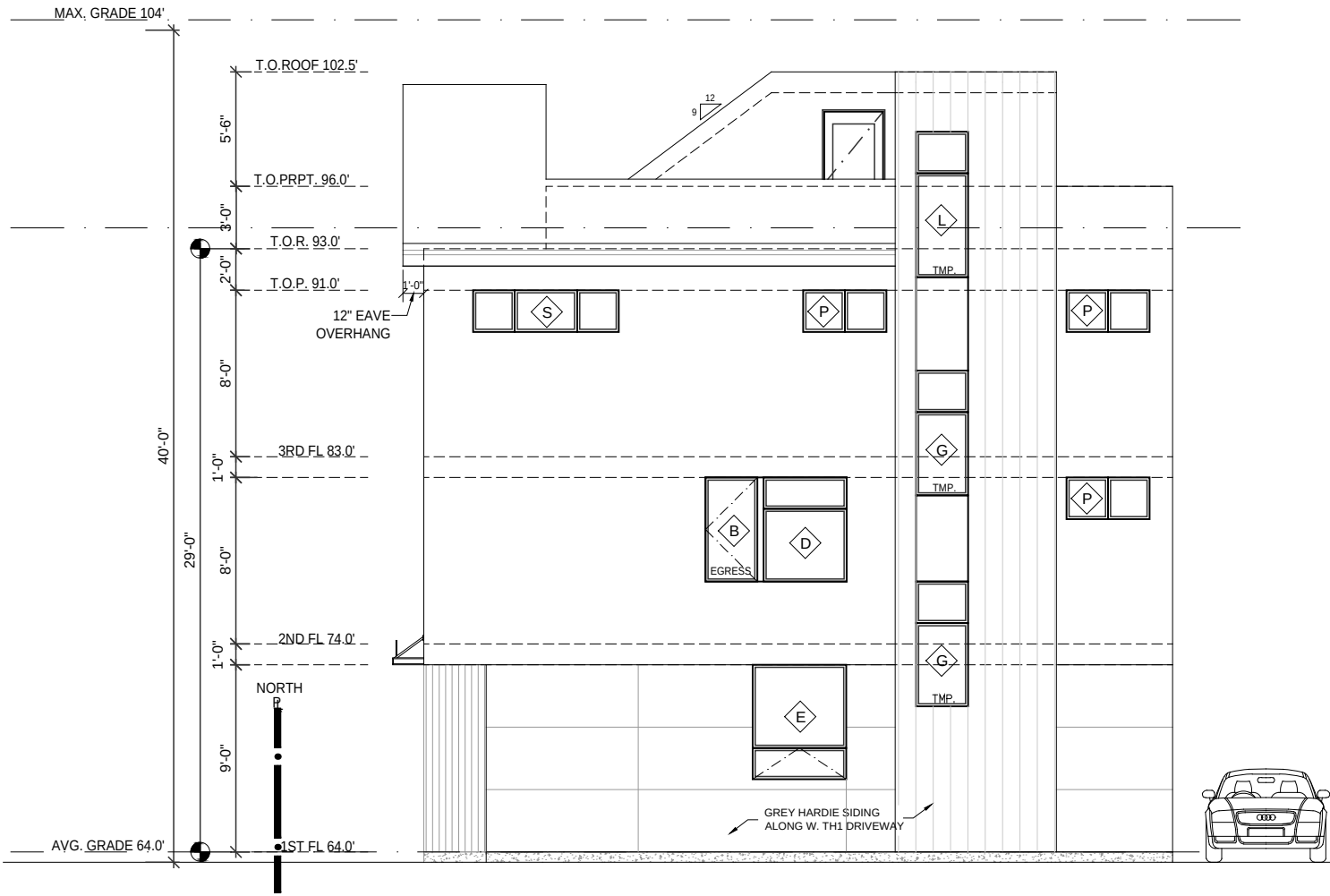


TOWNHOUSE 2 NORTH ELEVATION

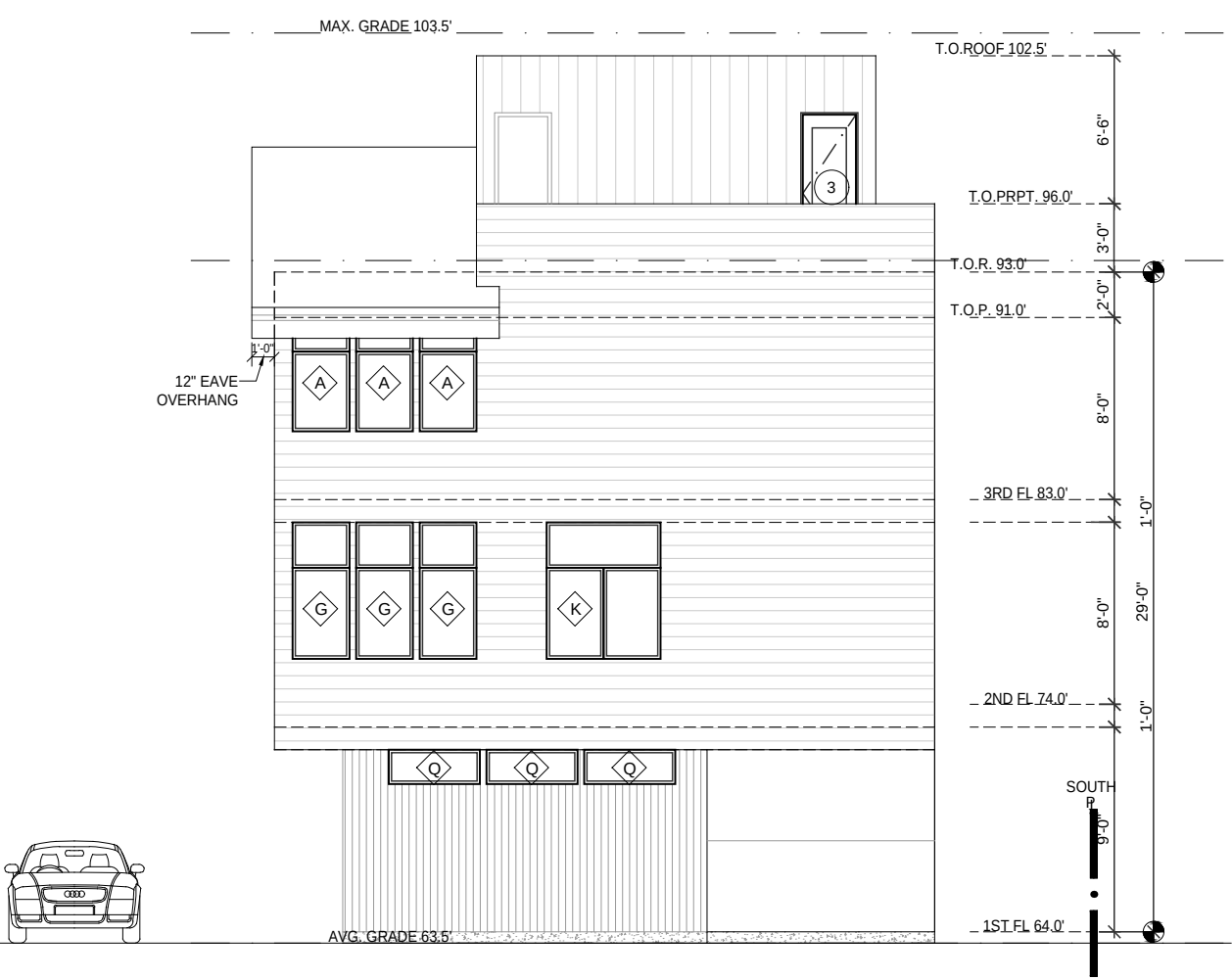


TOWNHOUSE 2 SOUTH ELEVATION





TOWNHOUSE 1 WEST ELEVATION

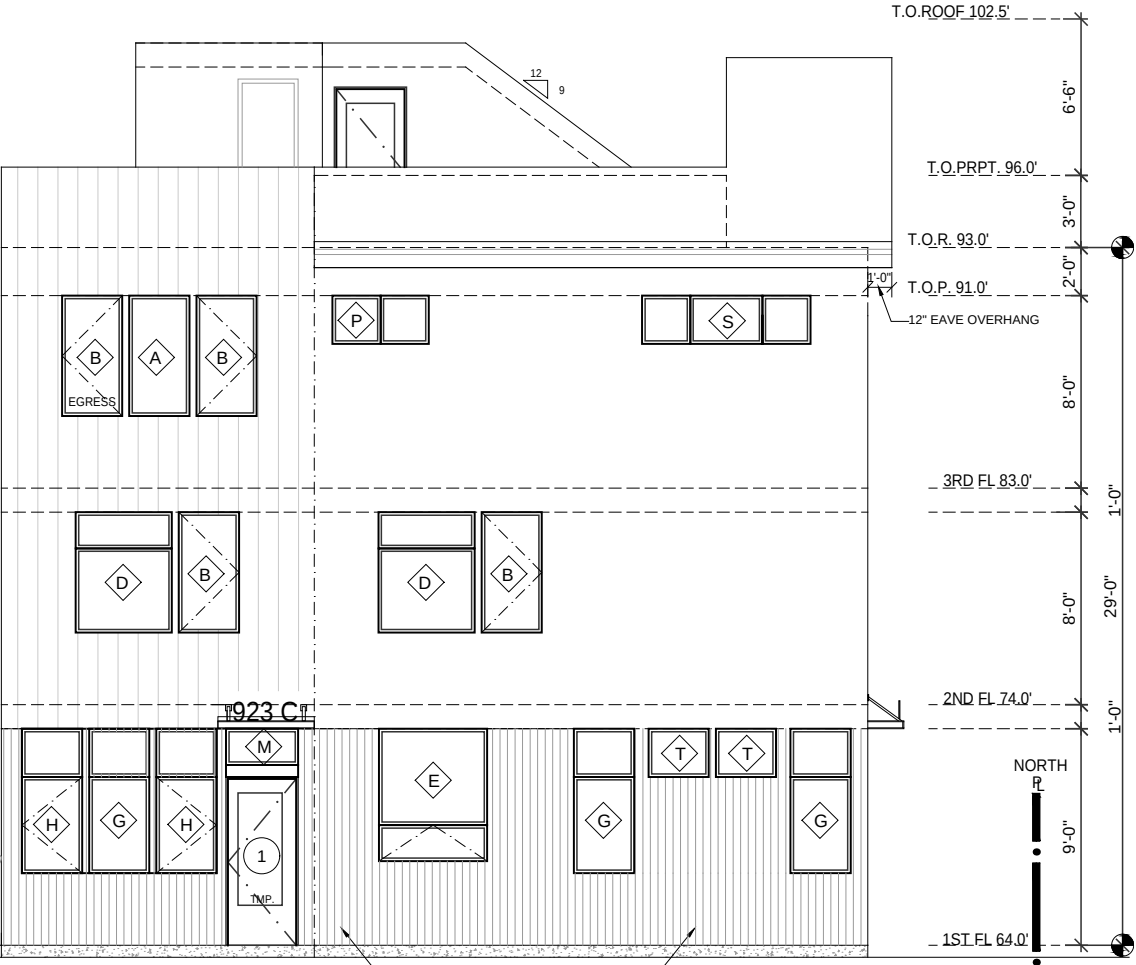


TOWNHOUSE 2 WEST ELEVATION



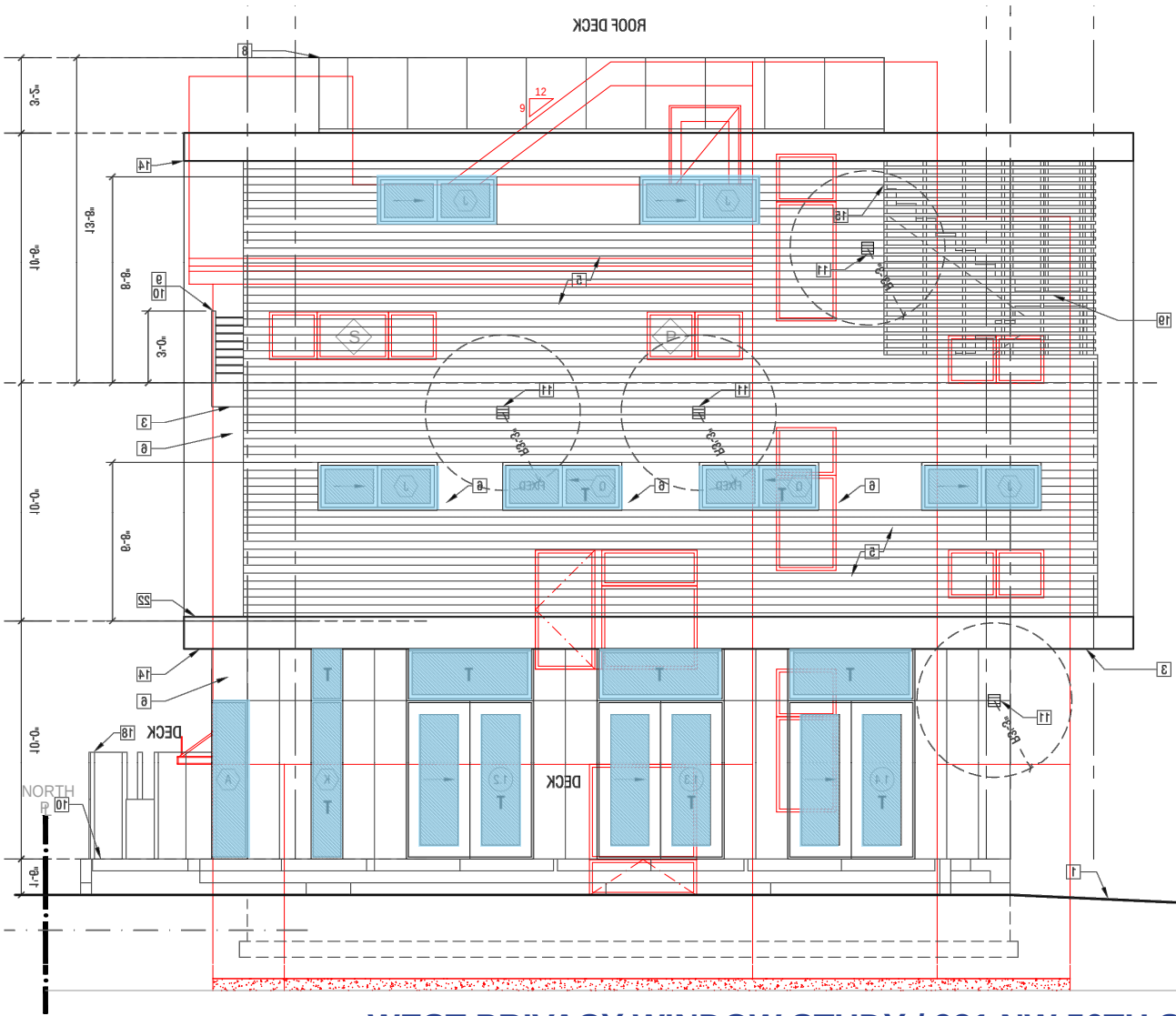


TOWNHOUSE 2 EAST ELEVATION

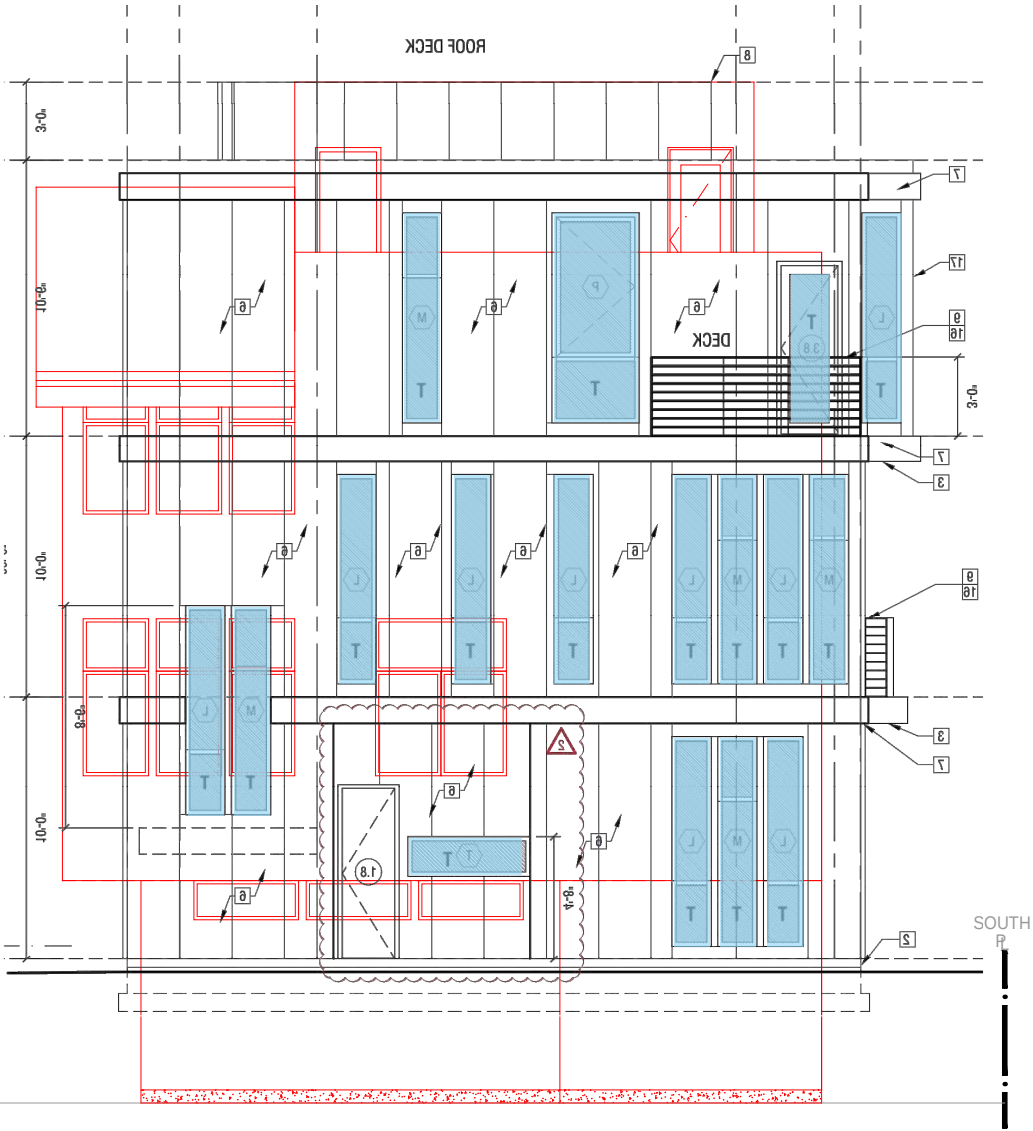


TOWNHOUSE 1 EAST ELEVATION





WEST PRIVACY WINDOW STUDY / 931 NW 56TH ST NEIGHBOR





EAST NEIGHBOR PRIVACY WINDOW STUDY / 919 NW 56TH ST NEIGHBOR





North Elevation



East Elevation



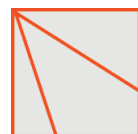
4x8 dark gray painted hardie



reclaimed cedar siding



white vertical/horizontal hardie panel





Townhouse 2 North Elevation

Reclaimed vertical cedar siding



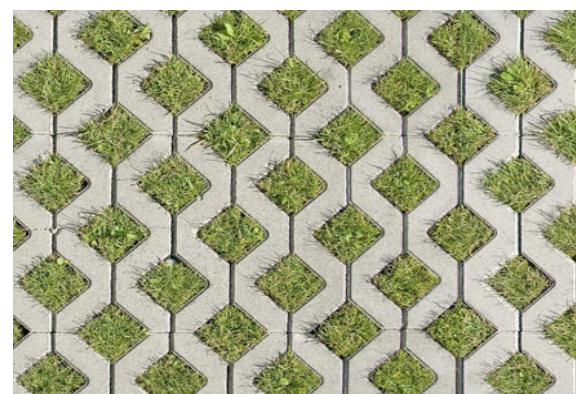
Street Perspective / TH1 North Elevation

Permeable grasscrete
vertical Cedar siding entry

Concret planters



Cedar decking



Permeable grasscrete pavers



Concrete planters



PLANT SCHEDULE

TREES

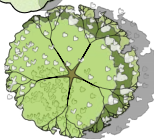
BOTANICAL / COMMON NAME



Acer circinatum / Vine Maple



Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry



Quercus frainetto / Italian Oak Street Tree

GROUND COVERS

BOTANICAL / COMMON NAME



Ajuga reptans / Bugleweed



Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry



Thymus pseudolanuginosus / Woolly Thyme

SITE

BOTANICAL / COMMON NAME



Arborist Chips 3" Depth

PLANT SCHEDULE

SHRUBS

BOTANICAL / COMMON NAME



Carex oshimensis 'Everillo' / Everillo Japanese Sedge



Dryopteris erythrosora / Autumn Fern



Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus



Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa



Liriope muscari 'Big Blue' / Big Blue Lilyturf



Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass



Polystichum munitum / Western Sword Fern



Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel



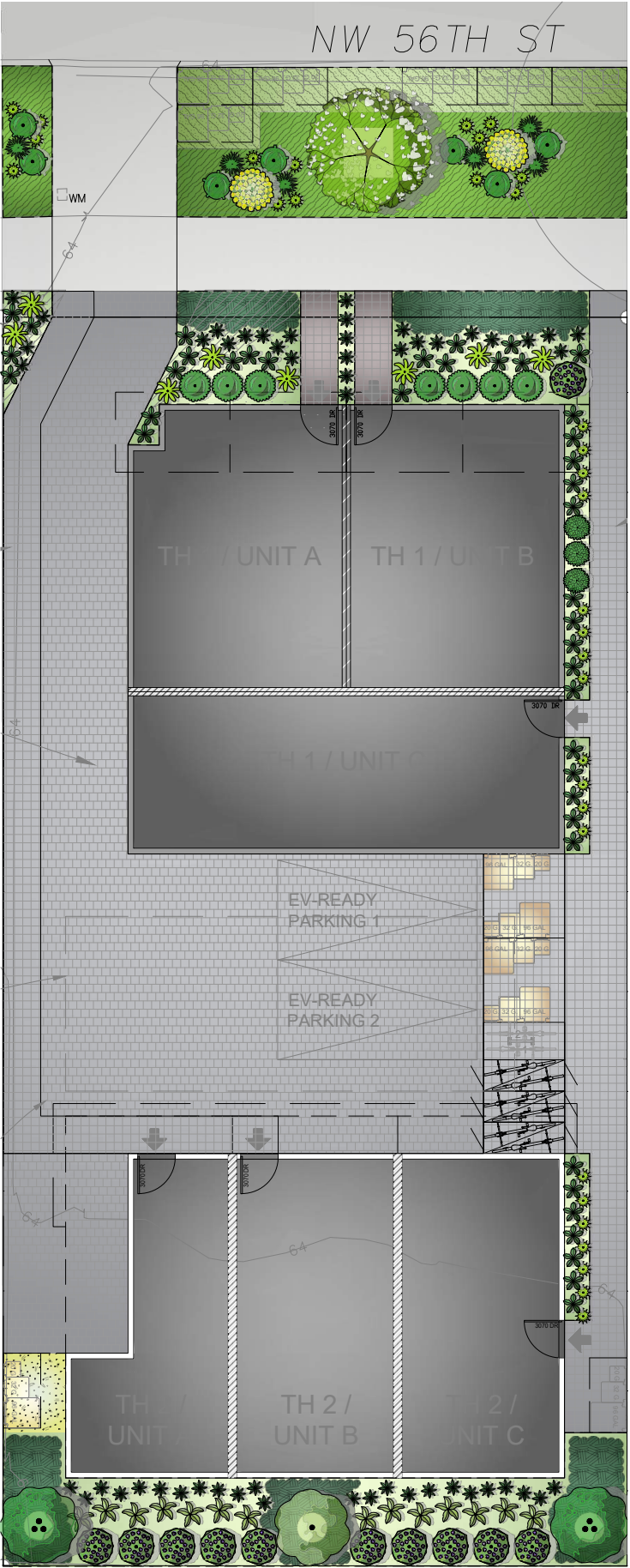
Rhododendron x 'Ramapo' / Ramapo Rhododendron



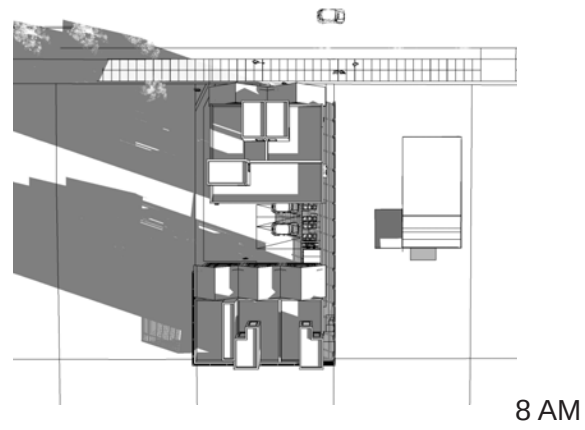
Sarcococca ruscifolia / Fragrant Sarcococca



Spiraea x bumalda 'Limemound' TM / Limeound Spiraea

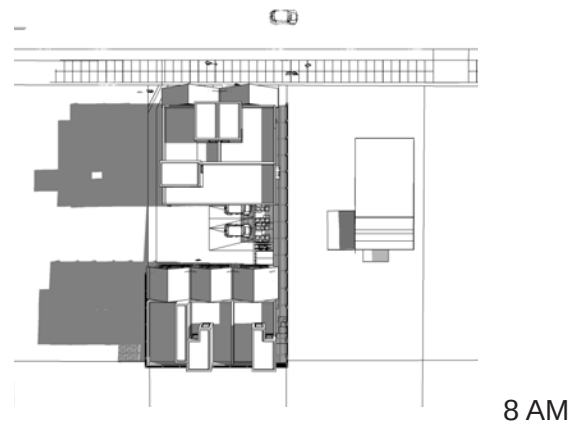


SPRING EQUINOX: MARCH 20



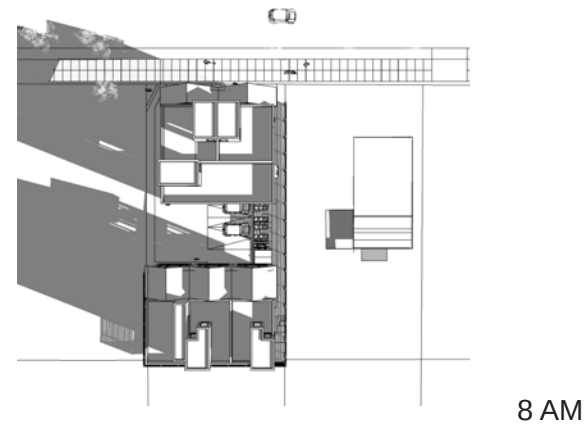
8 AM

SUMMER SOLSTICE: JUNE 21



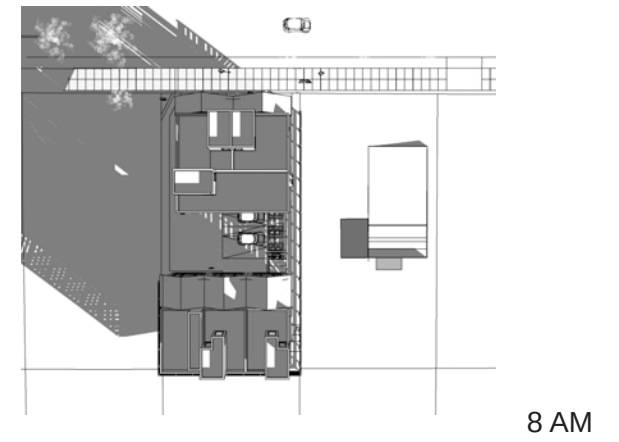
8 AM

FALL EQUINOX: SEPTEMBER 23

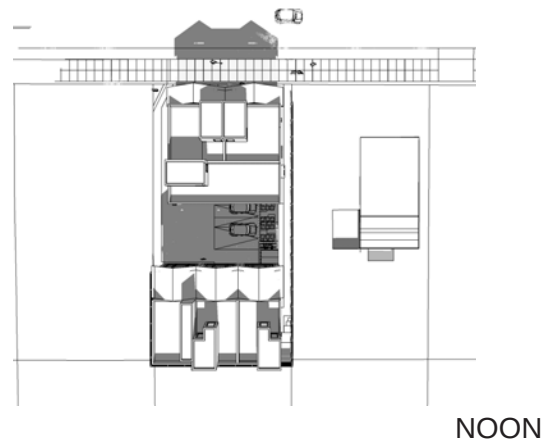


8 AM

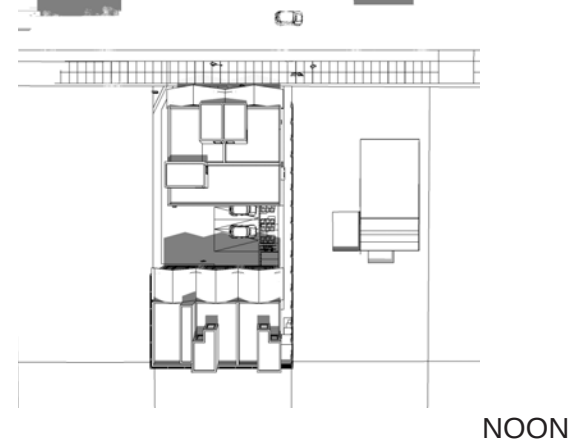
WINTER SOLSTICE: DECEMBER 21



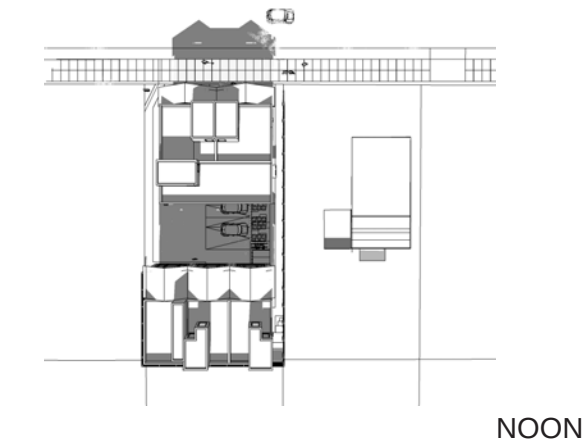
8 AM



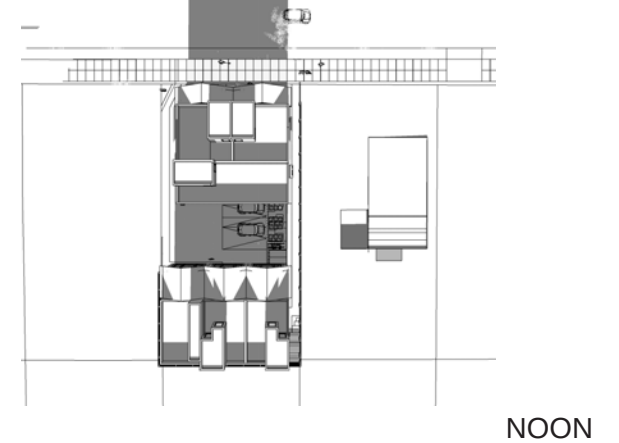
NOON



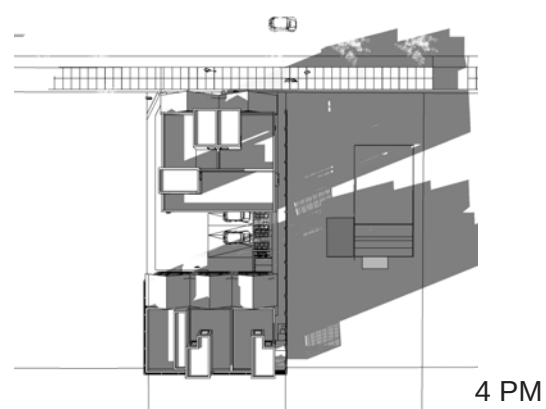
NOON



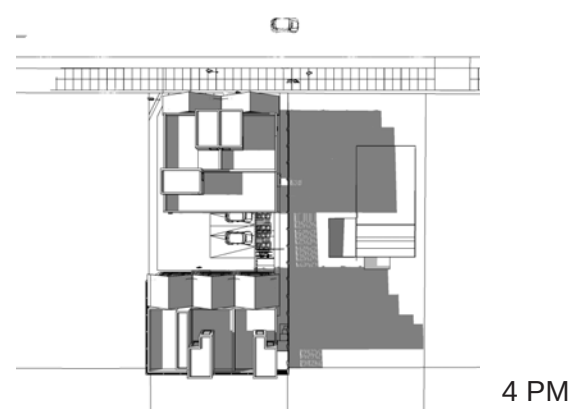
NOON



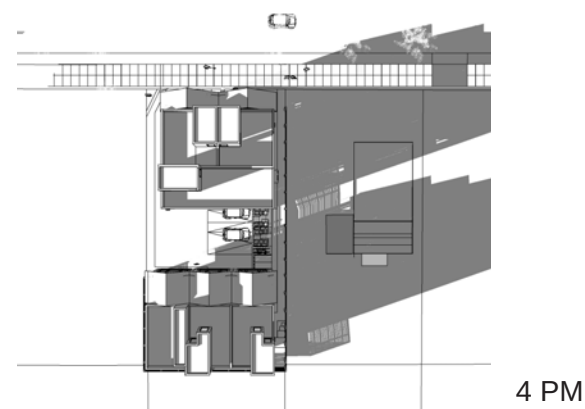
NOON



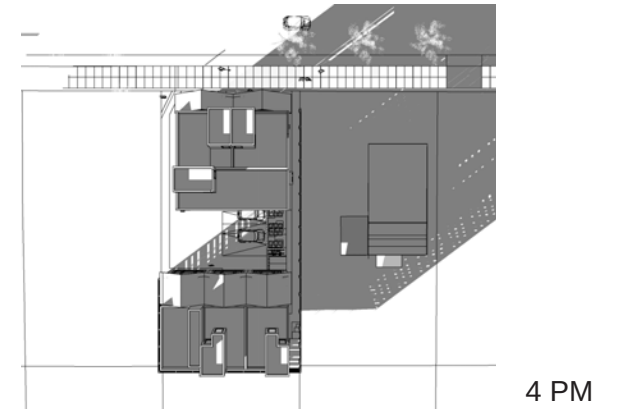
4 PM



4 PM



4 PM



4 PM



SHOFFNER CONSULTING

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

June 21, 2021

Pasha Afichuk
Modern Homes
1142 NW 57th St.
Seattle, WA

RE: Tree Inventory Report - 923 NW 56th St. Seattle, WA.

Pasha:

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 923 NW 56th St. in Seattle, WA. Please see the accompanying Tree Inventory Map for the approximate 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 natrual/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 none just off-site nor 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	Fig tree (Ficus carica)	8"	14'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
2	Weeping spruce (Picea abies 'pendula')	4"	4'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
3	Weeping sequoia (Sequoiadendron giganteum 'pendula')	8"	10'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.

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

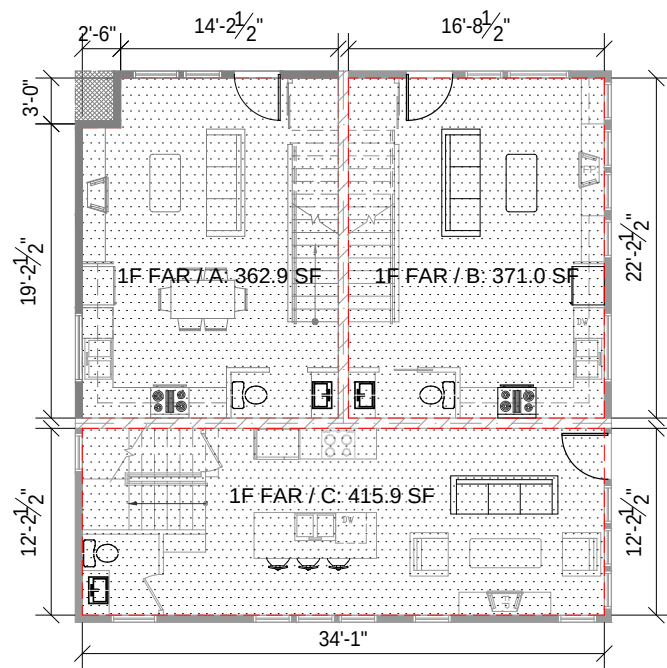
This report is provided as a means of addressing the inventory of the trees on the properties at the addresses of 923 NW 56th St. in the City of Seattle. This report addresses only the trees on the property and those just off-site with drip lines that extend onto the property.

Cordially,

Tony Shoffner

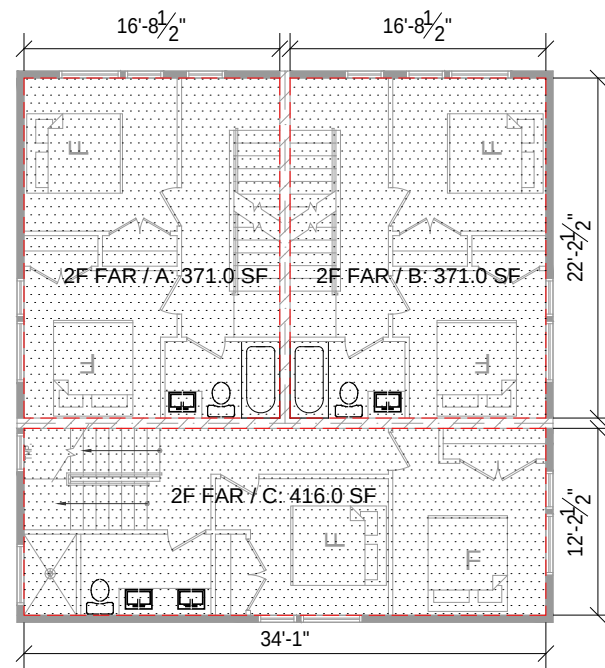
Tony Shoffner
ISA Certified Arborist #PN-0909A
TRAQ



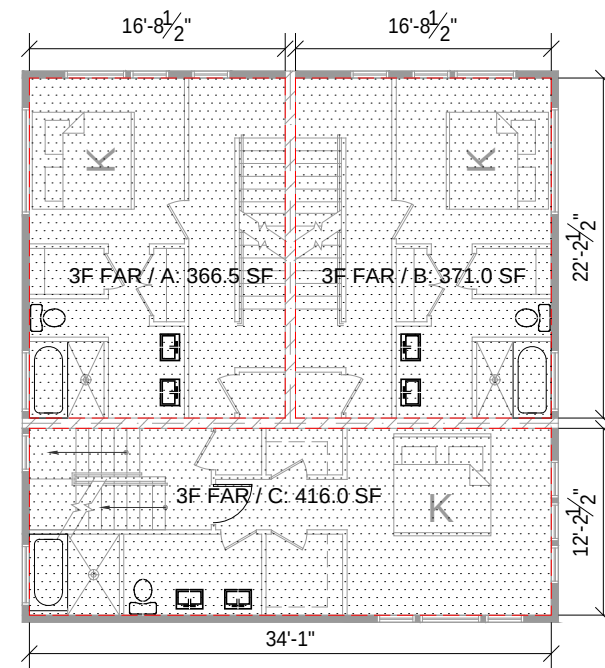


1F FAR: 1149.8 SF

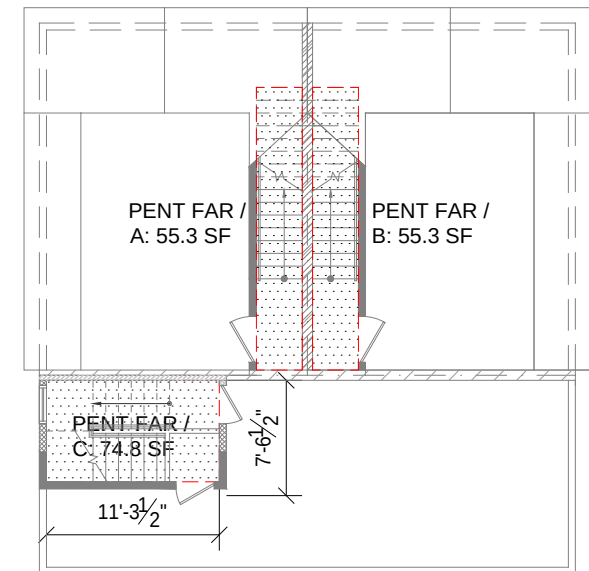
NOTE: THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS



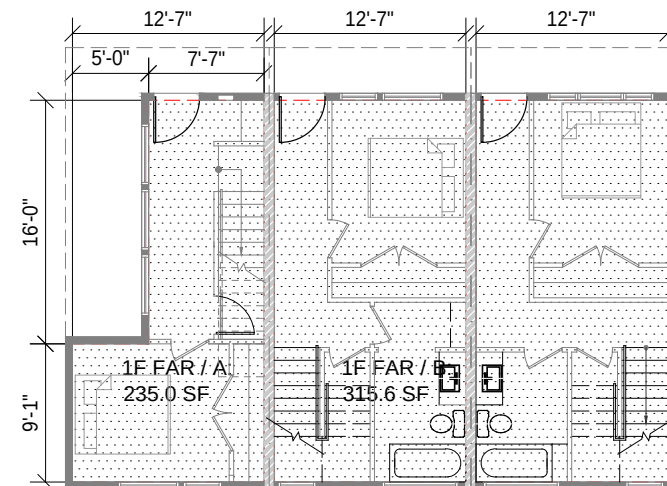
2F FAR: 1158.0 SF



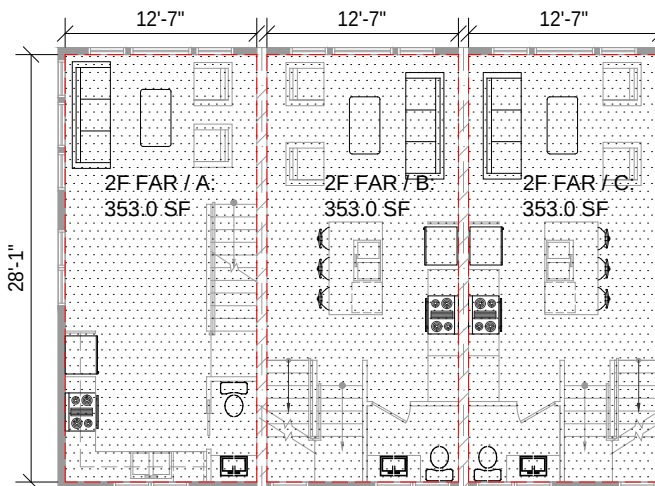
3F FAR: 1153.5 SF



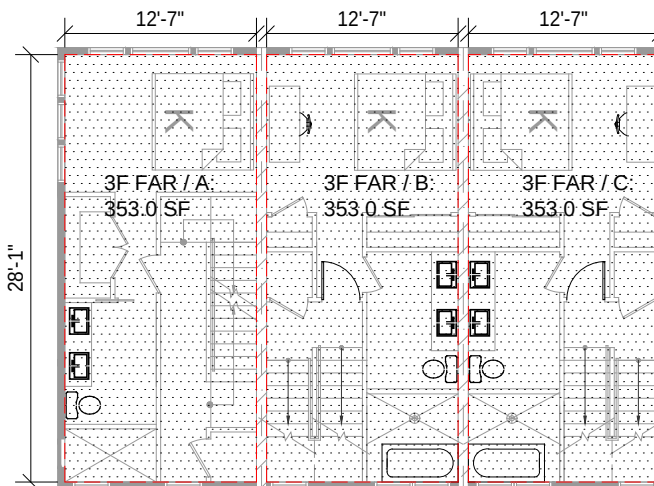
PENTHOUSE FAR: 185.4 SF



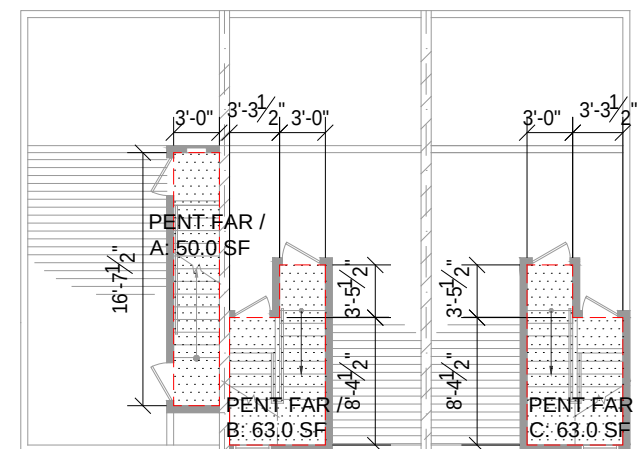
1F FAR: 550.6 SF



2F FAR: 1059.0 SF



3F FAR: 1059.0 SF



PENTHOUSE FAR: 176.0 SF

NOTE: THE GROSS FLOOR AREA DIMENSIONS PROVIDED ARE MEASURED FROM THE INTERIOR FACE OF THE STUDS FOR THE EXTERIOR WALLS

FAR DIAGRAM CALCULATION							
Proposed	TH1 A	TH1 B	TH1 C	TH2 A	TH2 B	TH2 C	TOTAL
1F	362.9	371	416	235.6	315.6	315.6	2016.7
2F	371	371	416	353	353	353	2217
3F	371	371	416	353	353	353	2217
PENT	55.3	55.3	74.8	50	63	63	361.4
TOTAL	1160.2	1168.3	1322.8	991.6	1084.6	1084.6	6812.1
GROSS FLOOR AREA (GFA) = FLOOR ARE RATIO (1.4) BUILD GREEN							
ALLOWED: 5002 X 1.4 =7002.8 SF							
PROPOSED: 2 TOWNHOUSE / 5 UNITS TOTAL = 6812.1 SF < 7002.8							

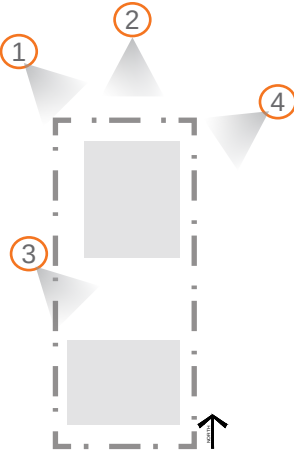
MHA-R PAYMENT OPTION SUMMARY TABLE		
1	ZONE	LR2 (M1)
2	MHA AREA DESIGNATION PER MAP A FOR 23.58C.050	MEDIUM AREAS
3	ASSOCIATED PUDA WITH MHA-R REQUIREMETNS?	NO
4	TOTAL NUMBER OF RESIDENTIAL AND LIVE-WORK UNITS IN THE STRUCTURE	DWELLING UNIT: 6 LIVE-WORK: 0
5	GROSS FLOOR AREA - RESIDENTIAL USE	7051.9 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	7051.9 SF
9	PAYMENT CALCULATION AMOUNT PER CODE OR PUDA	\$ 23.18
10	MHA-R PAYMENT PROVIDED	\$ 163,463.04



① Street level facade rendering



② Street level facade rendering

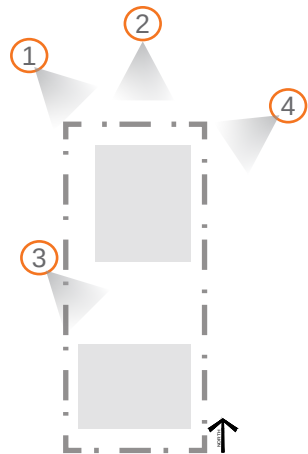




③ Rear Bldg rendering

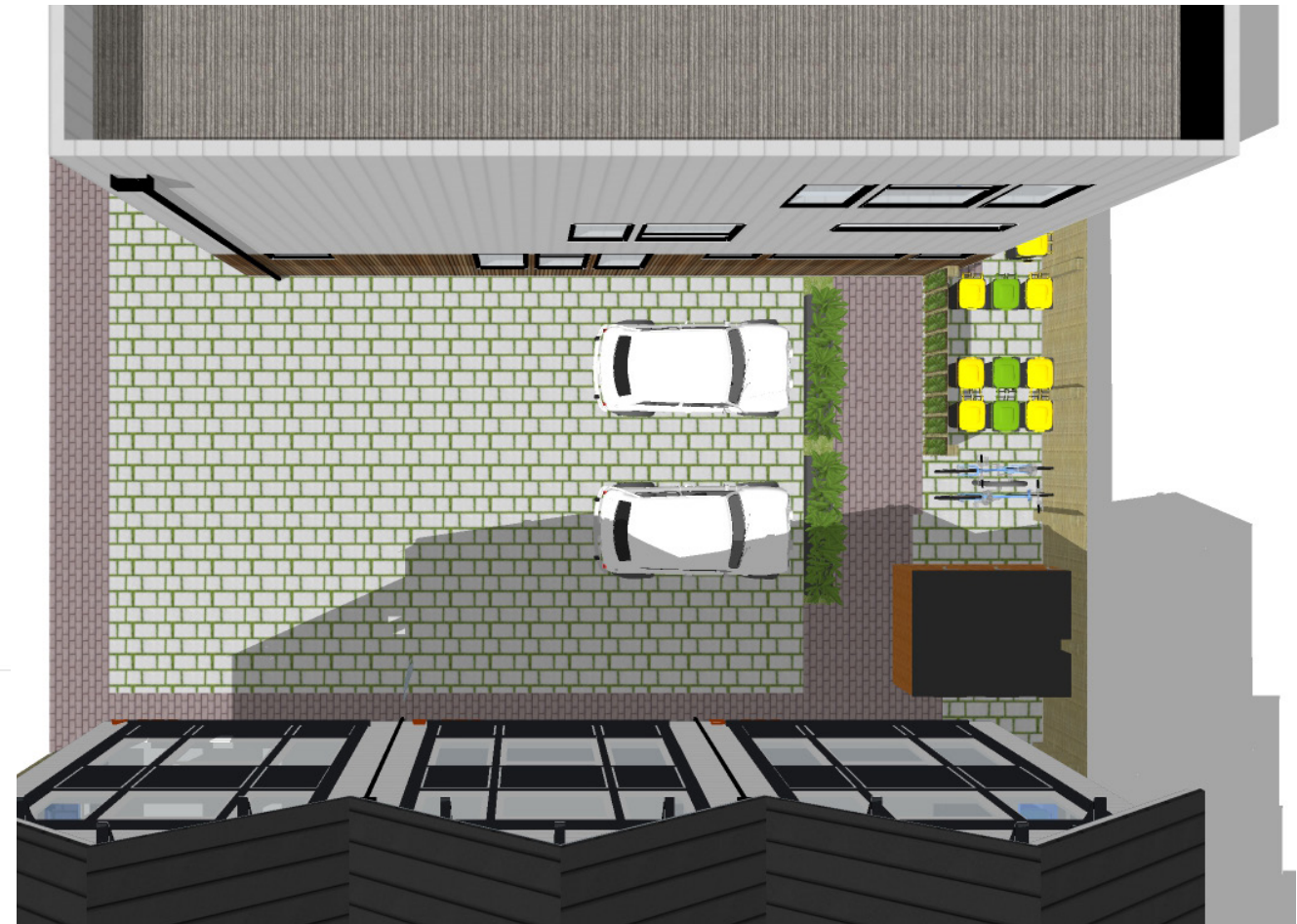


④ Top aerial view rendering

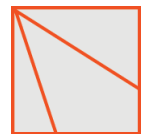


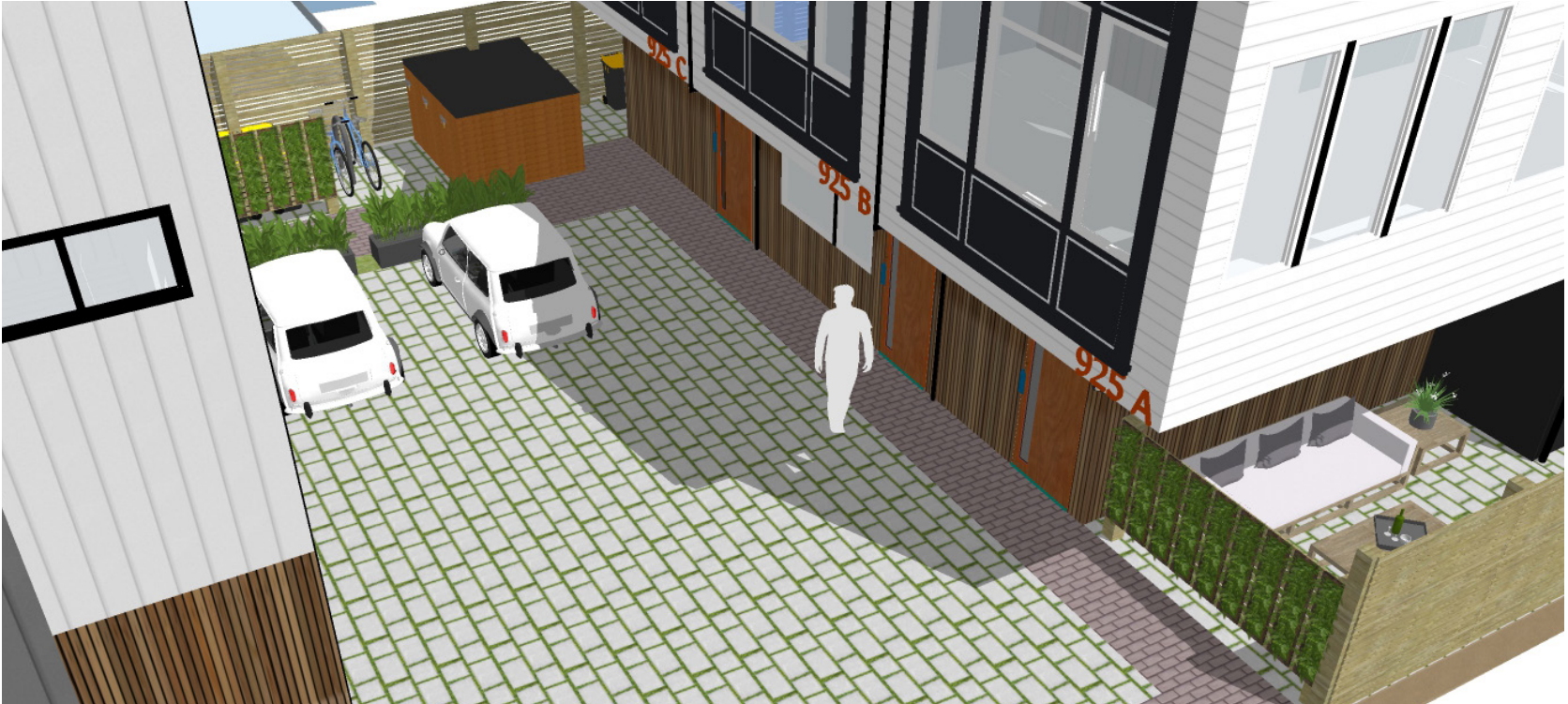


Street to courtyard perspective



center courtyard aerial view





center courtyard perspective



center courtyard perspective





EAST ELEVATION RENDERING



WEST ELEVATION RENDERING





TOWNHOUSE 1 NORTH ELEVATION RENDERING



TOWNHOUSE 1 SOUTH ELEVATION RENDERING



TOWNHOUSE 2 NORTH ELEVATION RENDERING



TOWNHOUSE 2 SOUTH ELEVATION RENDERING



DESIGN GUIDELINES

CS1 NATURAL SYSTEMS AND SITE FEATURES

C. Topography: 1. land form and 2. elevation changes

response: The project proposed living spaces for TH1 and bedroom spaces for TH2 in response the site's topography. A common walkway along W elevation follows existing grade condition connects the site from NW 56th Street to the center auto-court and to the rear TH2 in the back on the property.

D. Plants and Habitat

response: The street facing TH1 will provide a landscaped front yard using native plants specis and sidewalks to each units.a green factor goal of 0.6 will be established and being met plant-ing native plants.

CS2 URBAN PATTERN AND FORM

A. Adjacent site, streets, and open spaces

response: Landscaping, lighting and concrete planters will mark the entry from the street and along with open space will be provided at the the townhouse entry facing the street.

C. Relationship to the block: 2. mid-block sites

Response: The windows to the west and east elevation are designed to minimize privacy intrusion.

D. Height, bulk, and scale: 1. existng development and zoning

Response: As part of the growing rezone neighborhood, we are designing to maintain the traditional architectural gable roof form and increse the density whie maintain the scales of the town-house developments on this block

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A. Emphasizing positive neighborhood attributes: 1. fitting old and new together

response: We try to keep the old charm by incoorporating gable roof design into modern townhouse concepts. The street front facade is designed to compatible with individual homes in the neighborhood.

PL1 CONNECTIVITY

B. walkways and connections: 1. pedestrian infrastructure

response: We are using different color and pattern pavers to create a more distinctive pedestrian friendly walkways to each townhouse entries.

PL2 WALKABILITY

B. safety and security

response: Exterior lights will be placed downward directed to walkways as well as private and common open spaces. Entry door design, walkway and window placement all enhance pedestrian safety, provide for natural surveillance.

C. WEATHER PROTECTION: 1. locations and coverage

response:we are providing weather overhead at street-facing townhouse entries

D. WAYFINDING

response:We are using different color and pattern pavers to create a more distinctive pedestrian friendly walkways to each town-house entries. directional signage will be placed at the shared pedestrian path.

PL3 STREET-LEVEL INTERACTION

B. entry

response: The two street facing townhome units have front entries and open amenity space with walkways to be easy identify and engage from the street. A common walkway along the W elevation provide a visual link to the center auto coutyard and the second TH2 townhome units to the back of the site.

PL 4 ACTIVE TRANSPORTATION

B. planning ahead for bicyclists: 3. bike facilities

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

DC1 PROJECT USES AND ACTIVIES

C. parking and service uses

response: we are planting a strip of landscape between parking and recycle area as buffer and to minimize the pavement area and increase more landscape space.

DC2 ARCHITECTURAL CONCEPT

A. massing: 1. site characteristics and uses

response: The street front facade is designed to compatible with existing individual homes in the neighborhood and by using wood along the first floor of TH1 creates a strong connection to the pedestrian environment.

DC4 EXTERIOR ELEMENTS AND FINISHES

A. building materials: 1. exterior finish materials

response: The project is proposing to use durable and sustainable materials. Siding will consist of natural cement board, natural cedar siding and painted materials.

B. Signage

response: Signage is clearly visible and at a similar location at each unit entries.

C. Lighting

response: Exterior lights will be placed downward directed to walkways as well as private and common open spaces. Entry door design, walkway and window placement all enhance pedestrian safety, provide for natural surveillance.

D. trees landscape and hardscape materials

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.





SDR Virtual Meeting Notes – 7/7/2021 – 11am

SDR Pre-submittal Conference Notes

Project: 923 NW 56th Street, Seattle, WA 98107
 SDCI Number: 3038171-LU / 6843109-CN / 3038175-EG
 Owner: Modern Homes, LLC
 Applicant: Array, LLC / Yueann Wu
 Attendees: Irving Chu, SDCI land use reviewer
 Faith Sugerman / SPU - Solid Waste reviewer
 Justin Panganiban / SDOT - Development review
 Stephen Fesler/ SDCI - Zoning reviewer
 Yueann Wu / Array, LLC - Applicant

Reviewed and approved by Irving Chu, SDCI 7/28/21. SDR is required.

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.

SPU Coordination (Faith)

- Faith mentioned that almost all the new projects along the NW 56th and 57th block are planning hybrid solid waste services (shared recycle and compost and individual garbage – No HOA or shared meter required).
- We will send site plans and a checklist to SPU and coordinate with SDOT Urban Forestry and landscaper on the street trees and cart staging along the curb using hybrid services.
- Hybrid service requirements: 6 THs
 - Recycle: 3, 96-gal carts collected weekly
 - Garbage: 6, 35-gal carts collected weekly
 - Compost: 1, 96-gal carts collected weekly

SDOT Coordination (Justin)

- Because the site is in an Urban Village, Streets Illustrated standards require a 6" wide curb and minimum 6' wide sidewalk (23.53.006)
- Solid waste carts staged in the planting strip should be 5' from the trunk of new required street trees on the planting strip. Will coordinate and get approval from SDOT urban forestry for the street tree.
 - Please upload your application for a Street Use - SDOT Urban Forestry Permit to the Accela portal. You can find additional information on [this webpage](#) and can reach out to SDOT Urban Forestry with questions at DOT_LA@seattle.gov.

- Need to comply with SDOT ROW improvement manual and SDOT standards plan for new curb cut/ driveway standards. Refer to Standard Plan 430 for driveway curb cut standards.

SDCI Zoning Coordination (Stephen)

- Site is pretty straight forward with driveway/ sight triangle/ setbacks.
- Discussion about the architectural feature over-framing doesn't have a code to follow.
- Discuss on the short-term and long-term bicycle parking.

SDCI Land Use Coordination (Irving)

- Irving talks about the website "shaping Seattle" and notice the adjacent lots on Market Street mixed-used 6 story development and be taking into consideration on shadow and add more window on the south side to let more glazing in even when the new development will block the whole buildings sunlight.
- Put more window on the townhouse 1 facing courtyard and perhaps frosting the glass to accomplish better privacy.
- Have consistency with material placement rational: treat the vertical stairwell the same materials as all the other vertical elements.
- Consider making the 1st floor the same materials for Townhouse 1 to keep a coherent design concept: ground level, high-quality small-scale materials.
- Pull-back the gable roof form to make more of the gable massing.
- Highly encouraged to having an open rooftop stairwell/no penthouse or minimize the height and bulk of the development from the street scape and neighboring units.
- Courtyard: more landscaping when vehicles are not present to prioritize the pedestrian and bicycle uses, show a more pedestrian entryway, perhaps different color pavers.
- Prioritize minimizing the visual components of cars so that they are not as visible from the street. Encouraged to make the private amenity space landscape for Townhouse 2/unit A.
- Encourage ribbon driveway to elevating the project more greenery.
- Encourage greenery to all space other than necessary vehicular backing and driving movements / bicycle parking.
- Consider expanding the paving area to differential the auto court and entry of townhouse 2.
- The guidelines point to deterring trash/compost/recycle areas away from pedestrian pathways. Therefore, consider moving the Townhouse Unit C entry to the auto-courtyard, and make planter between the vehicles and pathway to the garbage areas for access.

3258 14th ave w, seattle, wa 98119 / p. 206.707.146 / e. yueann@arraybuild.com www.arraybuild.com

SDR DESIGN PACKAGE
 923 NW 56th Street, Ballard, Seattle, Washington

Array
 DCI # 3038175-EG | July 6th, 2021

