



1111 NW 59th Street

STREAMLINE DESIGN REVIEW
SDCI PROJECT #3039551-EG
JUNE 1ST, 2022



OLSEN ANDERSON

SCALE
DESIGN

SITE INFORMATION

ADDRESS: 1111 NW 59th Street
Seattle, Washington 98107

OWNER: 1111: IINO ROGER

CONTRACT PURCHASER: Ballard 1111 L.L.C.
c/o Olsen Anderson L.L.C.

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

SDCI PROJECT #: #3039551-EG
PARCEL NUMBER: 276790-0315
SITE AREA: ±5,003 SF
ZONE: LR1 (M1)
URBAN VILLAGE: Ballard Hub Urban Village
NEIGHBORHOOD: Ballard
MHA: Yes - Medium
PARKING FLEX: No
ECA: No

INDEX

CONTEXT	
CONTEXT ANALYSIS	2
NEIGHBORHOOD CIRCULATION	3
IMMEDIATE SCALE	4
SITE ANALYSIS	
ZONING SUMMARY	5
SURROUNDING DEVELOPMENT	6
STANDARD ADJUSTMENTS	7-8
EXISTING SITE PLAN	9
EXISTING TREES	10
PROPOSED SITE PLAN	11
PLANTINGS CONCEPT	12
LANDSCAPE SITE PLAN	13
ARCHITECTURAL CONCEPT	
MASSING IMAGES	14-16
LIGHTING SITE PLAN	17
FLOOR PLANS	18-19
ELEVATIONS	20-23
SHADOW STUDY	24
EARLY COMMUNITY OUTREACH	25

3.0 DEVELOPMENT OBJECTIVES AND SUMMARY OF PUBLIC OUTREACH

- 3.1: Number of residential units: 4 Townhouse units
- 3.2: Commercial Space: None
- 3.3: Total Gross Floor Area: FAR = 6,476sf
- 3.4: Parking: 4 stalls total (3 surface, one garaged)
- 3.5: Dev Objectives: Provide four fully parked residences
- 3.6: Public Comment: Provide parking and don't block driveways

DESIGN DEVELOPMENT OBJECTIVES:

- A.To create a townhouse community which recalls/reflects neighboring residential developments by using residential architectural elements such as front doors on the street, stoops, balconies, front yards, low level lighting, peaked roofs.
- B.To create a townhouse community which provides eyes on the street by providing living spaces and large windows on front facades.
- C.To provide a strong and positive design model for future townhouse communities in the area.

PROJECT OVERVIEW

The projects at 1111 and 1119 NW 59th Street are functionally unrelated and will be on two separate existing sites, but were reviewed in one Pre-submittal meeting as one design project/concept. Two SDR Packets (West + East) will be submitted separately and CN permits will be pursued separately (6894883-CN & 6895306-CN).

The projects are located in the Ballard neighborhood, very close to the 15th Avenue commercial area, but in the more residentially-focused area East of the main thoroughfare.

The existing sites share an existing curb cut that accesses the existing driveways of the East and West site. The project team intends to keep the existing curb cut.

The site gently slopes down from the street to the back of the site. All floors are above grade, and the driveway does not slope more than 8%. Each site has an existing single-family house that will be demolished and replaced by two duplexes. The North duplex of each site will be accessed from NW 59th Street, and the South duplex of each site will be accessed from the drive court between the two duplexes. Both sites will be fully parked for all 4 units, with three (3) Medium surface stalls and (1) Large garaged stall for the unit directly at the end of the driveway. Solid Waste storage will be at the head of the surface stalls in the drive court, and in the garage of the TH4 unit on each site. There is no alley access for either site.

The neighborhood directly surrounding the site is in major transition, with several developments under construction in the immediate vicinity of NW 59th Street. The project intends to take residential cues from the existing structures, however, as a multifamily structure, massing, siting, and street presence will reflect a different development type, similar to new projects on 56th, 57th, and 58th.

All units are three stories, with roof decks on the back duplex and a covered Level 2 deck facing the streetscape on the front duplex. The design of the project is intended to reflect the modulated residential feel of the existing neighborhood, while creating a fresh and modern color palette and massing that will also fit in seamlessly with the surrounding new construction. The same color scheme will be used on both the West and East sites to unify the project.

NOTE: This project does not include any historic preservation

NOTE: This project does not propose sustainability ambitions.

NOTE: As discussed in the presubmittal meeting, noted below, and described on following pages, this project does not look to emulate the existing small context. Instead, this project proposes to set a standard for multifamily development in the immediate vicinity which better responds to recent upzoning.



LOOKING WEST ON NW 59TH STREET



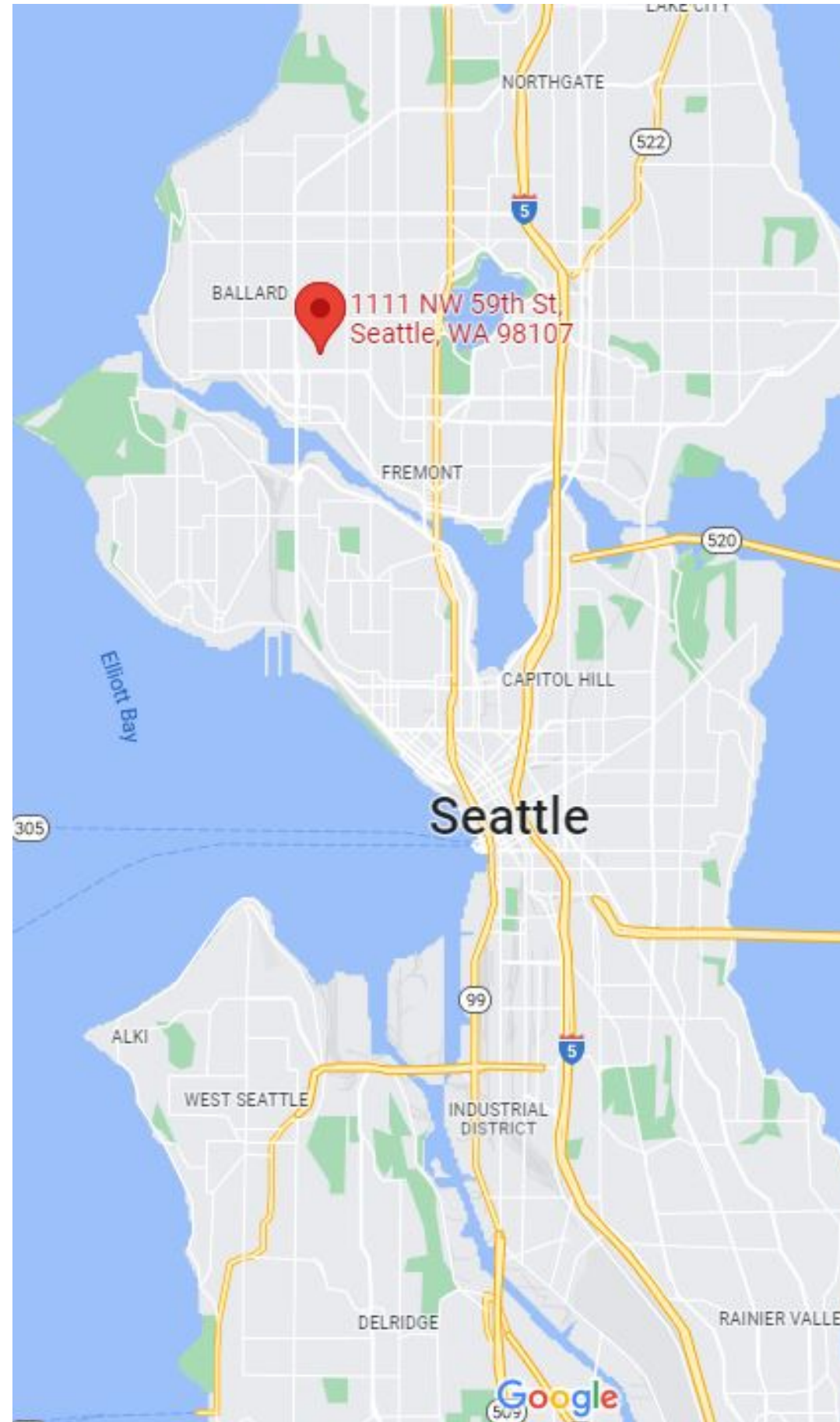
LOOKING EAST ON NW 59TH STREET



LOOKING NORTH ON 14TH AVE NW



LOOKING SOUTH ON 14TH AVE NW



CONTEXT

CITY SCALE

The site is located just east of 14th Avenue NW which has been changed from two lanes of traffic to a pedestrian pathway for a few blocks.



EXISTING SITE PHOTOS

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 is close to old town Ballard as well as other amenities.

TRANSIT

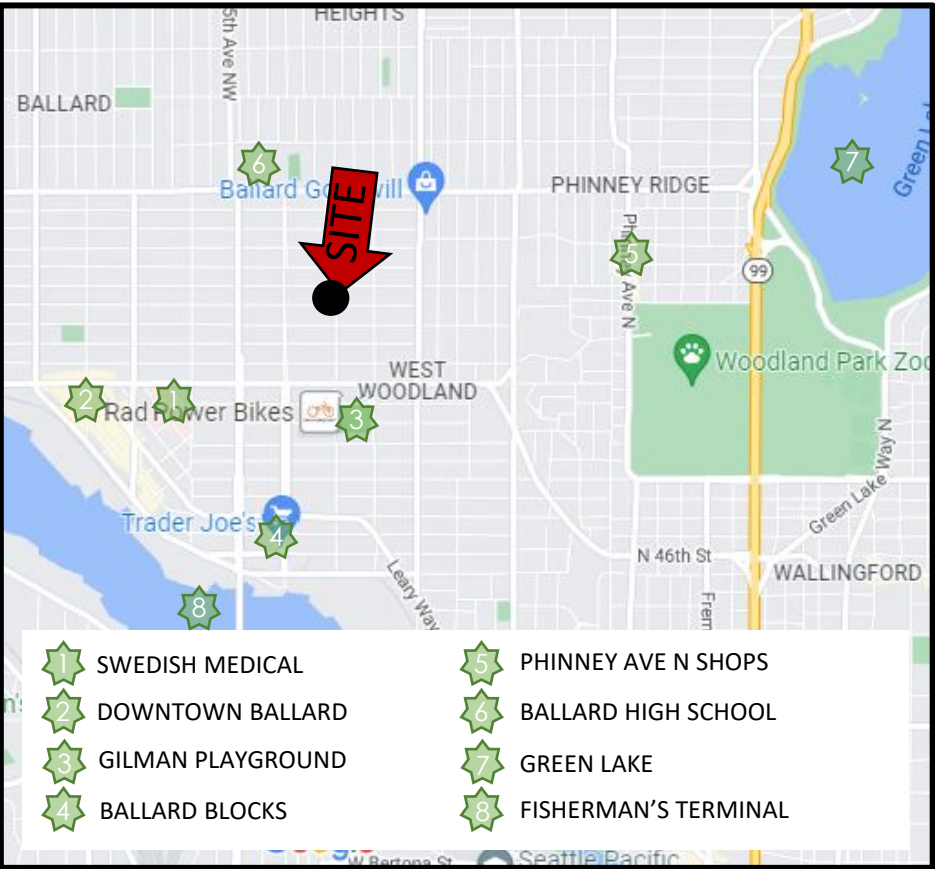
Several bus routes are available near the site. #28 and the #40 connect to downtown through Queen Anne or Fremont. The #44, goes directly to UW. The Rapid Ride D follows 15th, connecting north to Crown Hill and South to Pioneer Square. Looking to the future, the new Link Light Rail line is anticipated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

BICYCLE

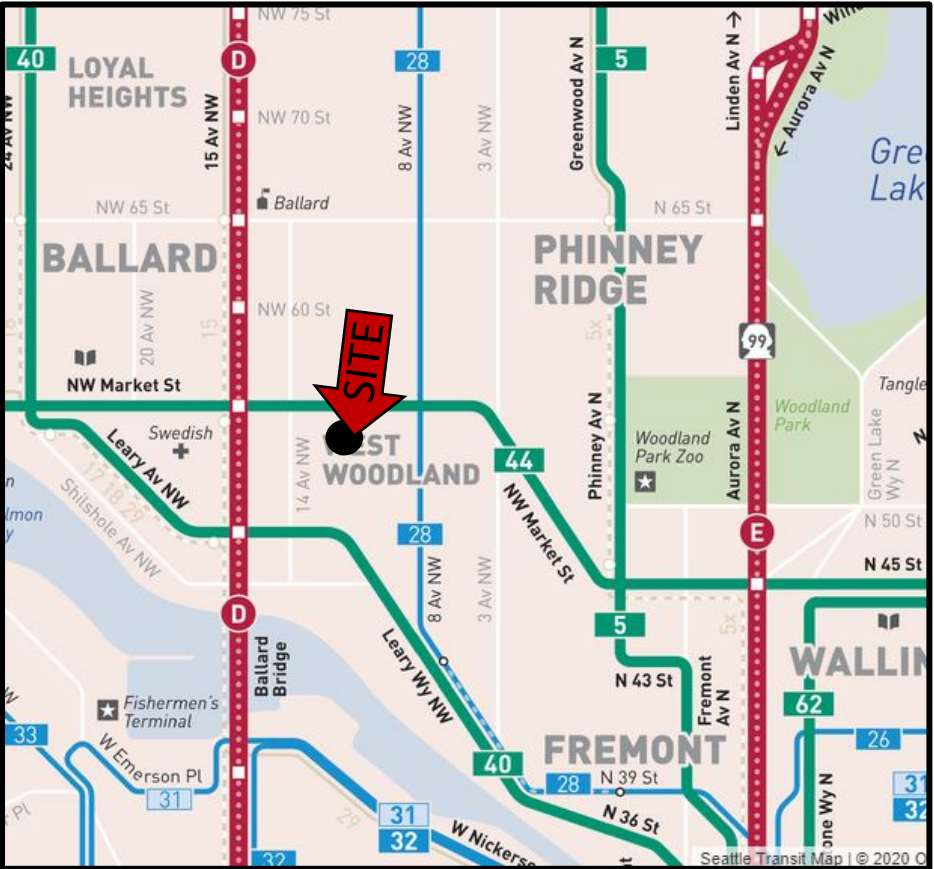
In general, the neighborhood is quite bicycle friendly. Streets in Ballard are generally flat and the Burke Gilman Trail (though the Ballard Gap has not been fixed yet) is easily accessed either via 58th to the north or 8th to the south. Several bike lanes, sharrows, and common bike paths connect the site to city bikeways including the Fremont bridge, Chittenden Locks, and eventually the Elliot 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.



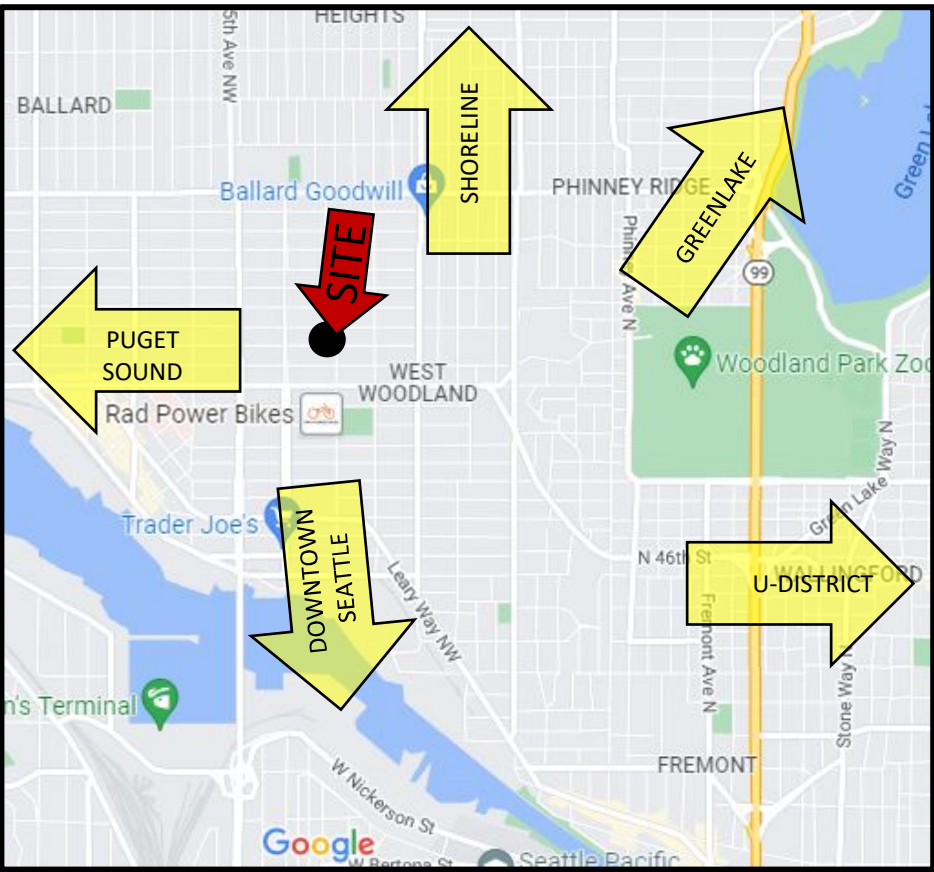
NEIGHBORHOOD ACTIVITY MAP



TRANSIT MAP



BICYCLE MAP



LOCATION IN CITY/MAJOR STREETS



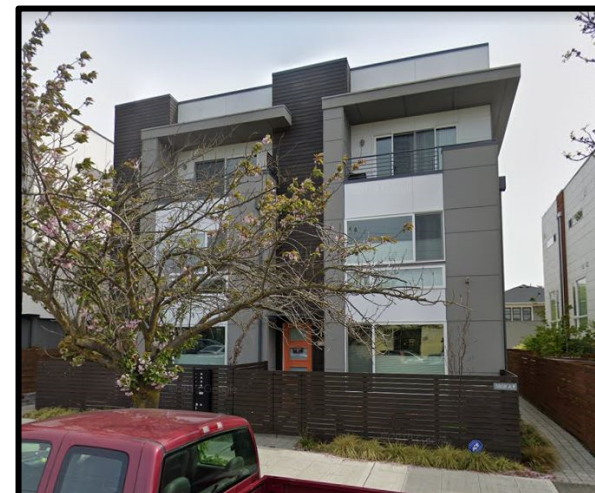
1 5300 9th Avenue NW
New Rowhouses



2 Ballard High School
Civic Building



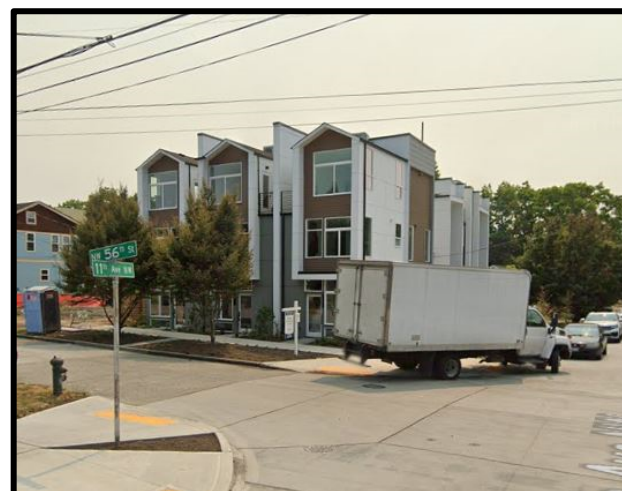
3 1399 NW Market Street
New Apartment



4 5808 14th Avenue NW
New Rowhouses



5 6201 14th Avenue NW
Existing Small Apartments



6 5601 11th Avenue NW
4 New Townhomes



7 1698 NW 56th Street
New Apartment

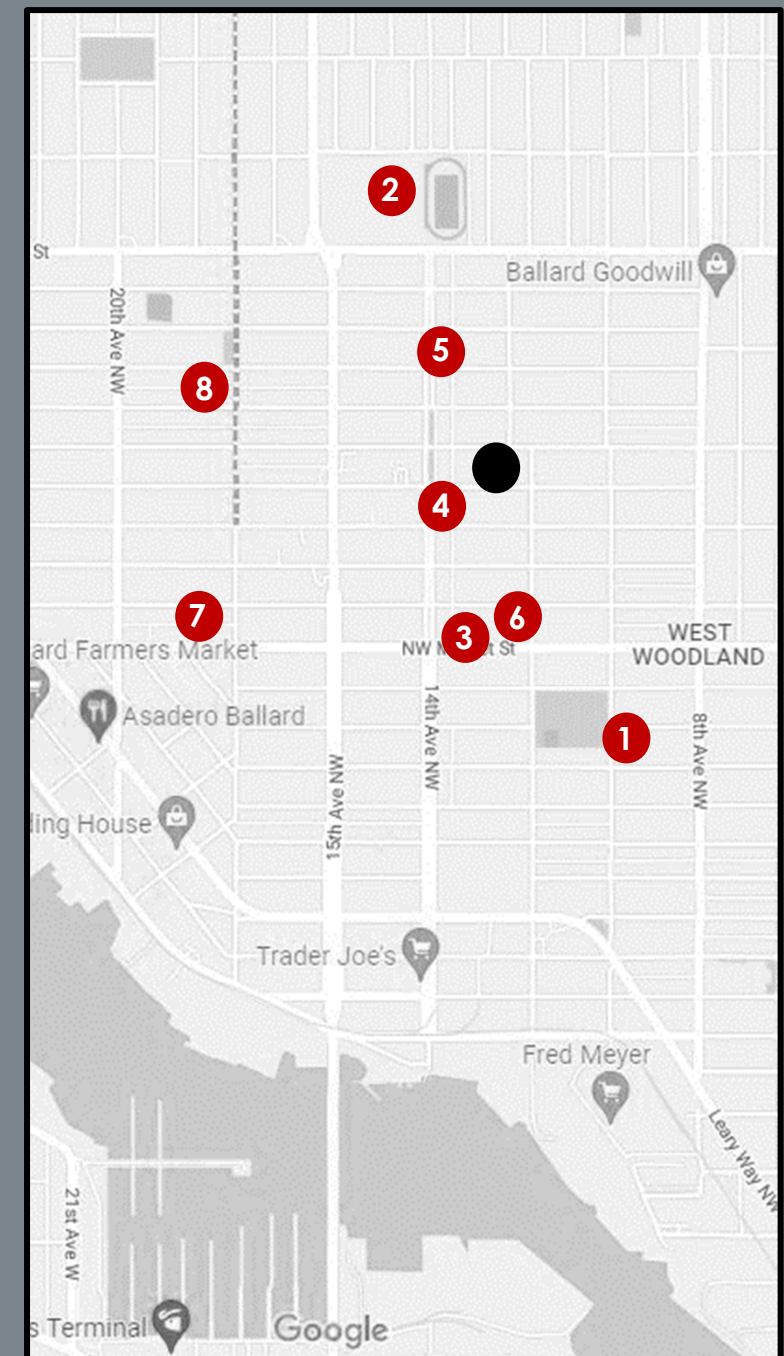


8 1749 NW 62nd Street
Existing Single-Family

CONTEXT

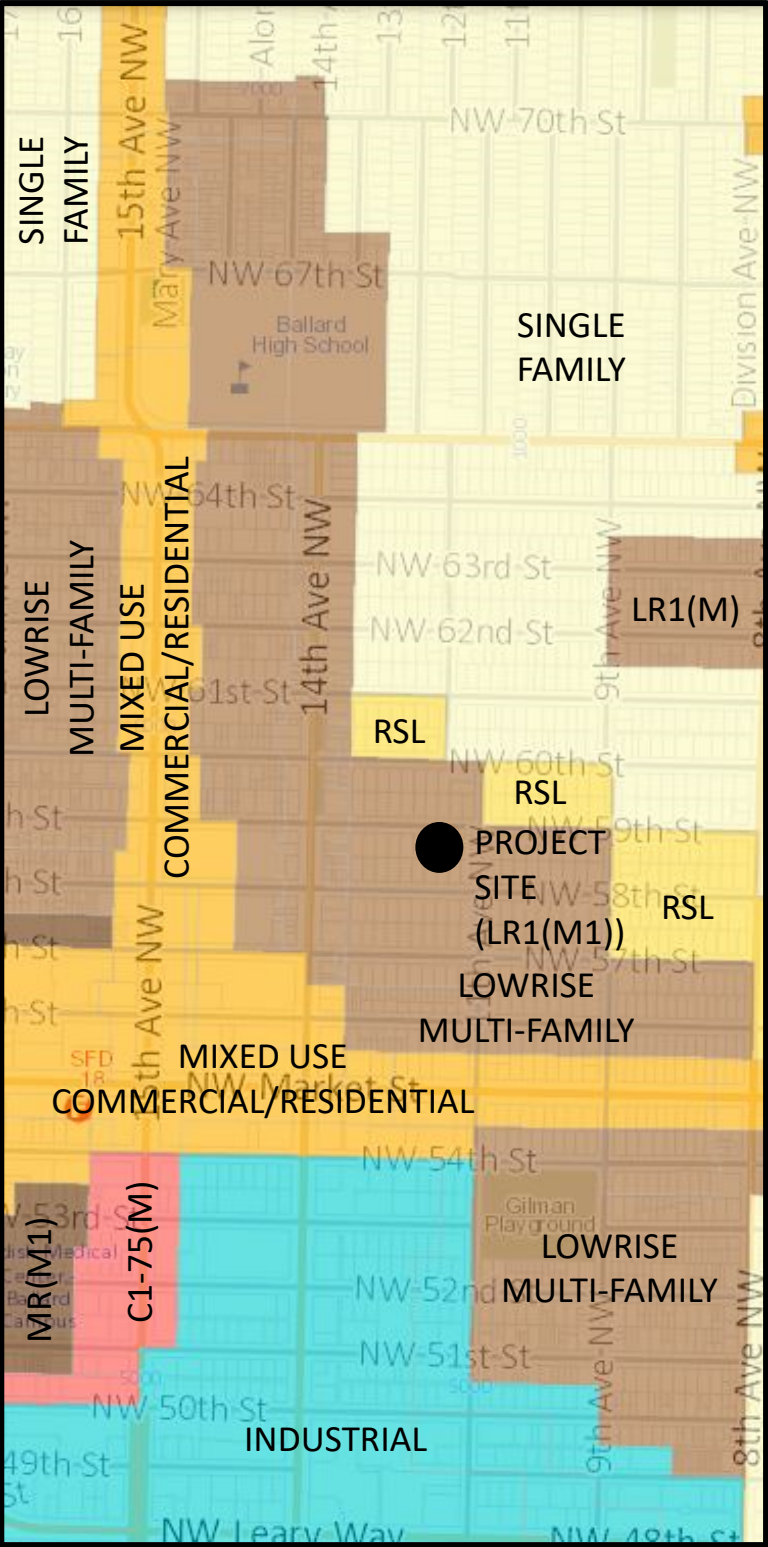
IMMEDIATE SCALE

The immediate neighborhood is changing from small scale single family residences to medium scale townhouses and apartments. New townhouse construction is usually three stories, often with roof decks. Pitched roofs are common as well. Nearby development is usually single lots, approximately 100'x60'.



SITE ANALYSIS

ZONING SUMMARY



CODE	REQUIREMENTS	PROVIDED
23.45.504 PERMITTED USES	RESIDENTIAL	RESIDENTIAL
23.45.510 FLOOR AREA RATIO	TOWNHOUSE: 1.3 (MAX RATIO) X 5,003 SF (TOTAL SITE) = 6,503.90 SF	TOWNHOUSE: 6,476 SF (AREA COUNTING TOWARD FAR) / 5,003 SF (TOTAL SITE) = 1.29 FAR
23.45.512 DENSITY LIMIT	TOWNHOUSE: UNLIMITED	TOWNHOUSE: 4 UNITS
23.45.514 STRUCTURE HEIGHT	ALLOWED MAXIMUM HEIGHT: 30'-0" ADD'L HEIGHT FOR PITCH: 5'-0" ADD'L HEIGHT FOR STAIR PENTHOUSE: 10'-0" TOTAL ALLOWABLE HEIGHT: 40'-0"	34'-9" + 83'-6" (AVG. GRADE A) = EL. +118'-3" 38'-7" + 80'-11" (AVG GRADE B) = EL. + 119'-6"
23.45.518 BUILDING SETBACKS	FRONT: 5' MIN; 7' AVERAGE REAR: 5' MIN; 7' AVERAGE SIDE: 5' MIN (BUILDINGS ARE 40' OR LESS IN LENGTH)	FRONT: 6.5' MINIMUM; 7.10' AVERAGE REAR: 7.0' MINIMUM SIDE: 3.0' MIN (WEST); 5.0' MIN (EAST)
23.45.522 AMENITY AREA	PROVIDE AMENITY SPACE TOTALING 25% OF TOTAL LOT REQUIRED: 5,003 SF X 25% = 1,250.75 SF MINIMUM 50% SHALL BE PROVIDED AT GROUND LEVEL REQUIRED: 1,250.75 SF X 50% = 626 SF	TOTAL AMENITY: 1,268 SF TOTAL GROUND LEVEL AMENITY: 764 SF (67%)
23.34.527 LANDSCAPING	GREEN FACTOR: 0.6	GREEN FACTOR: 0.6
23.54.015 REQ'D VEHICLE PARKING	TABLE B.1: 1:1 FOR MULTI-FAMILY	4 PARKING SPACES (3 SURFACE SPACES AND 1 GARAGED SPACE)
23.45.015 REQ'D BICYCLE PARKING	TABLE D - LONG TERM: 1 STALL PER 1 UNIT TABLE D - SHORT TERM: 1 STALL PER 20 UNITS (MIN. 2)	LONG TERM: 4 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	FOUR (4) 3'-0" X 6'-0" STORAGE AREAS



Corner of 58th & 14th
1160, 1158, 1156, 1154 NW 58th Street



936 NW 57th Street



1140 NW 59th Street

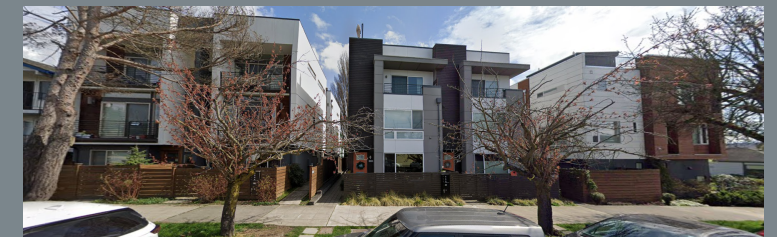


1133 NW 57th Street

SITE ANALYSIS

Surrounding Development

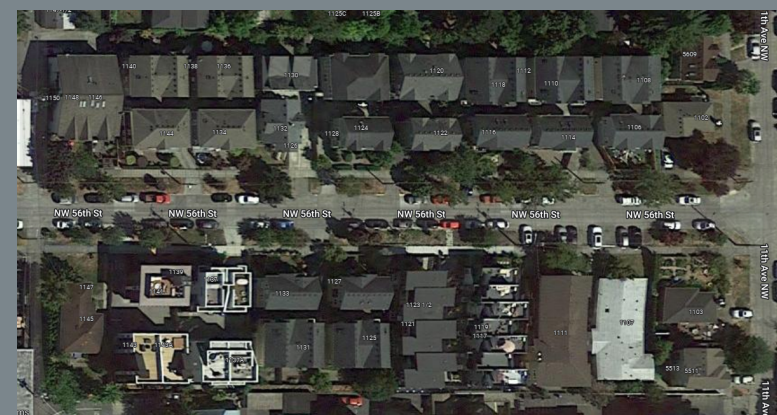
Despite the lack of images on Google Street View and Maps, there has been quite a bit of development just recently on the same block and nearby blocks as the subject site. Photos, left, reflect recent development on nearby streets.



TOWNHOUSES ON 14TH BETWEEN 58TH & 59TH

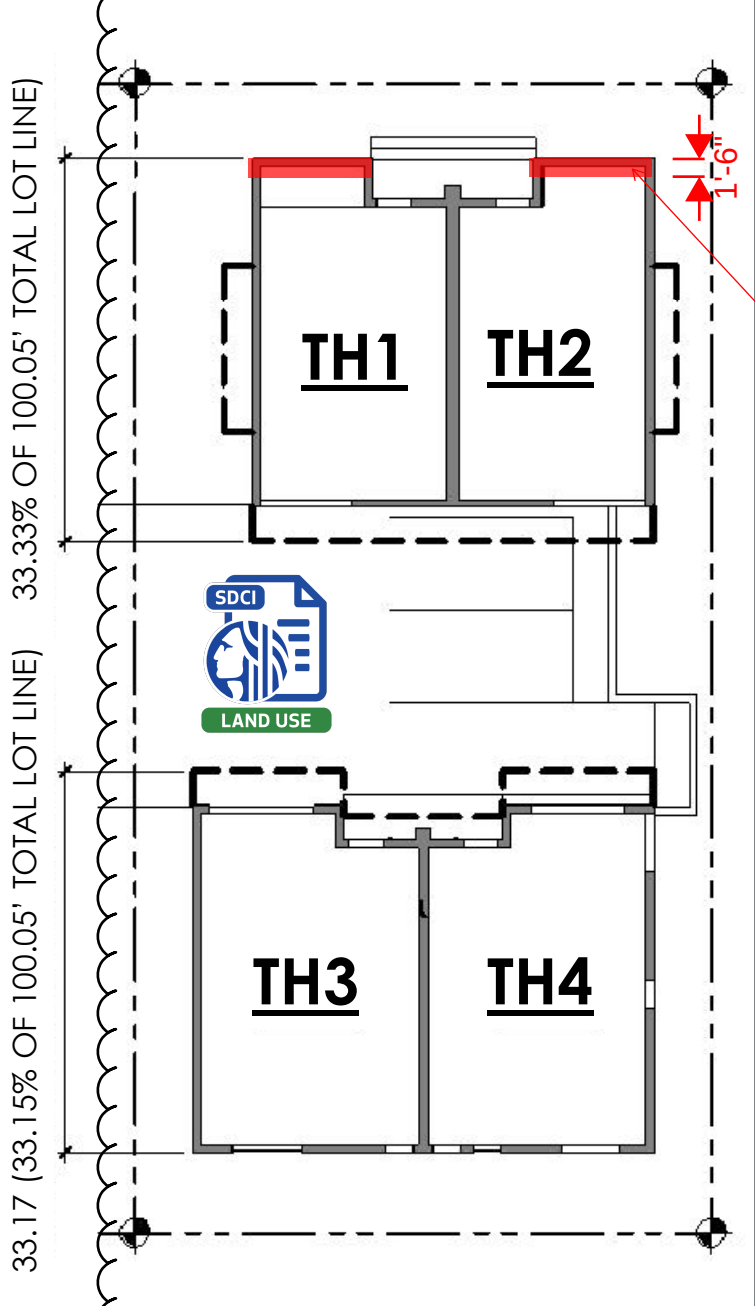


TOWNHOUSES ON 14TH & 61ST



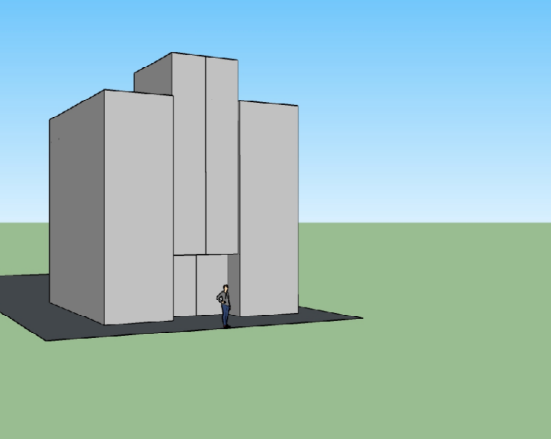
NEW DEVELOPMENT PATTERN ON NW 56TH STREET
SHOWING ANTICIPATED DEVELOPMENT PATTERNS
WITH LR ZONING

SITE ANALYSIS
ADJUSTMENT REQUEST

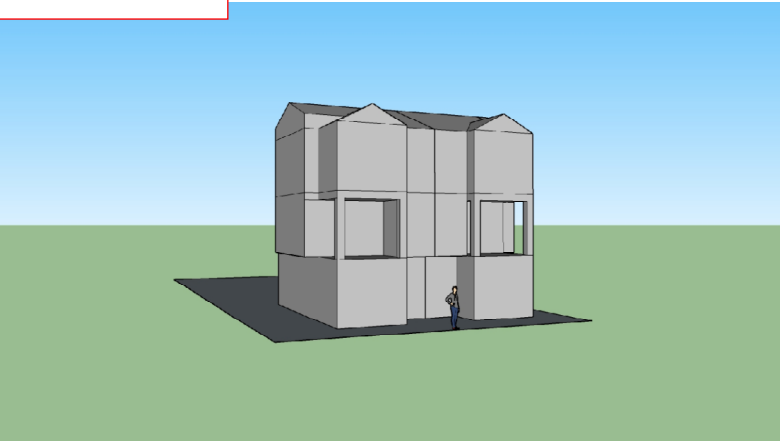


NOTE: Unlike other adjustments, there is no specific location for a facade length adjustment. A graphic depiction of such could be on any of the N & S edges of the building. the red areas represent approximately 18.5" on the N of TH1 & TH2. The objective of the adjustment is overall building length in conjunction with the required space for parking, setbacks, etc.

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	ADJUSTMENT AMOUNT	REASON FOR ADJUSTMENT
23.45.527 FAÇADE LENGTH	MAXIMUM FAÇADE LENGTH: 65% FAÇADE LENGTH ALLOWED WITHIN 15' OF LOT LINE. 100.05' X 65% = 65.03' MAX (66'-0 1/2") (65'-0 1/2")	FAÇADE LENGTH (EAST/WEST LOT LINES): 66.46% ALONG BOTH EAST AND WEST LOT LINES (66'-7") This number represents the proposed facade length This number is the maximum allowable facade length within 15' of the property line.	ALLOWED PER CODE: FAÇADE LENGTH MAXIMUM MAY BE INCREASED BY UP TO 10%. Maximum allowable facade length SDR Adjustment: 65.03' x 110% = 71.53' Allowable Facade Length = 65'-0 1/2" Proposed Facade Length = 66'-7" Requested Adjustment = 1'-6 1/2" (an increase of 6 -1/2")	IN RESPONSE TO THE ONLY PUBLIC COMMENT AND MARKET DESIRES, THE PROJECT IS FULLY PARKED. THIS ADJUSTMENT ALLOWS THE PROJECT TO MAXIMIZE THE DEPTH OF MODULATION, GIVING MORE RELIEF TO THE STREET FACING FACADES (DC2-B-1) WHILE MAINTAINING ADEQUATE AUTOMOBILE AND PEDESTRIAN MANEUVERING SPACE. WITHOUT THE ADDITIONAL LENGTH, THE PROJECT WOULD NEED TO LOCATE THE OUTDOOR SPACE AS A ROOF DECK, OMITTING THE LEVEL 2 COVERED DECK, WHICH INCREASES THE PERCEIVED HEIGHT SIGNIFICANTLY AND LESSENS THE NEW PROJECT'S ABILITY TO REFLECT THE ARBY RESIDENTIAL FORMS.



CODE COMPLIANCE REDUCES OVERALL HEIGHT BY 18", OMITTS THE SECOND COVERED DECK, AND ROOF DECKS. ACTUAL AND APPARENT HEIGHT RISES WITH THE INTRODUCTION OF PARAPETS AND A STAIR TOWER, SIM TO PROJECT RIGHT. GABLED ROOF FORMS ARE LOST.



FACADE LENGTH ADJUSTMENT ALLOWS DEEPER MODULATION, OPEN SPACE AT LOWER LEVELS, AND GABLED ROOF FORMS. ALL OF WHICH ALLOW THE PROPOSED PROJECT TO BETTER FIT IN WITH EXISTING STRUCTURES (CS3-A-1)



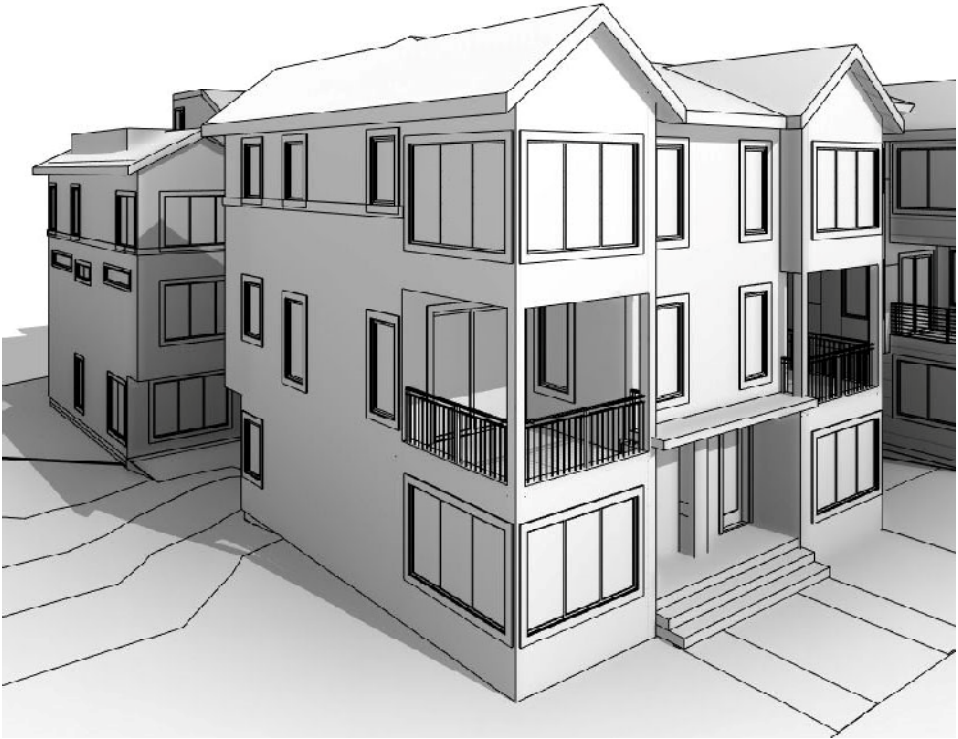
NOTE: Changes this page to information format and depictions have been made at the express request of the reviewer and is not consistent with previous direction.

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 LESS THAN 40' IN LENGTH	SIDE SETBACK EAST: MINIMUM OF 3'-0" SETBACK FOR ONLY 14'-6" OF THE EAST PL, REMAINDER OF EAST PL IS COMPLIANT AT 5' MINIMUM FOR FACADES LESS THAN 40' IN LENGTH.	ALLOWED PER CODE: SETBACKS AND SEPARATION REQUIREMENTS MAY BE REDUCED BY A MAXIMUM OF 50 PERCENT. 3'-0" OF 5'-0" = 60% (2'-0" OUT OF ALLOWABLE 3'-0" REDUCTION FOR ONLY 14'-6" OF THE EAST PL) ORANGE HATCH IS THE DIAGRAM IS THE AREA OF ADJUSTMENT.	THIS BETTER MEETS THE DESIGN GUIDELINES BECAUSE IT ALLOWS FOR MODULATION ON ALL SIDES OF THE FRONT BUILDING. A COMPLIANT SCHEME WOULD NOT HAVE ANY MASSING ALONG THE EAST PL DUE TO THE 10'-1" DRIVEWAY ALONG THE WEST PL. THIS ADJUSTMENT ALSO ALLOWS THE PROJECT TO MAXIMIZE FAR WHILE NOT INCLUDING A STAIR PENTHOUSE ON THE FRONT BUILDING, ALLOWING THE BUILDING TO KEEP A CONSISTENT PITCHED ROOF WHICH IS CONSISTENT WITH THE DESIGN OF THE SURROUNDING RESIDENTIAL NEIGHBORHOOD.

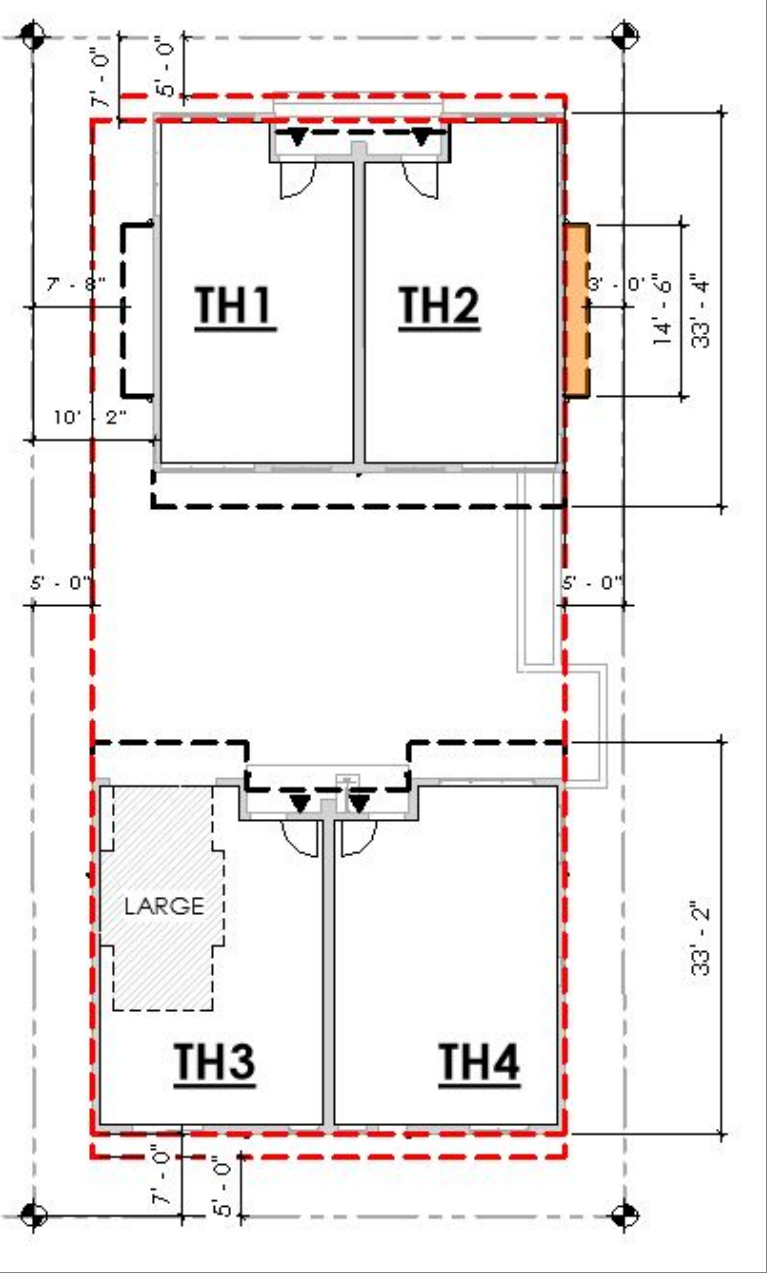


PREFERRED SCHEME
PREFERRED SCHEME BREAKS UP THE THREE-STORY FAÇADE WITH A BUMP-OUT WITH ITS OWN PITCHED ROOF, TO GIVE A RESIDENTIAL QUALITY ALL AROUND THE BUILDING.



COMPLIANT SCHEME
COMPLIANT SCHEME ONLY ALLOWS FOR THREE-STORY FLAT FAÇADE WITH MINIMAL OPPORTUNITIES FOR NATURAL MATERIAL BREAKS.

SITE ANALYSIS
ADJUSTMENT REQUEST



CS2-A-2 Architectural Presence
CS3-A-1 Fitting Old & New Together
PL3-A-4 Ensemble Elements

NOTE A third adjustment is being sought for side yard setbacks at the rear building in response to the Arborist review.
All site plans have been revised with the rear building shifted 18" west.

SITE ANALYSIS

EXISTING SITE

The existing site plan includes a single family, low scale residence with associated stie improvements. A shared curb cut with the adjacent parcel leads to a partially paved parking area.

Pleasant, level sidewalks on both sides of the street are paved, flanked with generous planting strips, and parking is available on both sides of the streets.

Street trees vary in species and size. Some yards are fenced, but generally, there are no significant visual barriers between the public sidewalks and front yards.



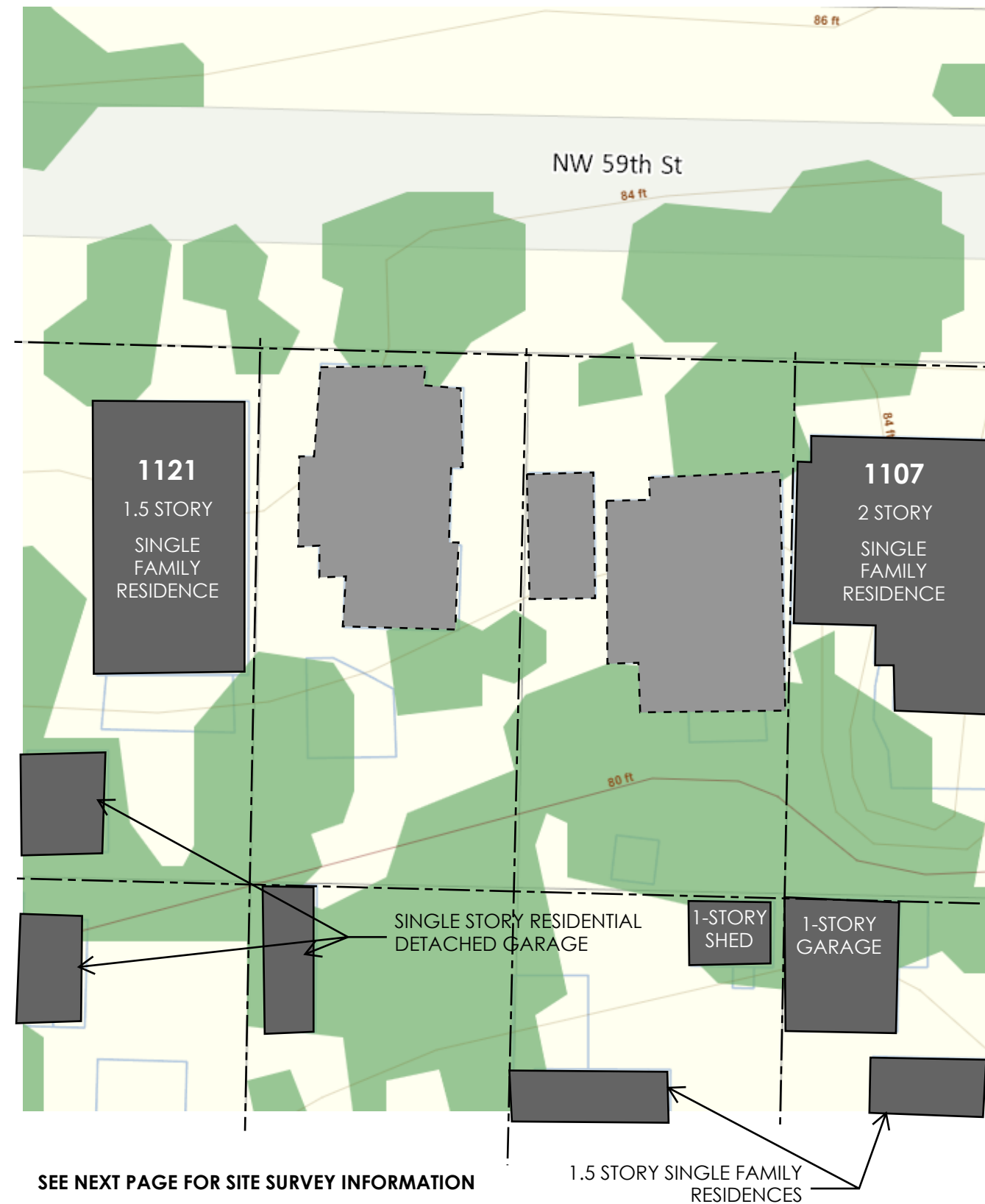
Streetscape View of 1111 + 1119



Residences on opposite side of street

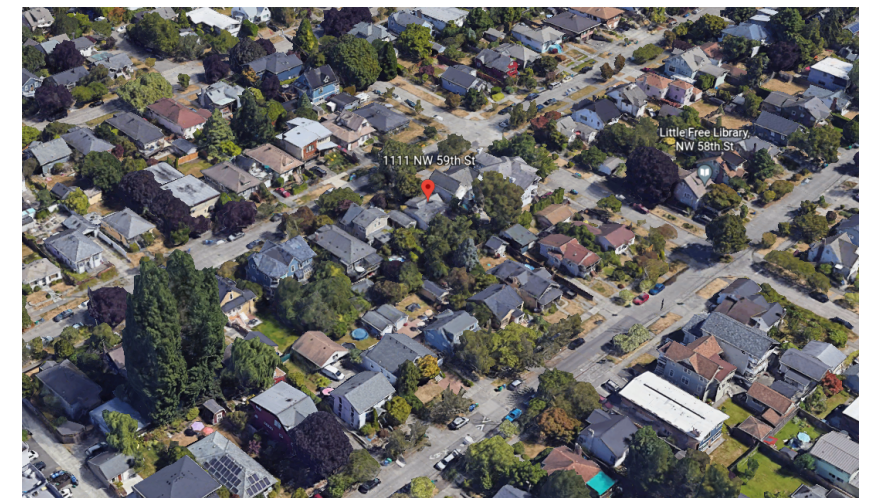
LEGAL DESCRIPTION (KCA)

GILMAN ADD
PLat Block: 102
Plat Lot: 10
(See Page 2 for Survey Description)



EXISTING IMMEDIATE VICINITY SITE PLAN SHOWING APPROXIMATE EXISTING TREE COVER AND STRUCTURES WITHIN 30' OF THE SITE.

- EXISTING STRUCTURES TO BE DEMOLISHED UNDER SDCI PROJECT NUMBERS 689884-DM & 6895360-DM
- EXISTING OFF-SITE STRUCTURES TO REMAIN (SEATTLE GIS)
- EXISTING PROPERTY LINE
- EXISTING APPROXIMATE TREE COVER (SEATTLE GIS)



GOOGLE EARTH VIEW SHOWING EXISTING DEVELOPMENT (GENERALLY 1-4 STORY STRUCTURES)



GOOGLE EARTH VIEW SHOWING PROXIMITY TO 14TH AVE (COMMERCIAL AREA)

EXISTING SITE

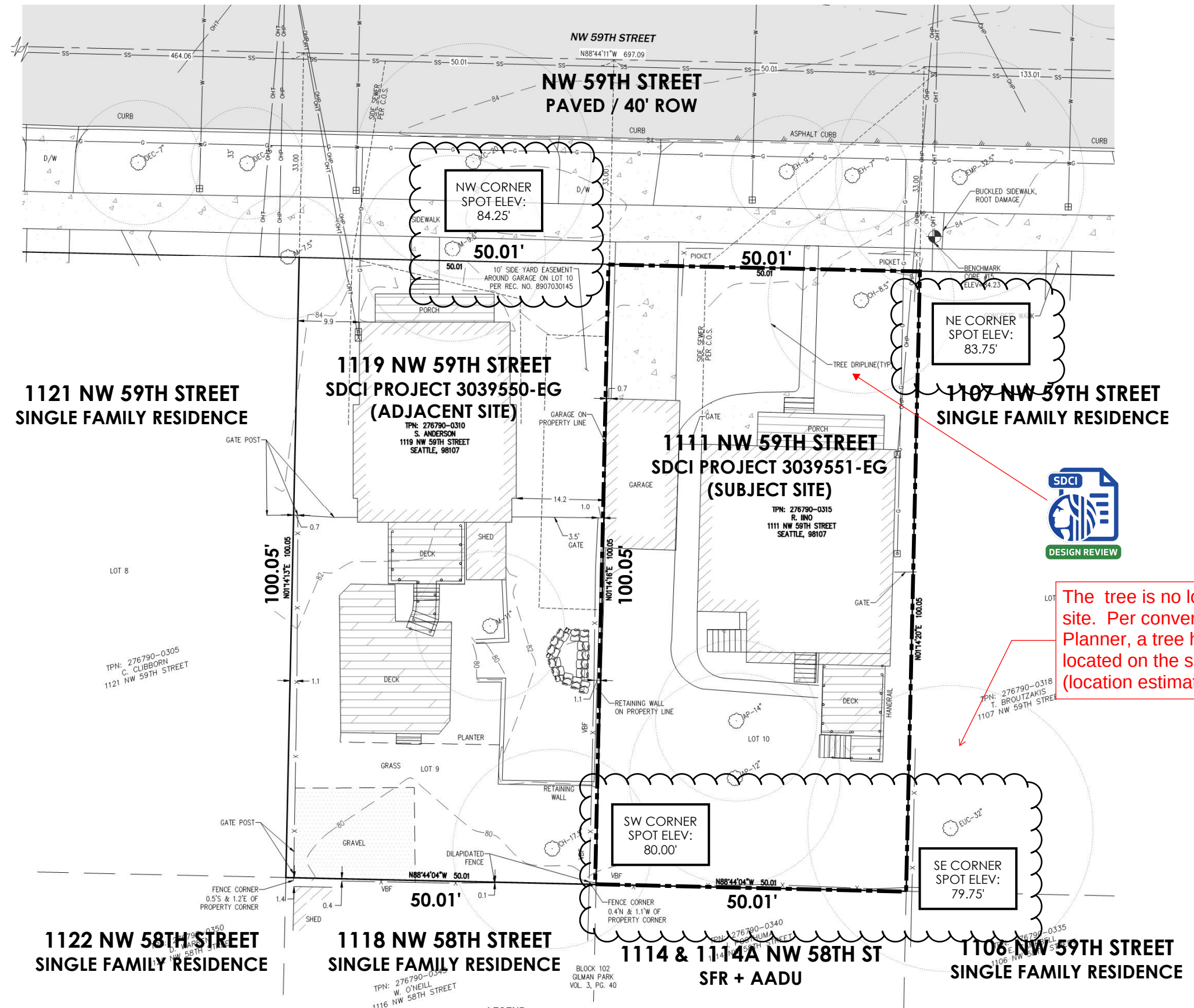
GILMAN ADD
PLat Block: 102
Plat Lot: 10

LOT 10, BLOCK 102, GILMAN PARK ADDITION TO THE CITY
OF SEATTLE, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 3 OF PLATS, PAGE 40, IN KING
COUNTY, WASHINGTON

An aerial photograph of a residential property. The main house has a grey roof and is partially obscured by large, dense green trees. To the right of the main house is a detached garage with a similar grey roof. A swimming pool is visible in the background, surrounded by more trees. The address "1111 NW 59th St" is displayed in white text with a red location pin icon above it. The surrounding area includes other houses and more trees, suggesting a suburban neighborhood.

An aerial photograph of a suburban neighborhood. A red pin is placed on a house with a grey roof, labeled "1111 NW 59th St". The surrounding area includes other houses with various roof colors, large green trees, and a paved street. A blue car is visible on the street to the left of the marked house.

SCALE 59th Street Townhomes
DESIGN 1111 NW 59th Street
Seattle, Washington 98107



9



ROW TREES 6, 3-ST & 4-ST TO BE REMOVED
PER SDOT REQUIREMENT (SIP 21441)

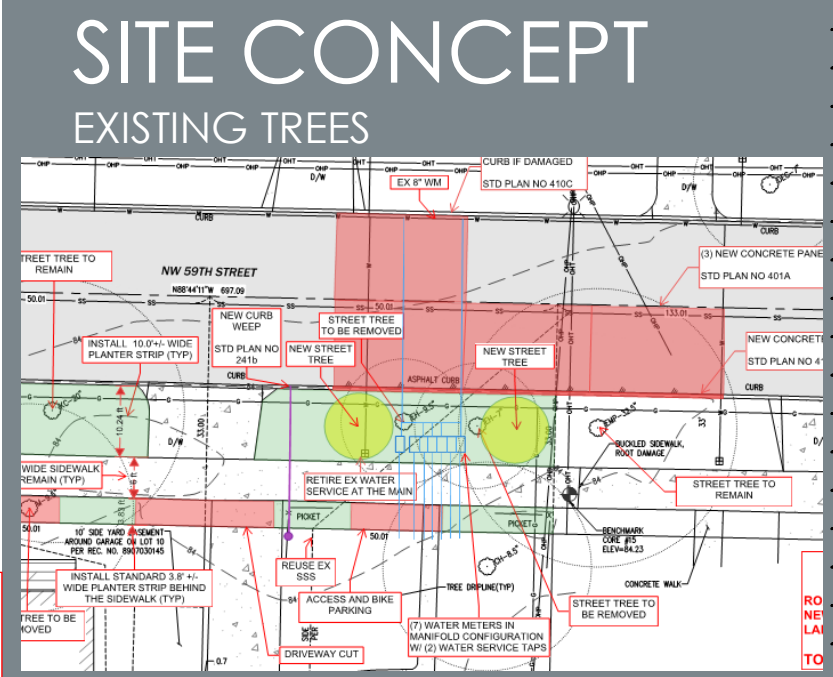
ON-SITE TREES 101, 102, AND 103 (NOTED
AS SIGNIFICANT, **NOT EXCEPTIONAL**) TO
REMAINBE REMOVED AS PART OF SDCI
PERMIT 6895306-CN



The tree is no longer on the site. Per
conversation with Planner, a tree has been
located on the survey (location estimated).
see added sheet demonstrating compliance
with SMC 25.11.070.2 to allow the removal of
an exceptional tree.

Attachment 3: Tree

Tree #	Species	DBH	Line	Height	Structure	Category	Notes
1111 NW 59th							
101	Prunus sp. Flowering cherry	8.5	15	2	3	Significant	Deep wound at trunk base. Removal recommended.
102	Malus sp. Orchard apple	14	13	1	2	Significant	Measured below branching. Three main stems above: 8, 8, 7 inches.
103	Malus sp. Orchard apple	12	17	1	2	Significant	Measured below branching. Two main stems: 9, 7 inches. Decay in trunk.
1119 NW 59th							
104	Acer palmatum Japanese maple	11	12	1	1	Significant	Measured below branching. Five main stems above: 6.75, 5.75, 4.25, 3.5, 3.25 inches.
105	Prunus sp. Flowering cherry	17.5	16	1	2	Significant	
ROW Trees							
1-ST	Paulownia tomentosa Empress tree	32.5	20	1	1	Street tree	TRE - 1082293, Private. Located in front of house at 1107 NW 59th.
2-ST	Crateagus monogyna English hawthorn	7	9	2	2	Street tree	TRE - 1082294, Private.
3-ST	Crateagus monogyna English hawthorn	9.5	9	2	2	Street tree	TRE - 1082295, Private.
4-ST	Prunus serrulata 'Kwanzan' Kwanzan flowering cherry	20	19	1	1	Street tree	TRE - 1082327, Private.
7	Eucalyptus sp. Eucalyptus species	32	23	1	1	Exceptional	Offsite East of 1111 NW 59th, back of house. Estimated DBH and dripline. 11 feet overhanging branches. Approximately 5 feet from fence. Asymmetrical canopy. 11.5-foot estimated IRZ. Maximum disturbance in ORZ = 415.27 SF.



EXCERPT FROM SIP SITE PLAN

OFF-SITE TREE 7 (NOTED AS
EXCEPTIONAL) TO REMAIN
SEE DIAGRAM ON PROPOSED SITE
PLAN PAGE FOR MORE
INFORMATION

FULL ARBORIST REPORT AT
END OF DOCUMENT

NOTE: Per survey, TREE 7 is
6'-10" from property line.

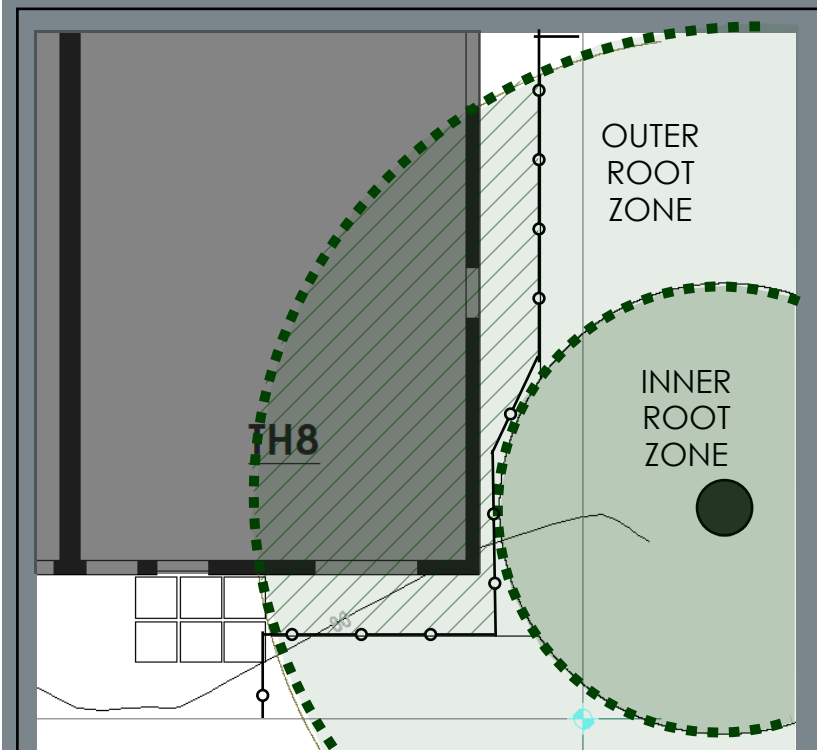
SITE CONCEPT

PROPOSED SITE

LEGAL DESCRIPTION:

LOT 10, BLOCK 102, GILMAN PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 40, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



APPROXIMATE AREA OF ENCROACHMENT INTO OUTER ROOT ZONE (273 SF)
APPROXIMATE PROPOSED LOCATION FOR TREE PROTECTION FENCING

OFF-SITE TREE ROOT ZONE ENCROACHMENT DIAGRAM

NEW DRIVEWAY TO UTILIZE EXISTING CURB CUT



See revised site plan with graphic scale

SITE CORNER ELEV: APPROX. +84.25'

DRIVEWAY W/ INCORPORATED 3' PEDESTRIAN PATH FOR ACCESS TO TH3 AND TH4

PARKING AND SERVICE AREA AT THE REAR OF THE SITE – MAXIMUM DISTANCE FROM NEIGHBORING DUPLEX AND STREET – CENTER DRIVEWAY MINIMIZES PAVING

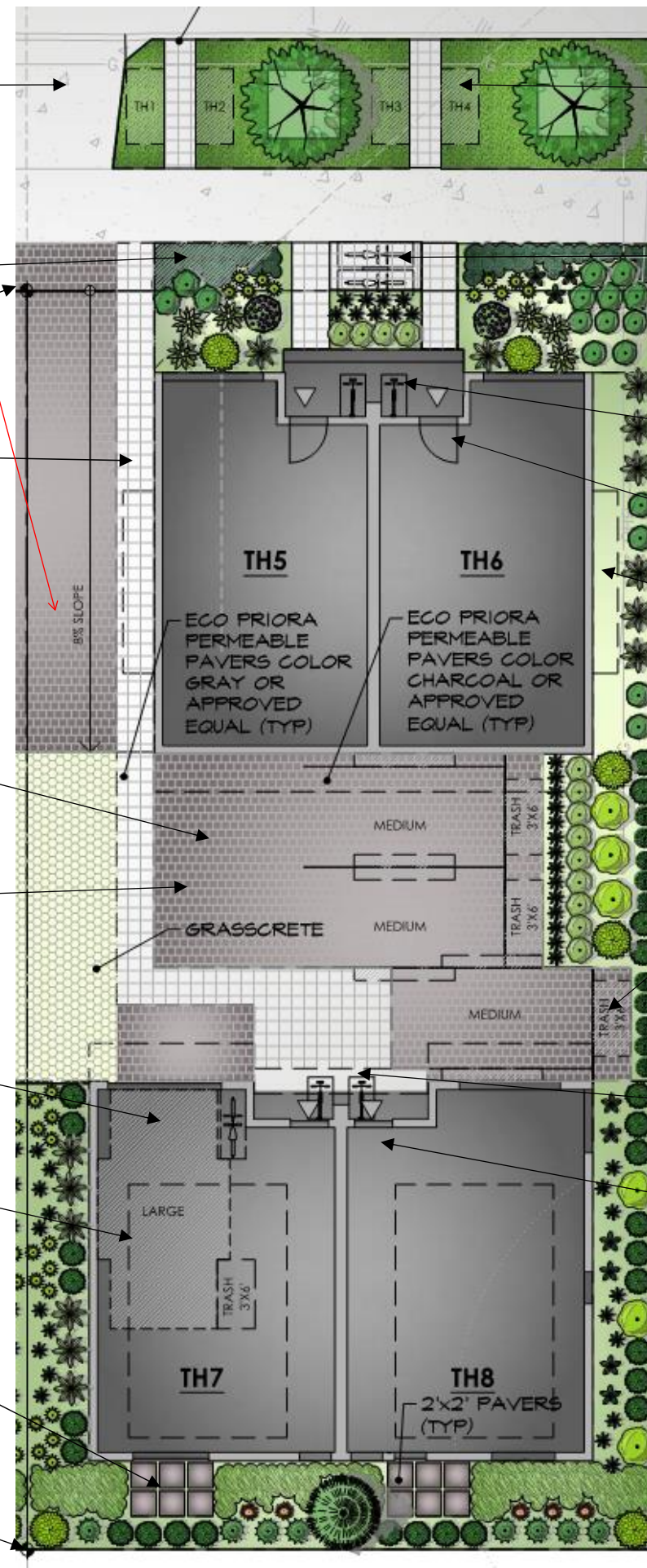
22'-0" BACKUP DISTANCE FOR MEDIUM VEHICLE PARKING STALLS

LARGE VEHICLE PARKING STALL IN TH4 GARAGE

DASHED BLACK OUTLINE: ROOF DECK ABOVE

PRIVATE PATIOS FOR TH3 AND TH4 FACE REAR OF SITE

SITE CORNER ELEV: APPROX. +80.00'



SOLID WASTE STAGING AREA IN EXISTING LANDSCAPE BUFFER AND PLANTING AREA SOUTH OF SIDEWALK, PER SPU DIRECTION

SHORT-TERM BIKE STALLS

SITE CORNER ELEV: APPROX. +83.75'

LONG-TERM BIKE STALL

PRIMARY ENTRY STOOPS FOR TH1 AND TH2 FACE 59TH STREET

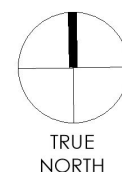
OVERHANG FOR TH1 INSIDE MINIMUM SETBACK. SEE EXPLANATION ON ADJUSTMENT PAGE

6' WD FENCE ALONG PROPERTY LINE

SOLID WASTE STORAGE AT HEAD OF VEHICLE PARKING FOR TH1, TH2 AND TH3. (TH4 HAS BIKE AND SOLID WASTE INSIDE GARAGE)

LONG-TERM BIKE STALL

PRIMARY ENTRANCES FOR TH3 AND TH4



SITE CORNER ELEV: APPROX. +79.75'



The tree is no longer on the site. Per conversation with Planner, a tree has been located on the survey (location estimated). see added sheet demonstrating compliance with SMC 25.11.070.2 to allow the removal of an exceptional tree.

SITE CONCEPT

PLANTINGS CONCEPT



Carex o. 'Everillo'



Hydrangea p. 'Limelight'



Liriope m. 'Big Blue'



Lonicera p. 'Moss Green'



Mahonia e. 'Soft Caress'



Nandina d. 'Gulf Stream'



Polystichum munitum



Rhododendron x 'Ramapo'

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass
	Carex oshimensis 'Everillo' Everillo Japanese Sedge
	Carex testacea Orange Sedge
	Choisya ternata 'Sundance' Sundance Mexican Mock Orange
	Evonymus fortunei 'Emerald Gaiety' TM Wintercreeper
	Evonymus japonicus 'Greenspire' Greenspire Upright Evonymus
	Hydrangea paniculata 'Limelight' Limelight Hydrangea
	Liriope muscari 'Big Blue' Big Blue Lilyturf
	Lonicera pileata 'Moss Green' Moss Green Honeysuckle
	Mahonia eurybracteata 'Soft Caress' Mahonia Soft Caress
	Nandina domestica 'Gulf Stream' TM Heavenly Bamboo
	Pieris japonica 'Cavatine' Lily of the Valley Bush
	Polystichum munitum Western Sword Fern
	Rhododendron x 'Ramapo' Ramapo Rhododendron
	Sarcococca hookeriana humilis Dwarf Sweet Box

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	Chamaecyparis obtusa 'Gracilis' Slender Hinoki Cypress	5'-6' Ht
	Fagus sylvatica 'Danyck Purple' Danyck Purple Beech Street Tree	2"-2.5" Cal B&B
	Koelreuteria paniculata Goldenrain Tree Street Tree	2"-2.5" Cal B&B
GROUND COVERS	BOTANICAL / COMMON NAME	
	Ajuga reptans Bugleweed	
	Sagina subulata Irish Moss	
	Thymus praecox 'Purple Carpet' Mother of Thyme	

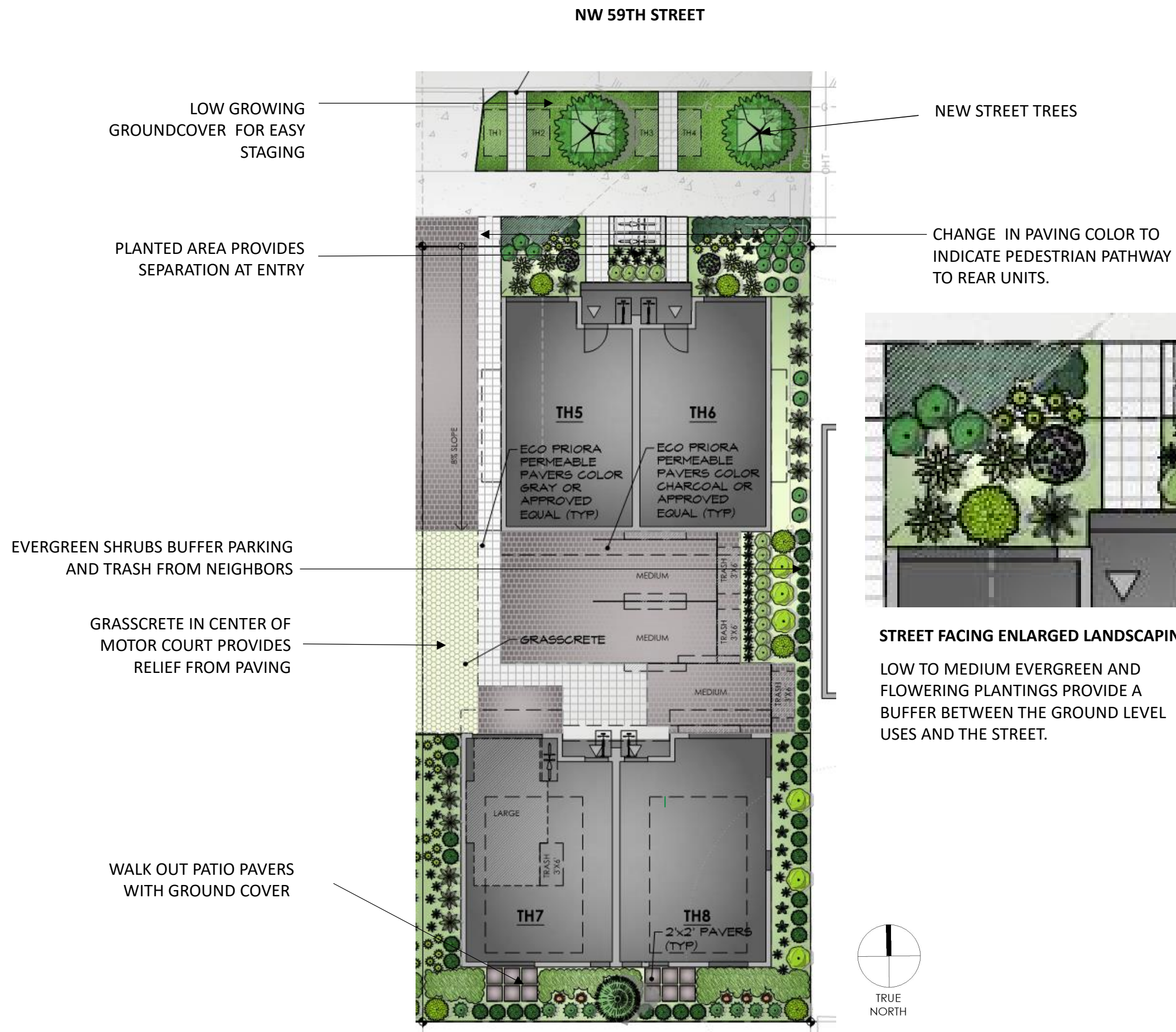


EXISTING STREET TREE

SITE ANALYSIS

LANDSCAPE PLAN

Pedestrian access from the existing sidewalk on 59th. Pavers lead directly to TH1 and TH2 while a shared path accesses TH3 & TH4. Parking is located in the center of the site, behind buildings accessed by a 10' wide driveway from 59th. Although paving has been kept to a minimum, the design team felt the back up area would benefit from some greenery, so grasscrete has been proposed.



SITE CONCEPT

Streetscape

Street facing elevations include gables and pitched roof forms as well as inset covered porches. Overall, the duplex nature of the structure is reinforced with a mirrored scheme.

Each unit has a street facing entry that is elevated a few steps above grade with an overhanging canopy. Separate paths from the sidewalk to the porch reinforces individual units. Though the porch is shared, ample space is provided for personalized separation.

Plantings reinforce separation.

The driveway access to the motor court is adjacent to the property line, combined with the neighboring driveway provide for a wider glimpse into the rear of the site. Changes in paving lead rear unit entries.

Rear units reflect the front structure's forms, with gabled roof forms, materials, and color choices.

The adjacent site is being developed concurrently and is intended to be seen as a continuation of the streetscape.



SITE CONCEPT

MASSING AND GUIDELINES

KEY DESIGN GUIDELINES

CS2 Urban Pattern and Form
C. Relationship to the block



Gable and rake facing street massing.

CS3 Architectural Context and Character
A. Emphasize Positive Neighborhood Attributes

Well organized and aligned windows.



PL3 Street Level Interaction
C. Residential Edges

Front porches and steps encourage pedestrian interaction as well as large windows facing the ROW.



ARCH CONCEPT

MASSING IMAGES

CONCEPT DESCRIPTION

Overall site massing minimizes height at the street by omitting roof decks and providing a sloped roof. The rear units do have roof decks which require stair penthouses to access. The stair penthouses have been located in the center rear of the site to minimize the impact from the ROW.

Similar to the front units, the rear units have covered entries and a mirrored massing scheme. Colors and materials reinforce that this structure is also a duplex.

CS3 Materials and colors reinforce massing and reflect residential materials.



ARCH CONCEPT

LIGHTING PLAN



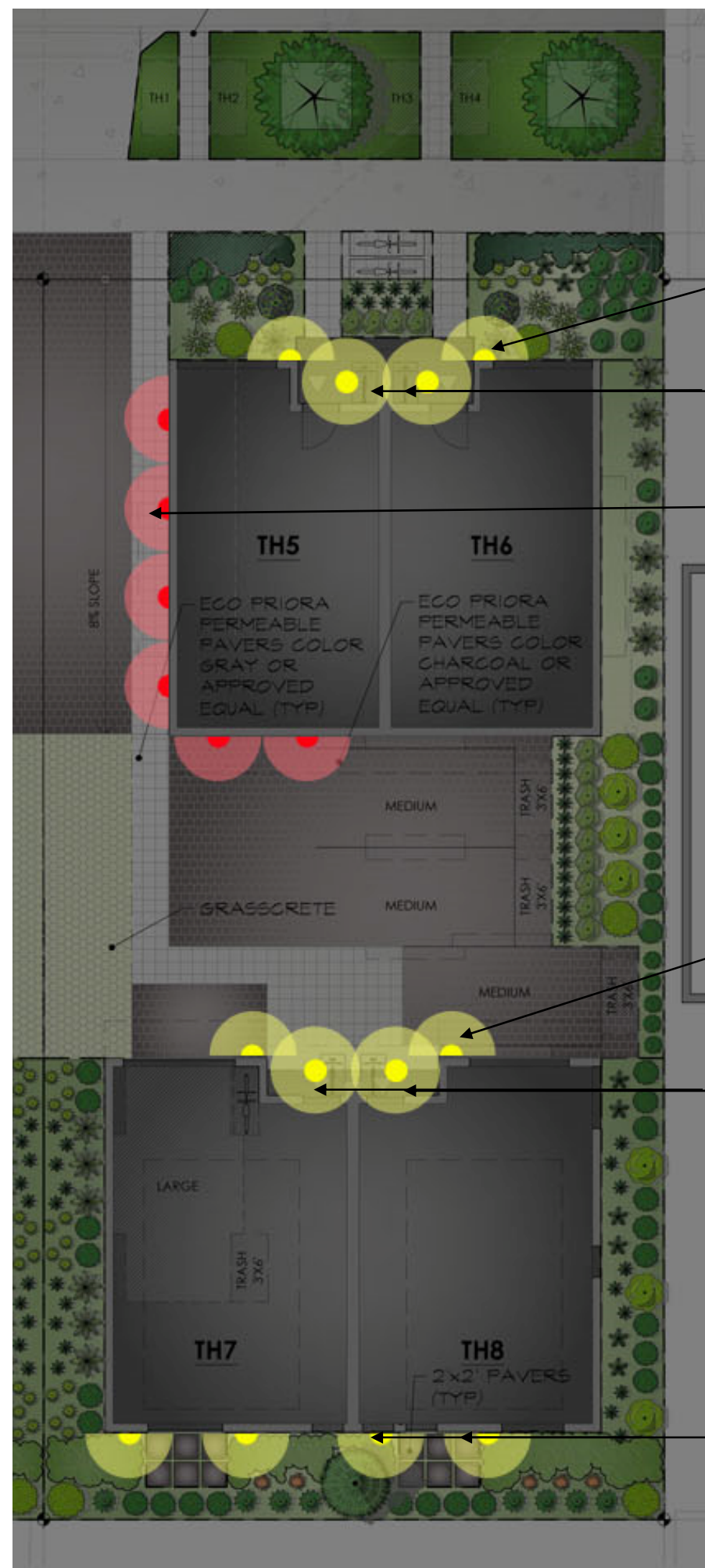
FIXTURE 1 (SHOWN IN RED)



FIXTURE 2 (SHOWN IN YELLOW, HALF CIRCLE)



FIXTURE 3 (SHOWN IN YELLOW, FULL CIRCLE)



WALL MOUNTEED LIGHTING
ABOVE ADDRESS SIGNAGE
(FIXTURE 2)

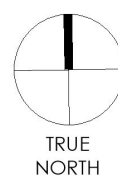
RECESSED CEILING LIGHTS IN
CANOPY ABOVE ENTRY PORCHES
(FIXTURE 3)

LOW WALL-MOUNTED
PATHWAY LIGHTING
(FIXTURE 1)

WALL MOUNTEED LIGHTING
ABOVE ADDRESS SIGNAGE
(FIXTURE 2)

RECESSED CEILING LIGHTS IN
CANOPY ABOVE ENTRY PORCHES
(FIXTURE 3)

WALL MOUNTEED LIGHTING AT
PATIO DOOR
(FIXTURE 2)



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 existing residences with inset entry porches facing the street

CS3 Architectural Context and Character
A. Emphasize Positive Neighborhood Attributes

Materials coordinate with forms to emphasize massing.

PL3 Street Level Interaction
C. Residential Edges

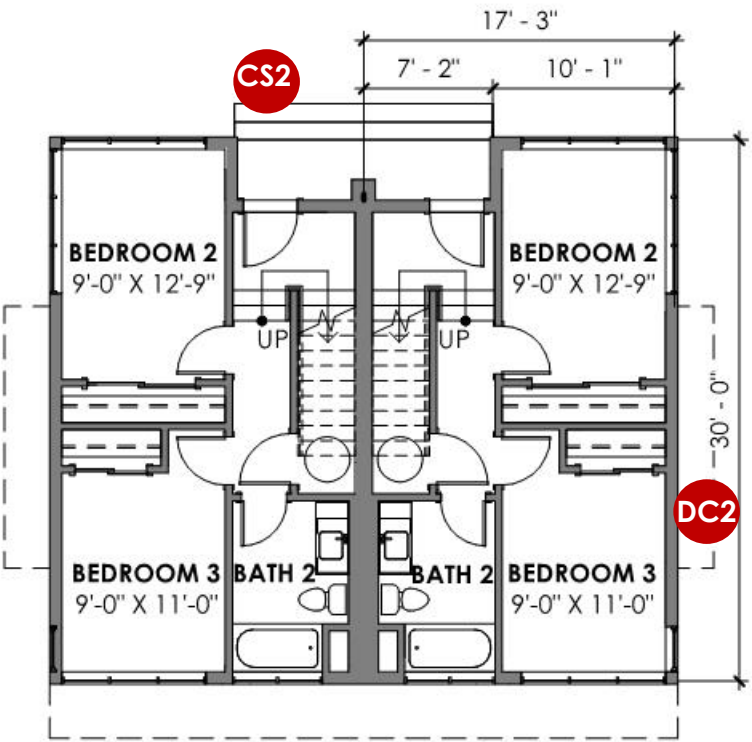
Front porches and stoops encourage pedestrian interaction as well as large windows facing the ROW.

DC2 Architectural Concept
D. Scale and Texture

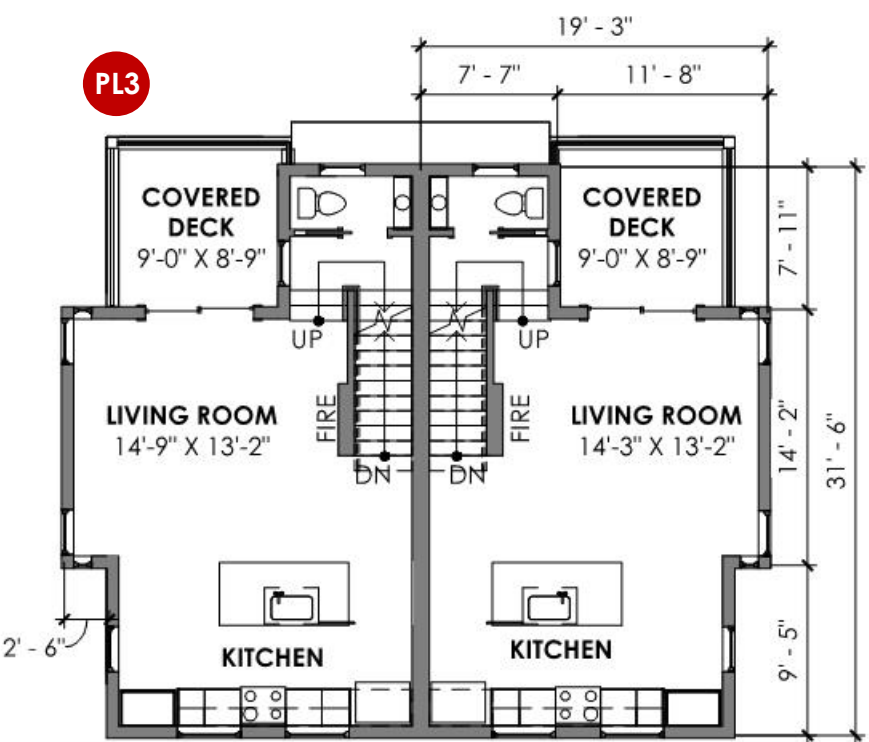
Modulation and fenestration patterns reinforce the residential scale of the neighborhood.



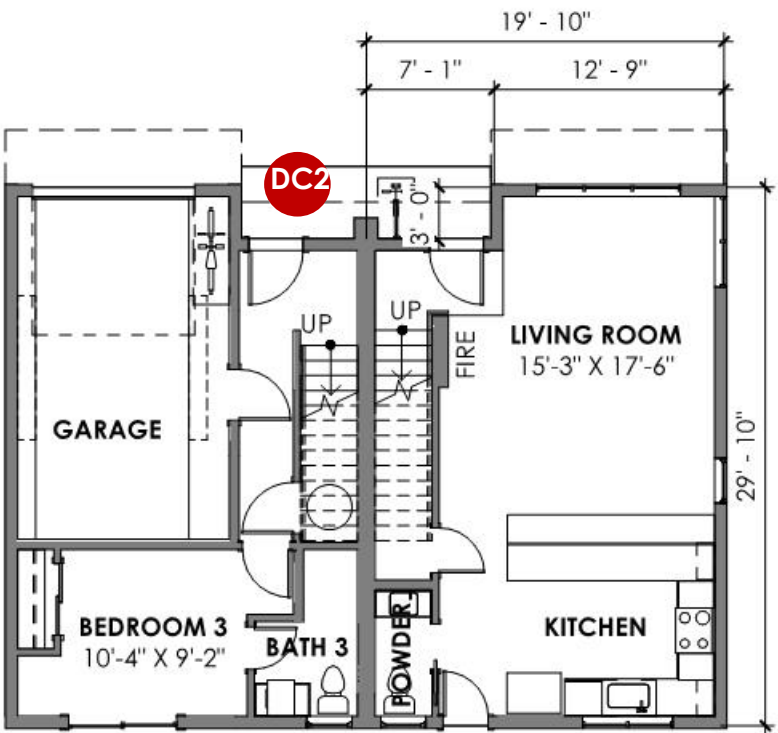
Repeating forms in the neighborhood



BLDG A

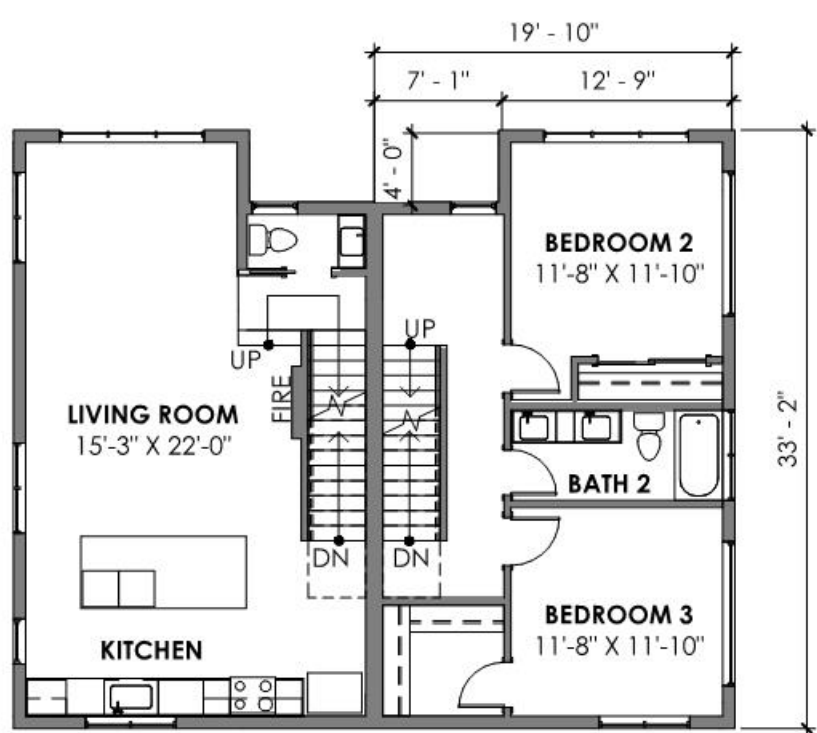


BLDG A



BLDG B

LEVEL 1



BLDG B

LEVEL 2

ARCH CONCEPT

FLOOR PLANS

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

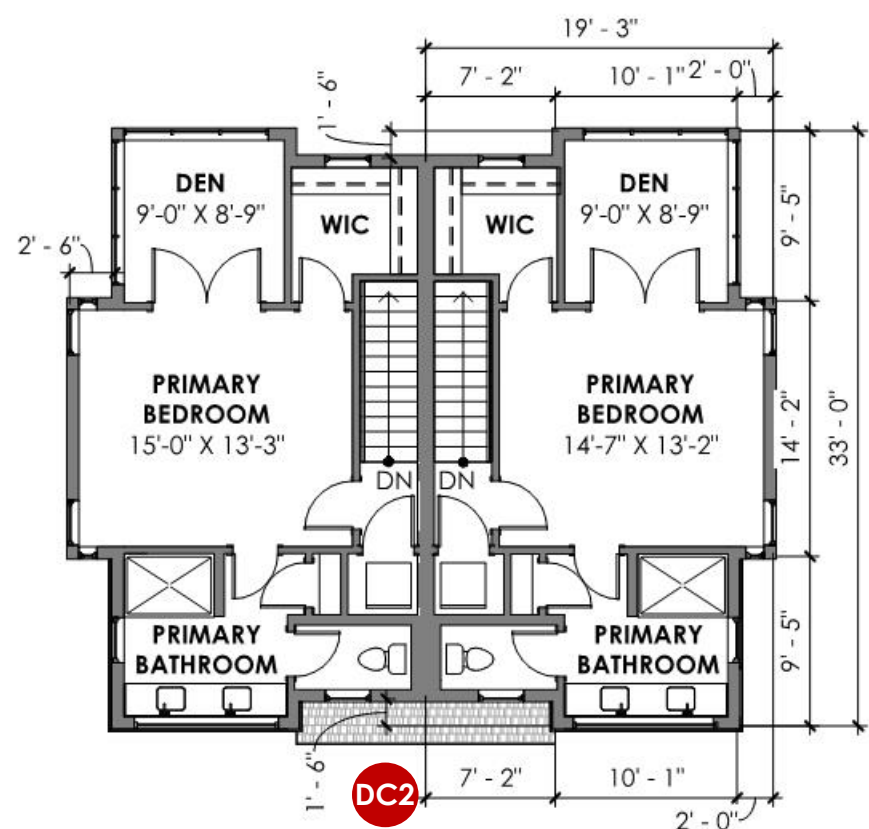
KEY DESIGN GUIDELINES

PL3 Street Level Interaction
C. Residential Edges

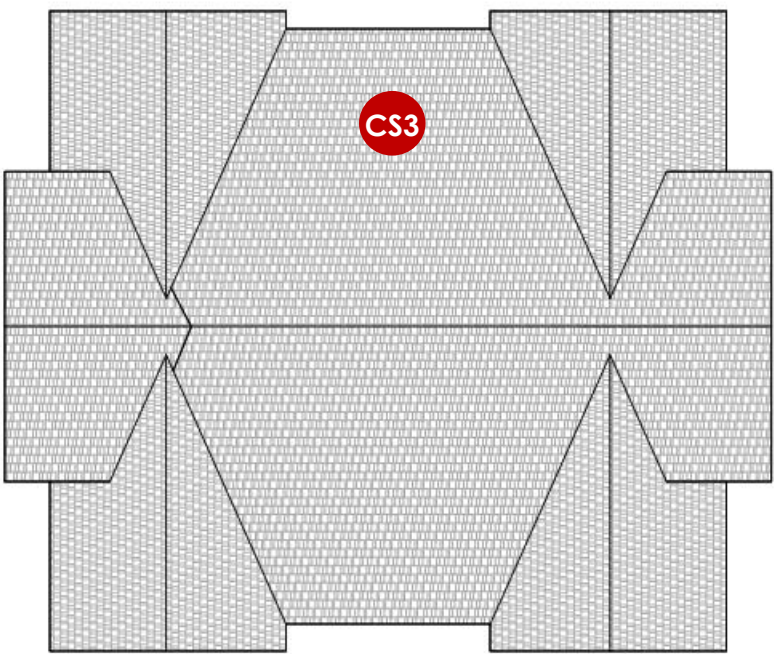
DC2 Architectural Concept
D. Scale and Texture

Small modulations and simple massing reflect extant, nearby construction.

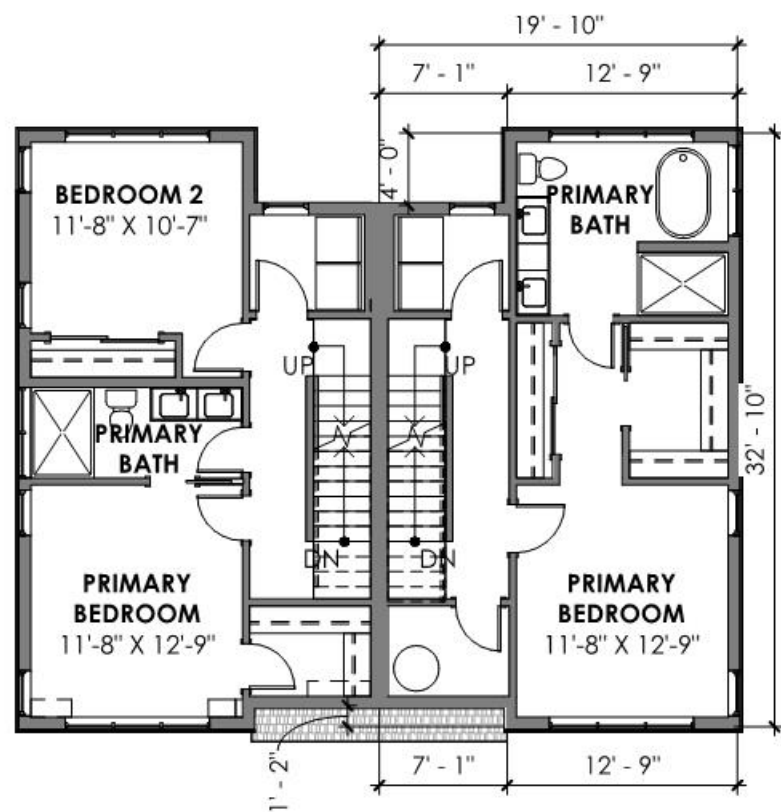
PL3 Street Level Interaction
C. Residential Edges



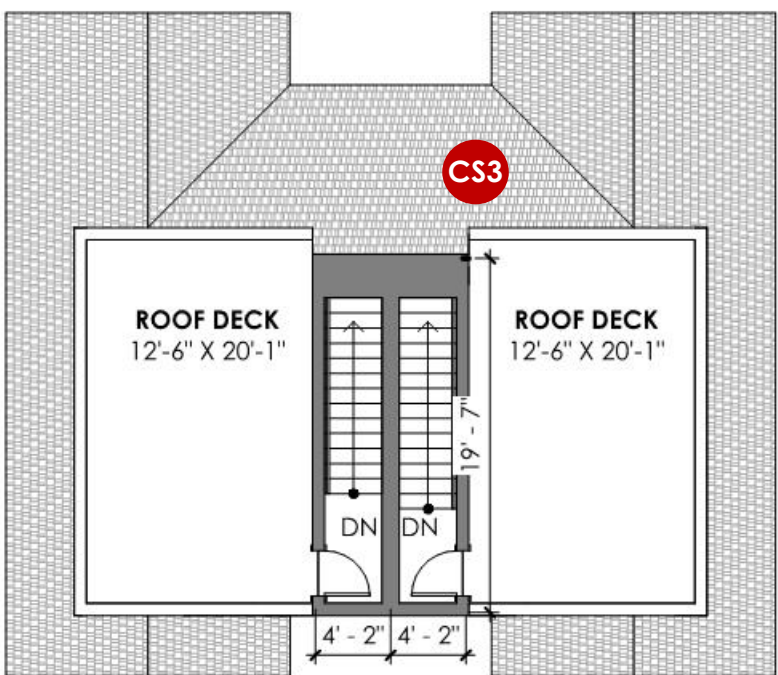
BLDG A



BLDG A



BLDG B



BLDG B

ROOF PLAN

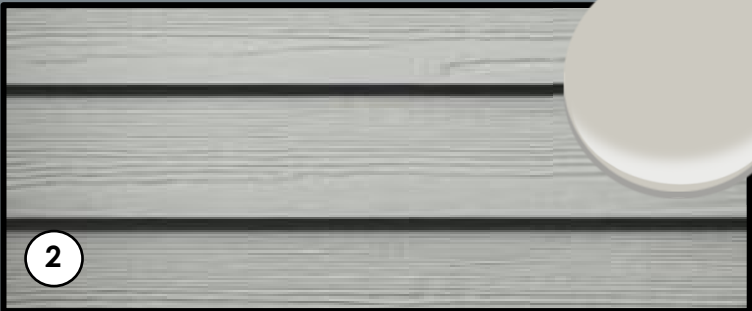
LEVEL 3

ARCH CONCEPT

ELEVATIONS + MATERIALS



FC PANEL SIDING - SW 7069 – IRON ORE



FC PANEL SIDING - SW 7015 – REPOSE GRAY



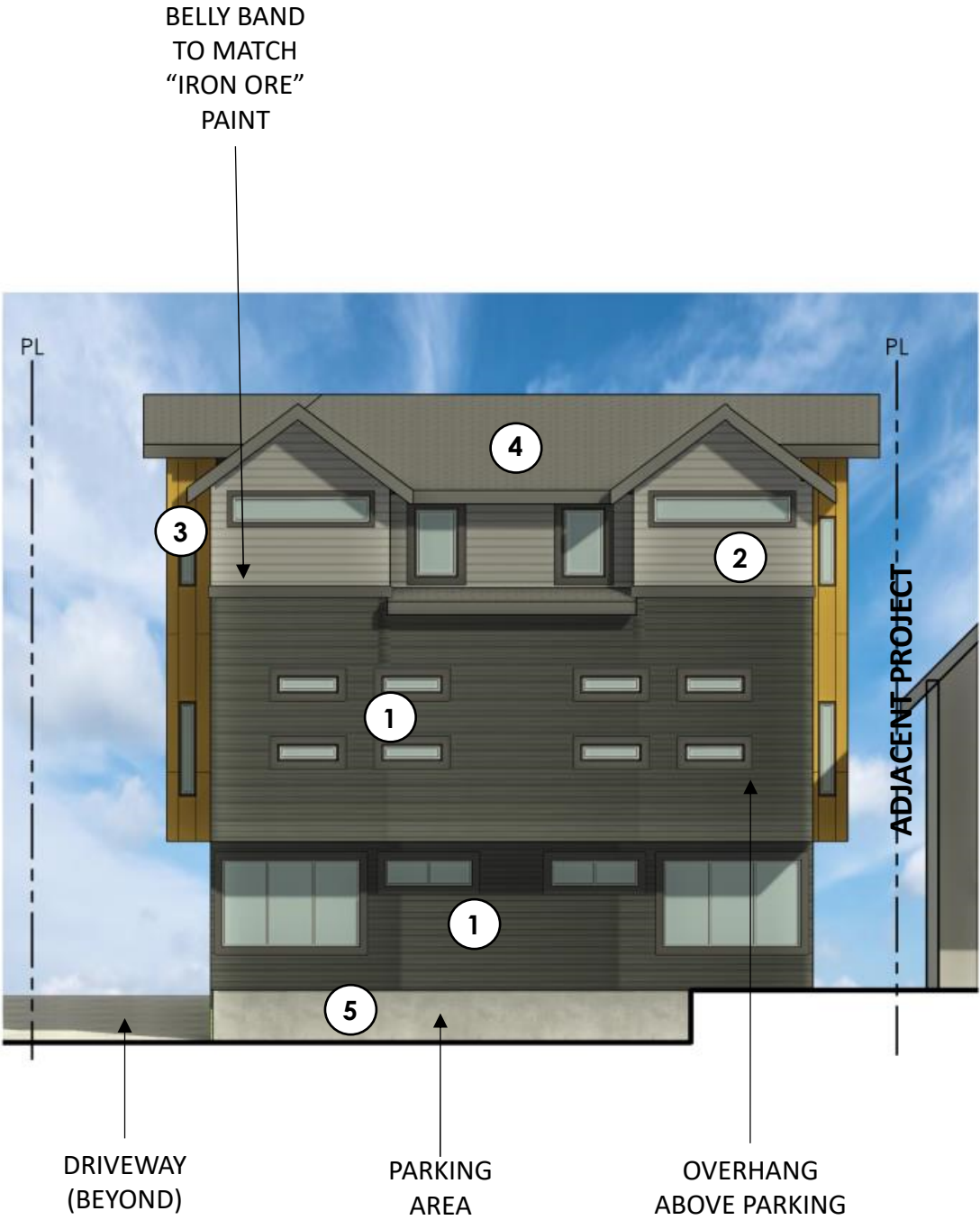
FC PANEL SIDING – SW 6691 GLITZY GOLD



ASPHALT SHINGLES ; CHARCOAL



NORTH ELEVATION – BLDG A



SOUTH ELEVATION – BLDG A

ARCH CONCEPT

ELEVATIONS + MATERIALS



EAST ELEVATION – BLDG A



WEST ELEVATION – BLDG A



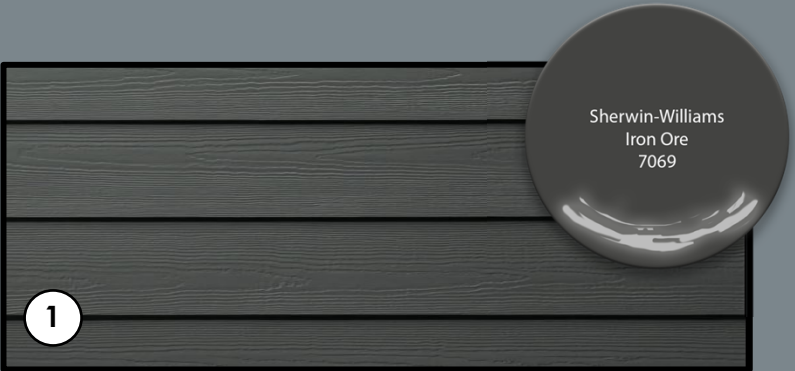
FC PANEL SIDING - SW 7625 – MT ETNA



FC PANEL SIDING - SW 6222 - RIVERWAY

ARCH CONCEPT

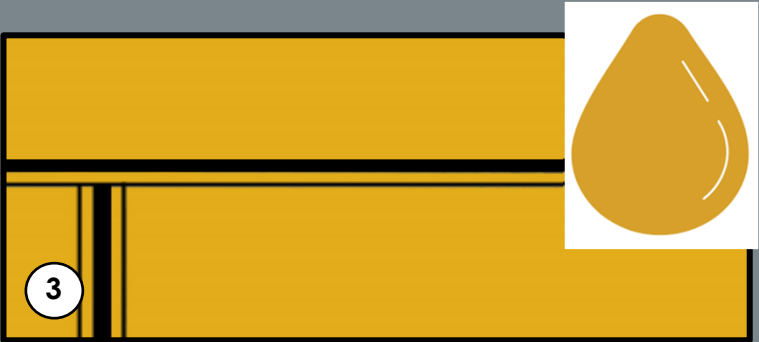
ELEVATIONS + MATERIALS



FC PANEL SIDING - SW 7069 – IRON ORE



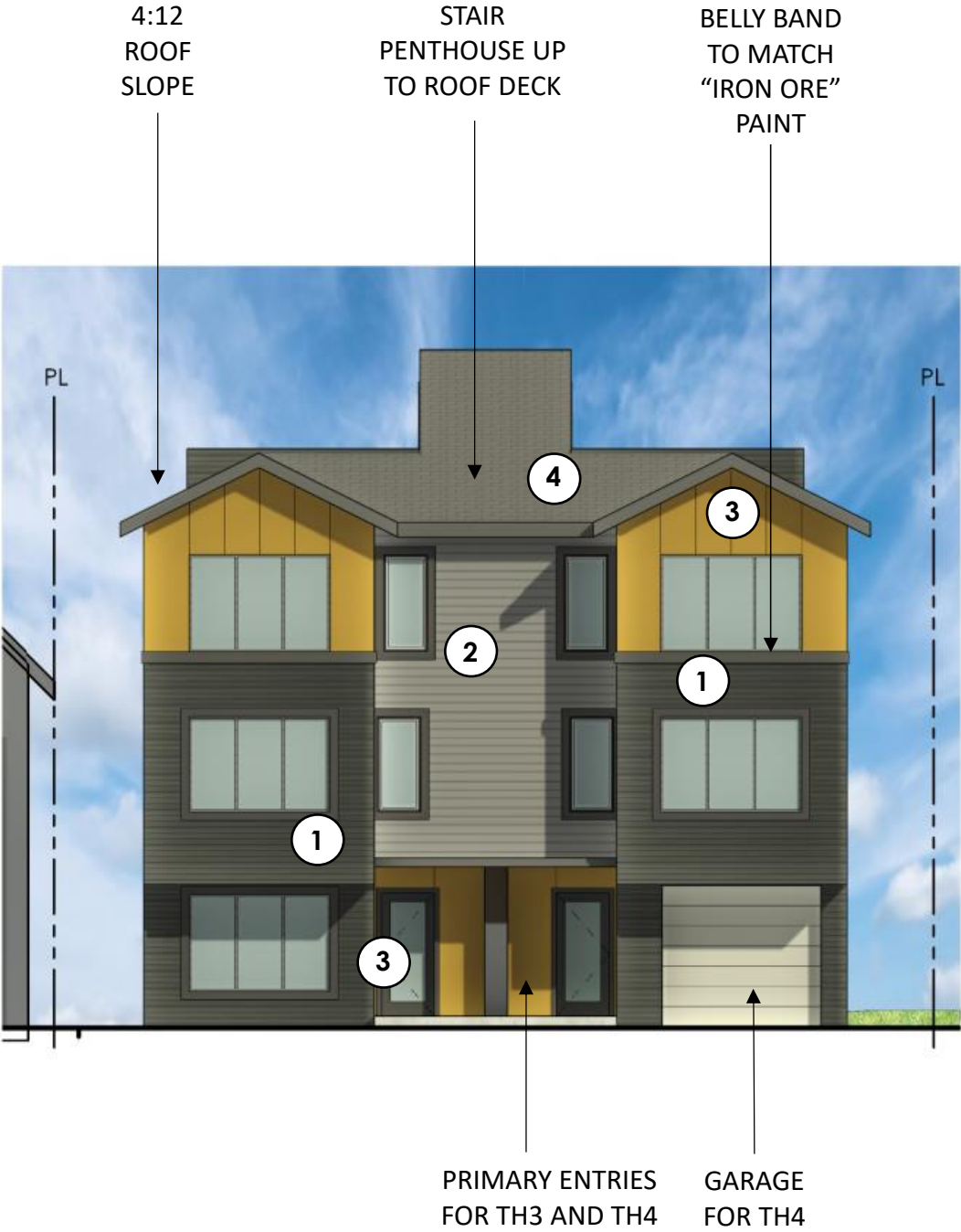
FC PANEL SIDING - SW 7015 – REPOSE GRAY



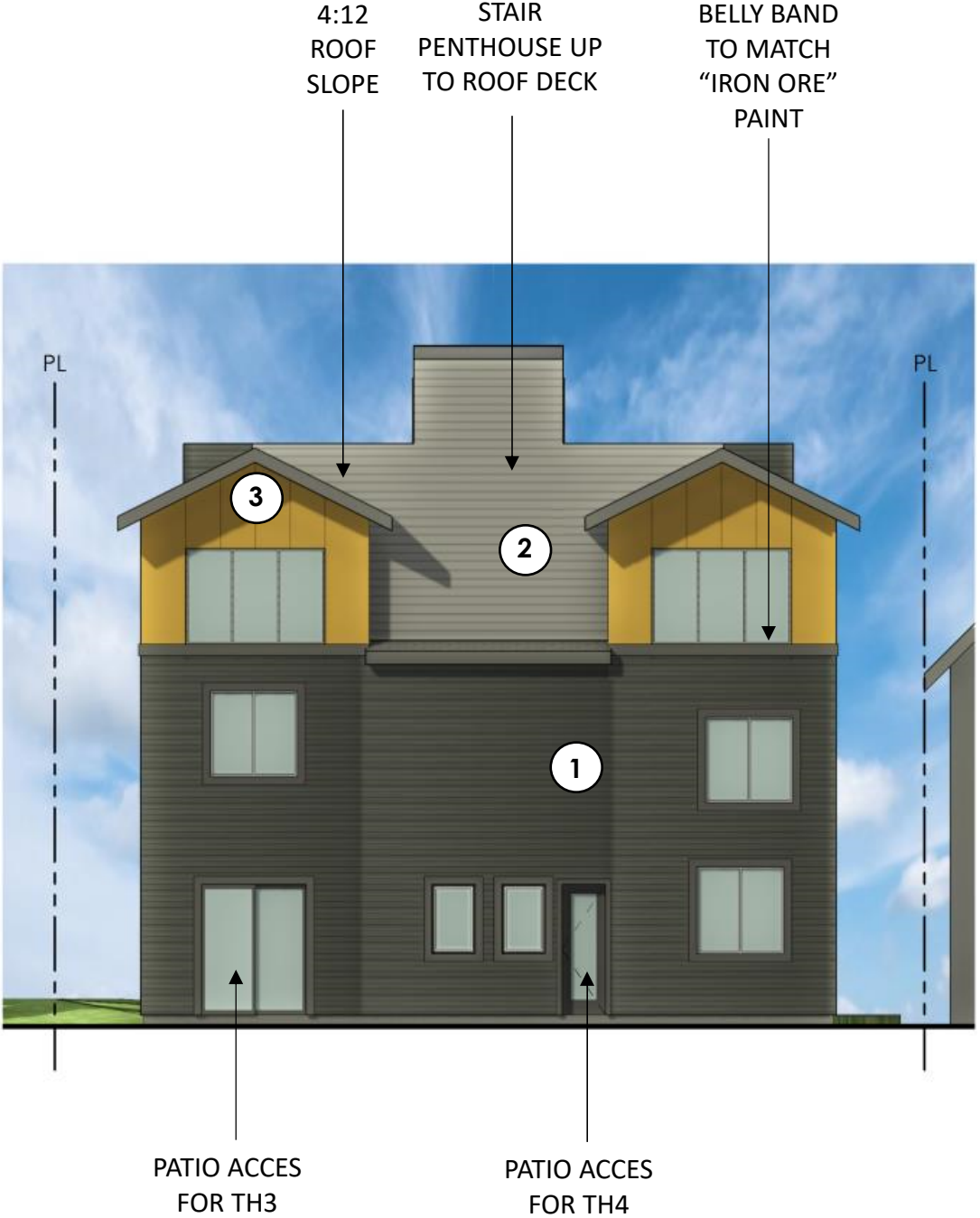
FC PANEL SIDING – SW 6691 GLITZY GOLD



ASPHALT SHINGLES ; CHARCOAL



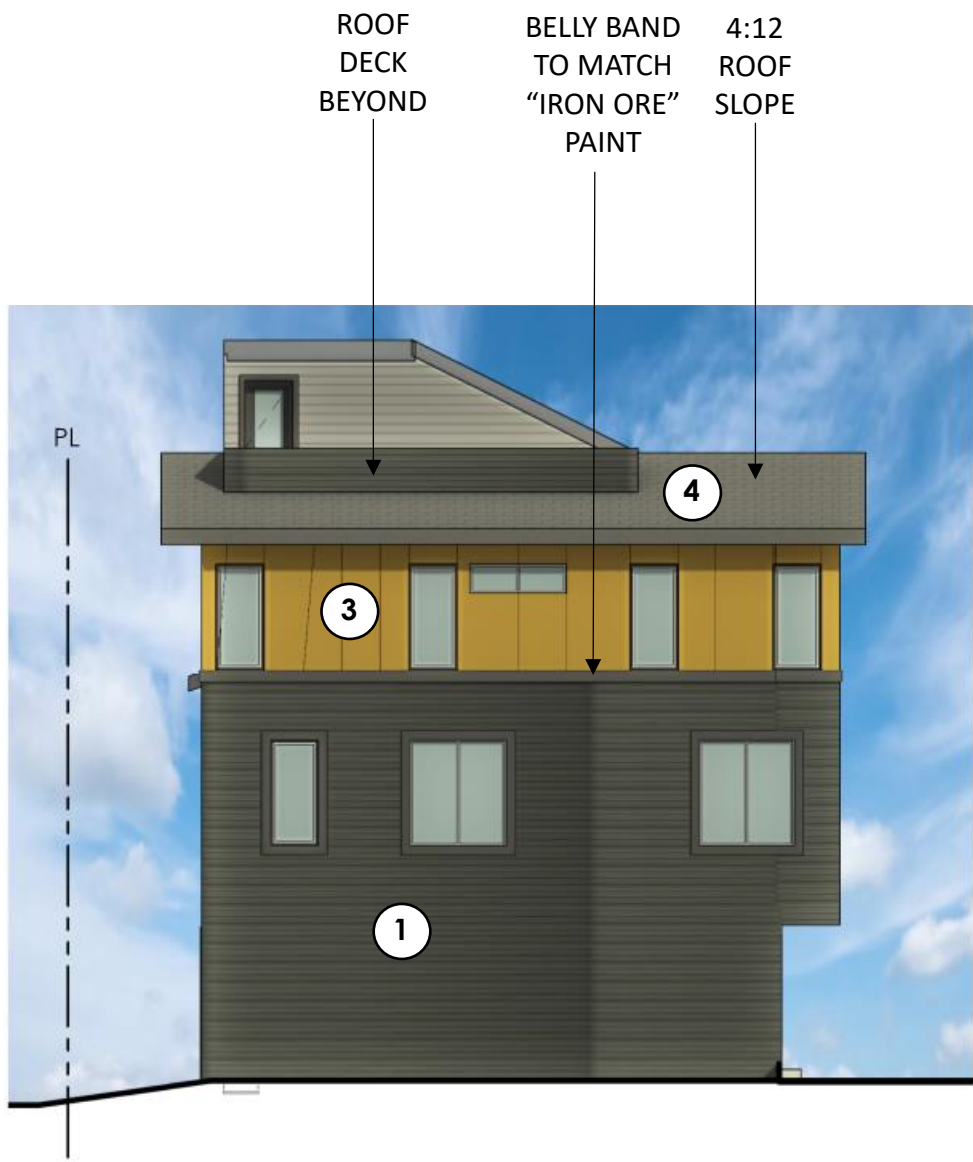
NORTH ELEVATION – BLDG B



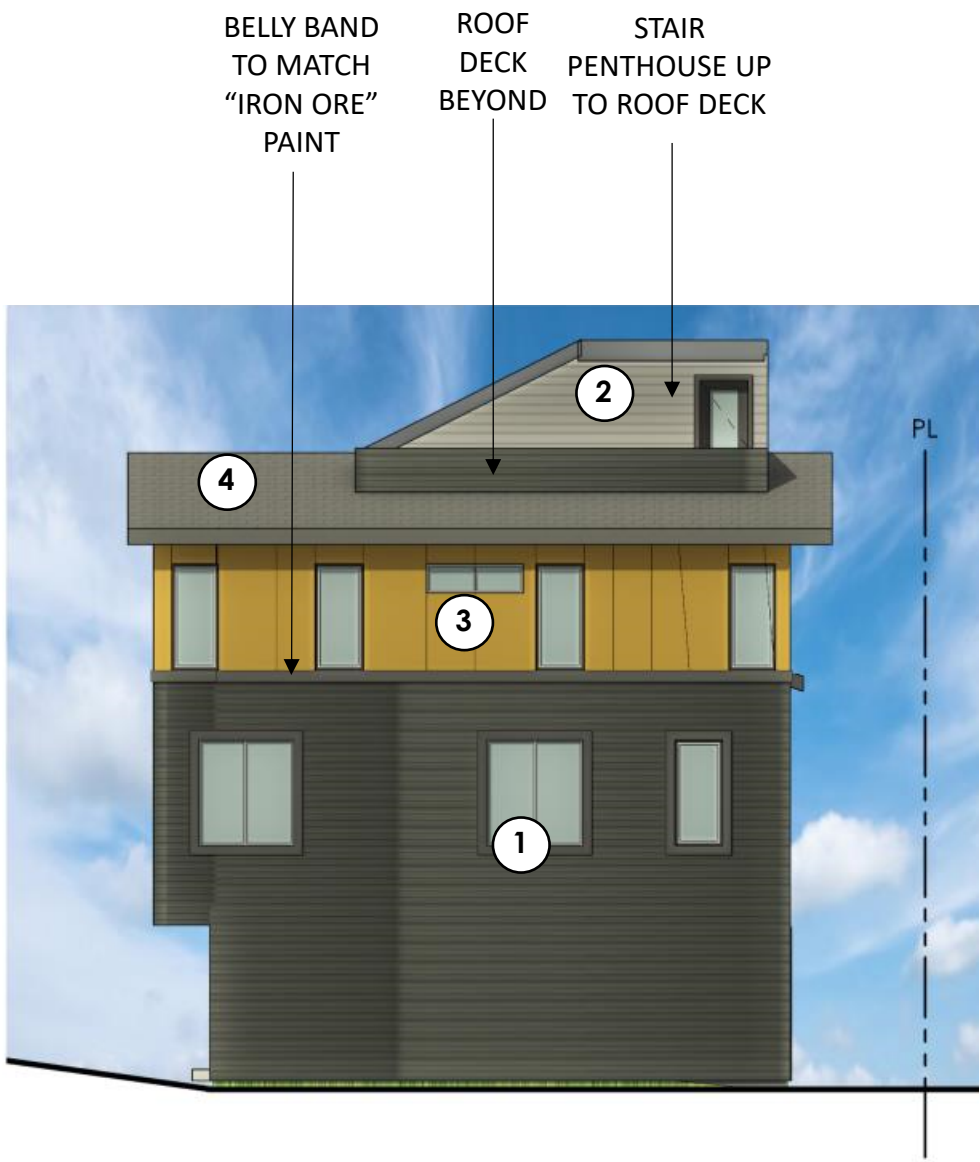
SOUTH ELEVATION – BLDG B

ARCH CONCEPT

ELEVATIONS + MATERIALS



EAST ELEVATION (BLDG B)



WEST ELEVATION (BLDG B)



FC PANEL SIDING - SW 7625 – MT ETNA



FC PANEL SIDING - SW 6222 - RIVERWAY

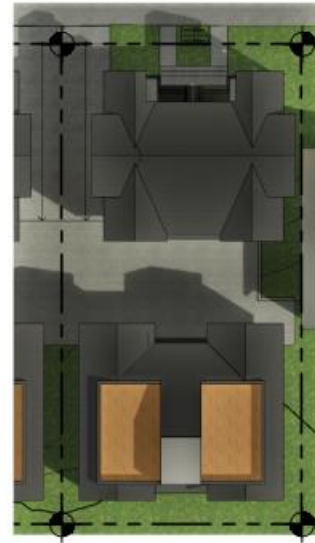
ARCH CONCEPT

SHADOW STUDY

DECEMBER | 10 AM



MARCH/SEP | 10 AM



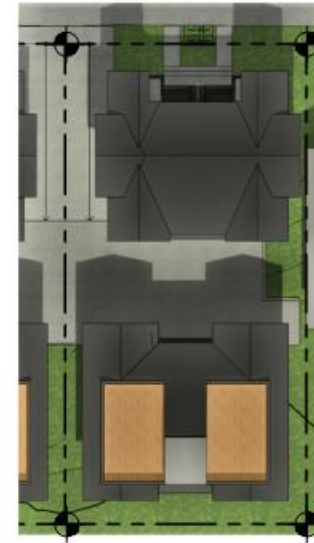
JUNE | 10 AM



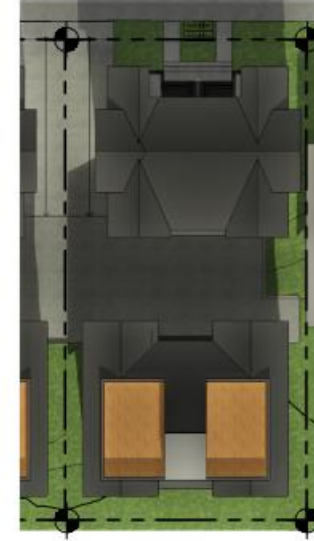
DECEMBER | NOON



MARCH/SEP | NOON



JUNE | NOON



DECEMBER | 3 PM



MARCH/SEP | 3 PM



JUNE | 3 PM





LYNN DIXON

Posted at 18:20h, 15 March [REPLY](#)

Hi there. I live across the street from this proposed development. It is already difficult for me to back out of my driveway when there are cars parks across the street, so I am concerned about where the parking for the development will be located. Please consider putting off street parking. I also want to ensure access to my house/driveway during all phases of development. We've had some development further up the block and the workers have continually blocked access to our street. Our street is already heavily trafficked and this is going to put more stress on the neighborhood.

EARLY COMMUNITY OUTREACH

Minimal response to early community response was received. One person posted a single comment onto Scale's Project website, zero responses were received from the survey, and zero other comments were received from any other source.

The comment is from a neighbor across the street who was concerned about access to the existing driveway. The comment noted that cars parked on the street make parking and offstreet parking difficult. The comment requests that the project provide offstreet parking.

Corinne R. Hollister

ISA CERTIFIED ARBORIST — PN-6981A
ISA TREE RISK ASSESSMENT QUALIFIED
American Society of Consulting Arborists, Member

Consulting Arborist Services

To: Olsen Anderson L.L.C.
Reference: Tree Inventory Report
Date: March 31, 2022
Site Address: 1111 & 1119 NW 59th Street, Seattle, WA 98107
Parcel: 2767900310, 2767900318



Dear Mr. Olsen,

You contacted me and subsequently contracted my services to develop a tree inventory report for the two properties referenced above, and to identify any significant or exceptional trees. I visited the site on Tuesday, March 22, 2022. I received a boundary/topographic survey developed by CORE Design, January 5, 2022, which I used to locate the trees.

Summary:

I visually inspected and measured twelve (12) trees. These trees are listed in the table beginning on page 7.

There are a total of four (4) street trees, three (3) offsite trees with overhanging branches and five (5) regulated trees on the two properties. There is one (1) exceptional tree – an offsite Eucalyptus tree (*Eucalyptus sp.*) located on the parcel to the east. The regulated trees are predominantly a mix of ornamental, deciduous species.

Significant trees are defined by the city of Seattle as those over six inches in diameter, measured 4.5 feet from the ground. Exceptional trees are those that have significant value due to size and species, having unique historical, ecological or aesthetic value.

1111 NW 59th

Total significant trees	3
Total exceptional trees	0
Total exceptional trees offsite	1
Total street trees	3

1119 NW 59th

Total significant trees	2
Total exceptional trees	0
Total significant trees offsite or in ROW	2
Total street trees	1

Total number of trees	12
-----------------------	----

Contents

Introduction

Limitations

Methods & Observations

Attachments:

1. Assumptions & Limiting Conditions
2. Certification of Performance
3. Significant Tree Inventory
4. Annotated Survey
5. Site Exhibit – Photos

Introduction

I visually inspected the trees on site and identified five (5) regulated trees on the two parcels – none of them are exceptional. There are one (1) Japanese maple (*Acer palmatum*), two (2) Flowering cherries (*Prunus spp.*), and two (2) Orchard apples (*Malus spp.*). There are also three (3) offsite trees with overhanging branches, one (1) of those is an exceptional Eucalyptus (*Eucalyptus sp.*). One (1) of the offsite trees appears to be located on the property line and may be a right-of-way (ROW) tree. I recommend you consult with SDOT. In addition, I collected data on four (4) street trees along NW 59th.

All the trees are listed in the inventory table beginning on page 7.

Limitations and Use of this Report

This tree report establishes existing conditions of the trees on the property, utilizing the most practical means available. This report is based solely on what is readily visible and observable, without any invasive means. Ratings for health and structure, as well as any recommendations, are valid only through project development and construction, and within a reasonable amount of time.

There are several factors that can affect a tree's condition, which may be pre-existing and indeterminable with only a visual analysis. No attempt was made to establish the presence of hidden or concealed conditions which may contribute to the risk or failure potential of trees on or adjacent to the site. Hidden or concealed conditions may include root and stem (trunk) rot, internal cracks, structural defects or

construction damage to roots, which may be hidden beneath the soil. In addition, construction and post-construction circumstances can cause a relatively rapid deterioration of a tree's condition.

There were no limitations preventing access to any of the trees, except to the exceptional offsite Eucalyptus on the parcel to the East. Any measurements estimated are indicated as such.

Tree Inspection:

I visually inspected each tree from the ground. I performed the equivalent of a Level 1 tree risk assessment.¹ This is the standard assessment for populations of trees near specified targets, conducted in order to identify obvious defects or specified conditions such as a pre-development inventory.

This inspection identifies both the health and the structure of each tree. Tree health assesses disease, insect infestation and old age. Tree structure is the manner in which a tree is constructed, along with observable defects, which can indicate if a tree is subject to failure. The intent of this report is to identify any unhealthy trees based on existing health conditions and tree structure, and to specify which trees are most suitable for preservation.² No invasive procedures were performed on any trees at the time of my inspection. The results of this inspection are based on what was visible at the time of the inspection.

The inventory table on pages 7-8 reflects the results of my inspection, including the following for each tree:

- Number – as shown on the annotated photo attached.
- Species – both common and Latin names.
- DBH – stem diameter measured in inches, 4.5 feet from the ground, unless otherwise indicated.
- Dripline – average branch extension from the trunk, measured as radius in feet from trunk center.
- Category – significant, exceptional or street tree. See Director's Rule 16-2008 and Seattle Tip 242.
- Ratings – from 1 to 3 (where '1' indicates no visible defects in structure or health; '2' indicates minor to moderate problems that may require action; '3' indicates significant problems or defects and tree removal is recommended).
- Visible defects – Visible structural defects or diseases:

Asymmetrical canopy – tree has an asymmetrical canopy from space and light competition from adjacent trees or structures.

Decay – process of wood degradation by microorganisms resulting in weak and defective structure.

Girdling roots – root that encircles all or part of the trunk or other roots and constricts the vascular tissue, inhibiting growth and the movement of water and nutrients.

¹ Smiley, Matheny, Lilly: Companion publication to the ANSI A300 Part 9: Tree Shrub and Other Woody Plant Management – Standard Practices, Tree Risk Assessment. 2017. ISA.

² Fite, Smiley: Companion publication to the ANSI A300 Part 5: Tree Shrub and Other woody Plant Maintenance – Standard Practices, Managing Trees During Construction. 2008. ISA.

Included bark – an inclusion of bark at the attachment of multiple leaders that prevents a wood-to-wood attachment.

Multiple leaders – tree has multiple stem attachments, which may lead to tree failure and require maintenance or monitoring over time.

Response wood – new wood produced in response to loads to compensate for higher strains in marginal fibers; includes reaction wood and wound wood.

Wound – open wound with visible decay in trunk or main branches.

Attachment 1: Assumptions and Limiting Conditions

1. A field examination of the site was made on March 22, 2022. My observations and conclusions are as of that date.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, I, the consultant/arborist, can neither guarantee nor be responsible for the accuracy of information provided by others.
3. I am not a qualified land surveyor, and this tree inspection is based on aerial photos. Sketches and photographs in this report are not necessarily to scale and should not be construed as an accurate survey.
4. I, the consultant/appraiser, shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.
5. Unless stated other wise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject trees may not arise in the future.
6. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without prior written or verbal consent of the consultant.
7. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress. Risk management is solely the responsibility of the landowner.
8. Construction activities can impact trees in unpredictable ways. All retained trees, including all right-of-way and off-site trees, should be inspected at the completion of construction, and regularly thereafter as part of ongoing maintenance.

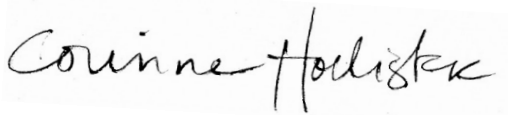
Attachment 2: Certificate of Performance

I, Corinne Hollister, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinion, and conclusions stated herein are my own and are based on current industry standards, scientific procedures and facts.
- My analysis, opinion, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA), and the ISA PNW Chapter, I am an ISA Certified Arborist (#PN-6981A) and am Tree Risk Assessment Qualified. I also am a member of the American Society of Consulting Arborists (ASCA).

Signed,



Corinne Hollister

Date: March 31, 2022

Attachment 3: Tree Inventory Table

Tree #	Species	DBH	Drip line	Health	Structure	Category	Notes
1111 NW 59th							
101	<i>Prunus sp.</i> Flowering cherry	8.5	15	2	3	Significant	Deep wound at trunk base. Removal recommended.
102	<i>Malus sp.</i> Orchard apple	14	13	1	2	Significant	Measured below branching. Three main stems above: 8, 8, 7 inches.
103	<i>Malus sp.</i> Orchard apple	12	17	1	2	Significant	Measured below branching. Two main stems: 9, 7 inches. Decay in trunk.
1119 NW 59th							
104	<i>Acer palmatum</i> Japanese maple	11	12	1	1	Significant	Measured below branching. Five main stems above: 6.75, 5.75, 4.25, 3.5, 3.25 inches.
105	<i>Prunus sp.</i> Flowering cherry	17.5	16	1	2	Significant	
ROW Trees							
1-ST	<i>Paulownia tomentosa</i> Empress tree	32.5	20	1	1	Street tree	TRE - 1082293, Private. Located in front of house at 1107 NW 59th.
2-ST	<i>Crateagus monogyna</i> English hawthorn	7	9	2	2	Street tree	TRE - 1082294, Private.
3-ST	<i>Crateagus monogyna</i> English hawthorn	9.5	9	2	2	Street tree	TRE - 1082295, Private.
4-ST	<i>Prunus serrulata</i> 'Kwanzan' Kwanzan flowering cherry	20	19	1	1	Street tree	TRE - 1082327, Private.

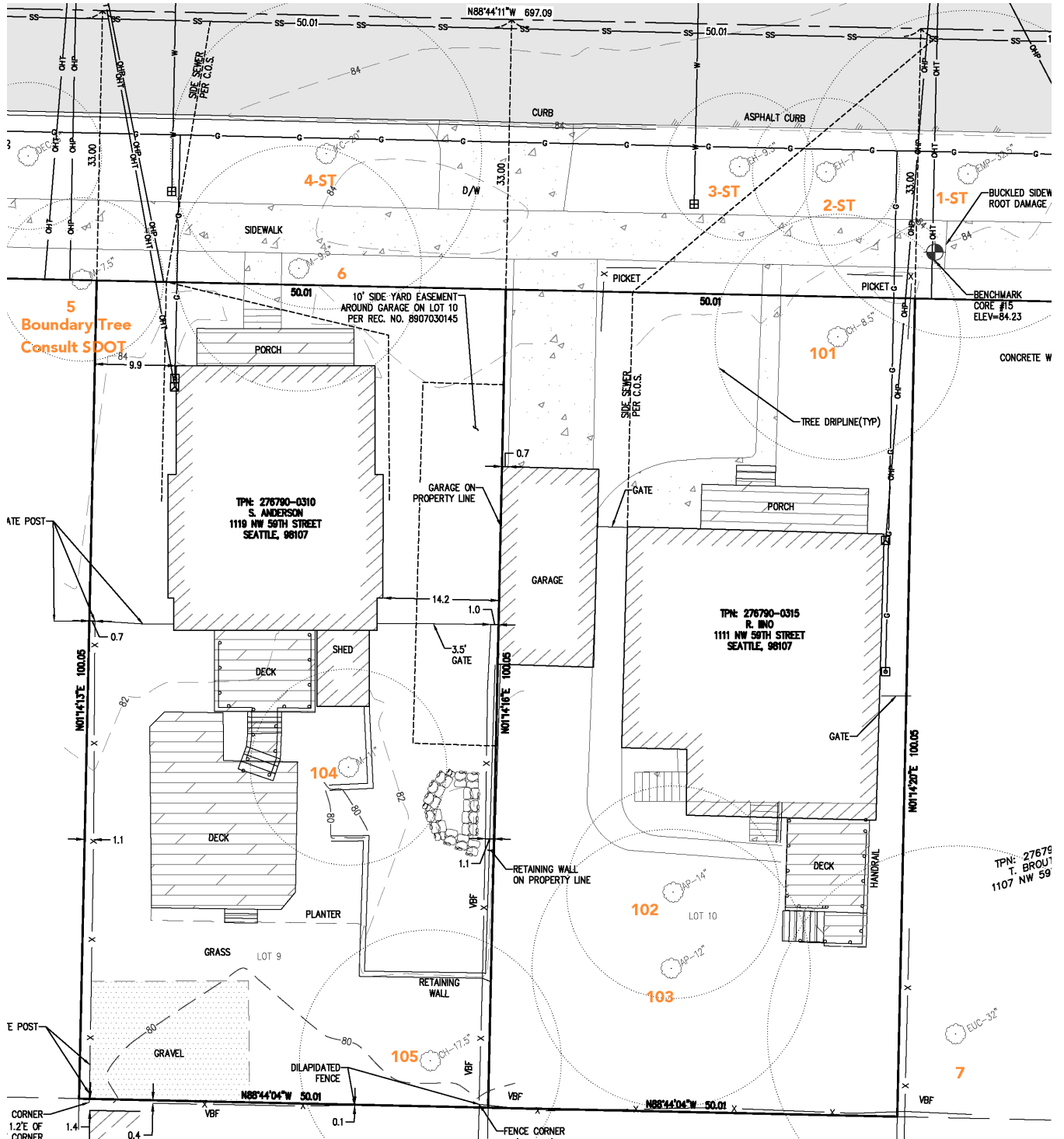
Tree #	Species	DBH	Drip line	Health	Structure	Category	Notes
Offsite Trees							
5	<i>Acer palmatum</i> Japanese maple	7.5	10	1	2	Significant	Offsite West, in front of house at 1121 NW 59th. May have girdling roots. Could be border or ROW tree. Consult with SDOT.
6	<i>Acer palmatum</i> Japanese maple	9.5	15	1	2	Significant	Measured below branching. Three main stems above: 5.25, 5, 4.5 inches. Located in ROW. Consult SDOT.
7	<i>Eucalyptus sp.</i> Eucalyptus species	32	23	1	1	Exceptional	Offsite East of 1111 NW 59th, back of house. Estimated DBH and dripline. 11 feet overhanging branches. Approximately 5 feet from fence. Asymmetrical canopy. 11.5-foot estimated IRZ. Maximum disturbance in ORZ = 415.27 SF.

Health and Structure ratings – '1' indicates none to minor visible health-related problems or structural defects, '2' indicates moderate to major visible problems or defects that may require attention if the tree is retained, and '3' indicates significant visible problems or defects and tree removal is recommended.

Category as defined by Director's Rule 16-2008.

IRZ – Inner Root Zone, area of no disturbance per Seattle Municipal Code. Outer Root Zone (ORZ) defined by outer edge of dripline minus area of IRZ. Maximum allowed disturbance is one-third the area of ORZ on all exceptional trees and those greater than 24 inches in diameter.

Attachment 4: Annotated Survey with Tree Numbers



Attachment 5: Photos of Site



On the left, a 32.5-inch Empress tree, and two other street trees in the foreground. The exceptional Eucalyptus can be seen in the background between the houses. *Looking south from NW 59th Street.*



Street tree #4, a 20-inch Kwanzan cherry is on the right. Tree #6, a 9.5-inch Japanese maple, is on the left. Tree #5, a 7.5-inch Japanese maple, is in the background. *Looking west in front of existing home at 1119 NW 59th.*



Applicant Instructions

You will not be able to upload corrected plans until all reviews are completed and the project's review status is "Corrections Required".

*** Respond by providing **a written response to each correction AND identify changes to drawings since initial review.** ***

Drawings shall be **legible**, with sheets **oriented correctly**, on an appropriate **sheet size**, with all revisions/changes **clouded or circled**, with **no missing sheets**, and uploaded in a **single PDF file**.

Link for detailed steps: ["How to Respond to a Correction Notice"](#). If the 3-step process outlined in this document is not followed, your response could be **rejected**, permit issuance could be **delayed**, and **penalty fees** could be assessed.



3039551-EG_LandUse_CYCLE# 2 8-8-2022_Markup Summary

Design Review (2)



Subject: Exceptional Tree(s) (SMC 25.11.050.D)
Review Type: Design Review
Author: Sean Conrad
Status:
Layer: Review Comment
Page Index: 11
X: 14.1493 in
Y: 4.5217 in

Based on the information provided in the arborist report dated December 16, 2021, an Exceptional Tree is present on the site. Show the tree location on the site plan.



Subject: Site Plan
Review Type: Design Review
Author: Sean Conrad
Status:
Layer: Review Comment
Page Index: 13
X: 1.1201 in
Y: 1.6544 in

Please provide a scale for this site plan.

Land Use (5)



Subject: General Land Use Review Comment
Review Type: Land Use
Author: Sean Conrad
Status:
Layer: Review Comment
Page Index: 8
X: 5.2850 in
Y: 3.3082 in

What does this number represent?



Subject: General Land Use Review Comment
Review Type: Land Use
Author: Sean Conrad
Status:
Layer: Review Comment
Page Index: 8
X: 11.1789 in
Y: 3.8819 in

Remove the percentage references, simplify this to include the maximum allowed length (65') and the proposed adjusted length (66'7") an increase of 1'7".



Subject: General Land Use Review Comment
Review Type: Land Use
Author: Sean Conrad
Status:
Layer: Review Comment
Page Index: 8
X: 1.1854 in
Y: 4.4157 in

Color in the increased facade length similar to the adjustment request for setbacks on page 8.



Subject: Exceptional Trees (SMC 25.11.040)
Review Type: Land Use
Author: Sean Conrad
Status:
Layer: Review Comment
Page Index: 12
X: 9.5779 in
Y: 2.2844 in

Per the arborist report dated December 16, 2021, update this page and include the exceptional tree on the project site.



Subject: Exceptional Trees (SMC 25.11.040)
Review Type: Land Use
Author: Sean Conrad
Status:
Layer: Review Comment
Page Index: 13
X: 11.0380 in
Y: 8.6045 in

If the exceptional tree on the site will not be saved, please provide information per SMC 25.11.070 demonstrating the tree may be removed.

