

Streamlined Design Review (SDR)

1123 NW 57TH STREET

Project #: #3034883-EG

Applicant Team: Lewis Creek Investments LLC
Developer

b9 architects
Architect

Roof of Design
Landscape Architect



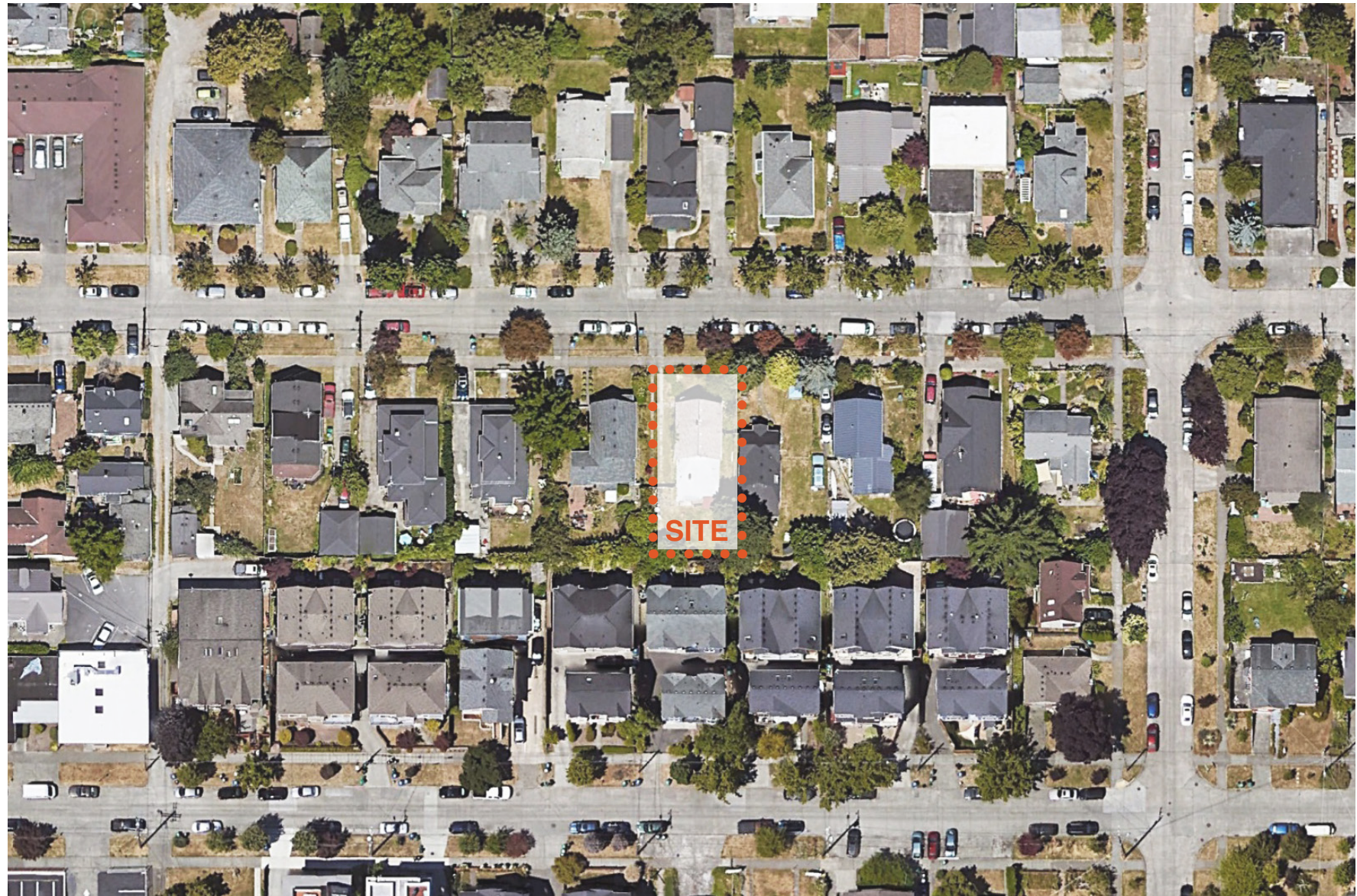
October 29, 2019

PAGE INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

OBJECTIVES	04
EARLY PUBLIC OUTREACH SUMMARY	05
CONTEXT ANALYSIS	06
ZONING SUMMARY	07
SITE OPPORTUNITIES & CONSTRAINTS	08
ADJACENT USES	08
EXISTING CONDITIONS	09
SITE SURVEY	12
ARBORIST REPORT	13
CONCEPT DEVELOPMENT	14
ARCHITECTURAL CONCEPT	18
SITE PLANS AND SECTION	18
RENDERINGS	20
FLOOR PLANS	24
ELEVATIONS	26
LANDSCAPE PLAN	28
DESIGN GUIDELINES	29
COMPLETED WORK	30

OBJECTIVES



NW 57th Street

NW 56th Street



11th Avenue NW

Construct a residential apartment structure with four stories above street level and one partially below-grade story. The structure will have (20) units. No parking is required or provided. Existing structure to be demolished.

Gross Floor Area	10,300 sf
Number of Units	20
Number of Parking Spaces	0
Number of Long-term Bike Parking Spaces	20
Number of Short-term Bike Parking Spaces	2

Sustainability

Design and construct new structure to achieve a 4-Star Built Green certification.

EARLY PUBLIC OUTREACH SUMMARY

As the applicant for a proposal at 1123 NW 57th Street, b9 architects conducted and completed the Early Community Outreach requirements. Outreach included numerous posters placed throughout the neighborhood and on utility poles, an interactive project website and a site tour/walk. Members of the community provided input on the proposed development at the site tour/walk.

The comments and questions centered primarily on the recent change to zoning that resulted in this proposal, project type, response to the neighborhood context, street presence, and project schedule.

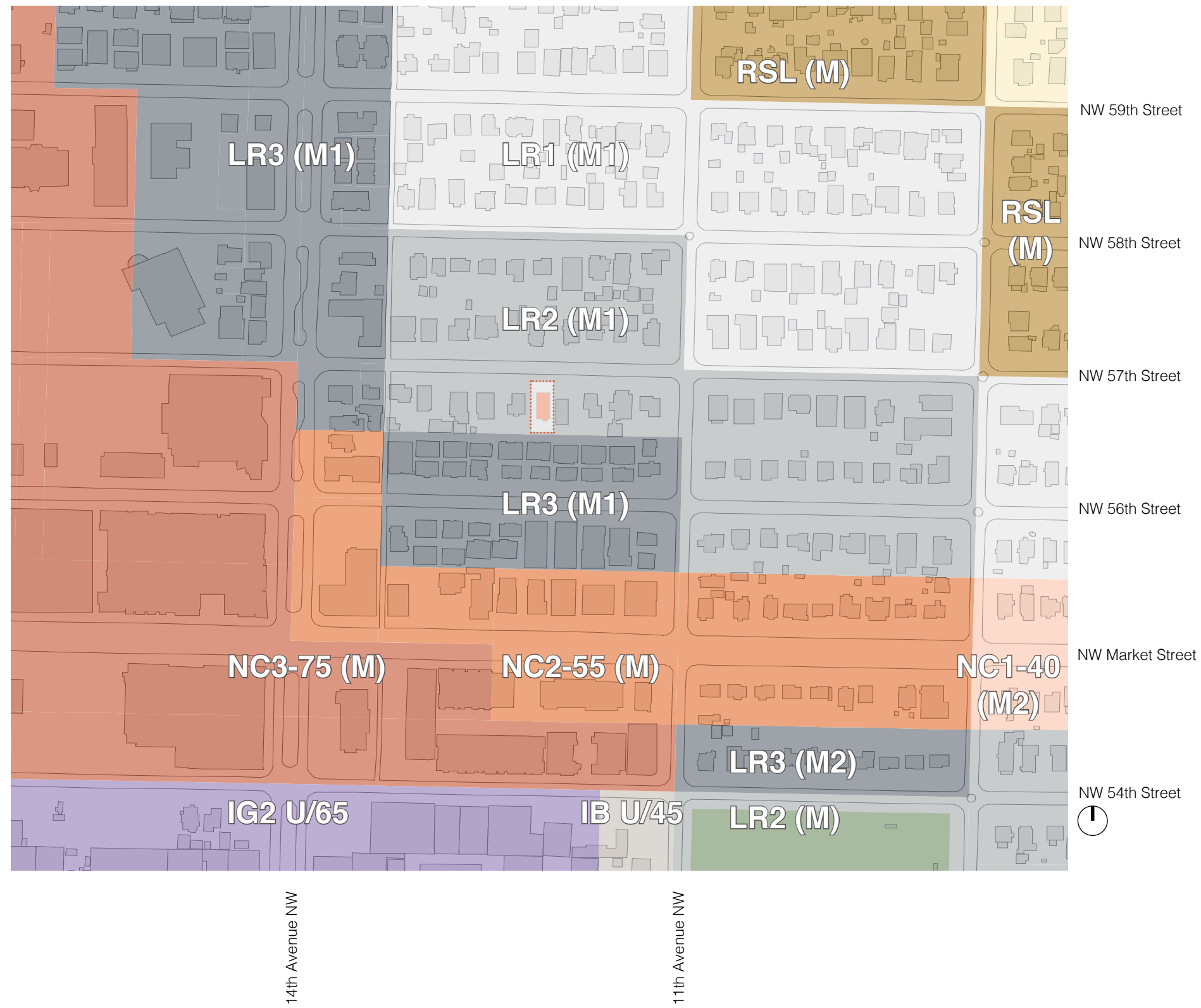
Per the SDCI Director's Rule 4-2018/DON Director's Rule 1-2018 VI.E.- Documentation: Early Design Guidance

Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project's design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.

OUTREACH METHOD	DATE IMPLEMENTED	DESIGN-RELATED COMMENTS
① Printed Outreach 10 posters placed in neighborhood landmarks, community and utility poles	July 24, 2019	<ul style="list-style-type: none"> Concern over project's ability to aesthetically contribute to the context along the street
② Digital Outreach Interactive project webpage	July 23, 2019	<ul style="list-style-type: none"> None
③ In-Person Outreach Hosted 1-hour community on-site walk	August 7, 2019	<ul style="list-style-type: none"> Interest in design referencing architectural patterns along the street, particularly eaves, overhangs, porches, color, and materiality Request for modulation and massing to not appear as a simple box Support for large amenity area at the front, along the street. Request for amenity area to not be fenced and be community-oriented

ZONING ANALYSIS

This site is located in an LR2 and does not directly abut any other zones.



ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright

23.45.510 FLOOR AREA RATIO:

- 1.4, for zones with an MHA suffix
- 1.6, for apartments that provide one or more outdoor amenity areas meeting the requirements of SMC 23.45.522 and the following provisions are met:
- The total amount of outdoor amenity area is equal to at least 35% of the lot area;
- No part of such amenity area has a width or depth of less than 20'-0";
- The outdoor amenity area is located at ground level or within 4'-0" of finished grade

23.45.512 DENSITY LIMITS:

- No density limits

23.45.514 STRUCTURE HEIGHT:

- 40'-0" base height limit, for zones with an MHA suffix
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit

23.45.518 SETBACKS AND SEPARATIONS:

- Front- 5 feet minimum
- Rear- 10 feet minimum with alley, 15 feet minimum if no alley
- Side less than 40 feet- 5 feet minimum
- Side more than 40 feet- 7 feet average; 5 feet minimum
- Separations - 10 feet minimum separation between principal structures

23.45.522 AMENITY AREA:

- The required amenity area in LR2 zones for apartments is equal to 25 percent of the lot area.
- A minimum of 50% of the required amenity area shall be provided at ground level.
- All units shall have access to a common or private amenity area.
- Refer to SMC 23.45.510 above

23.45.524 LANDSCAPING STANDARDS:

- A Green Factor Score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed.

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS:

- Maximum Structure Width: 90 feet for apartment developments in LR2 lots.
- Maximum Facade Length: 65% of lot line for portions of facade within 15 feet of lot line.

23.45.534 LIGHT AND GLARE STANDARDS:

- Exterior lighting shall be shielded and directed away from adjacent properties

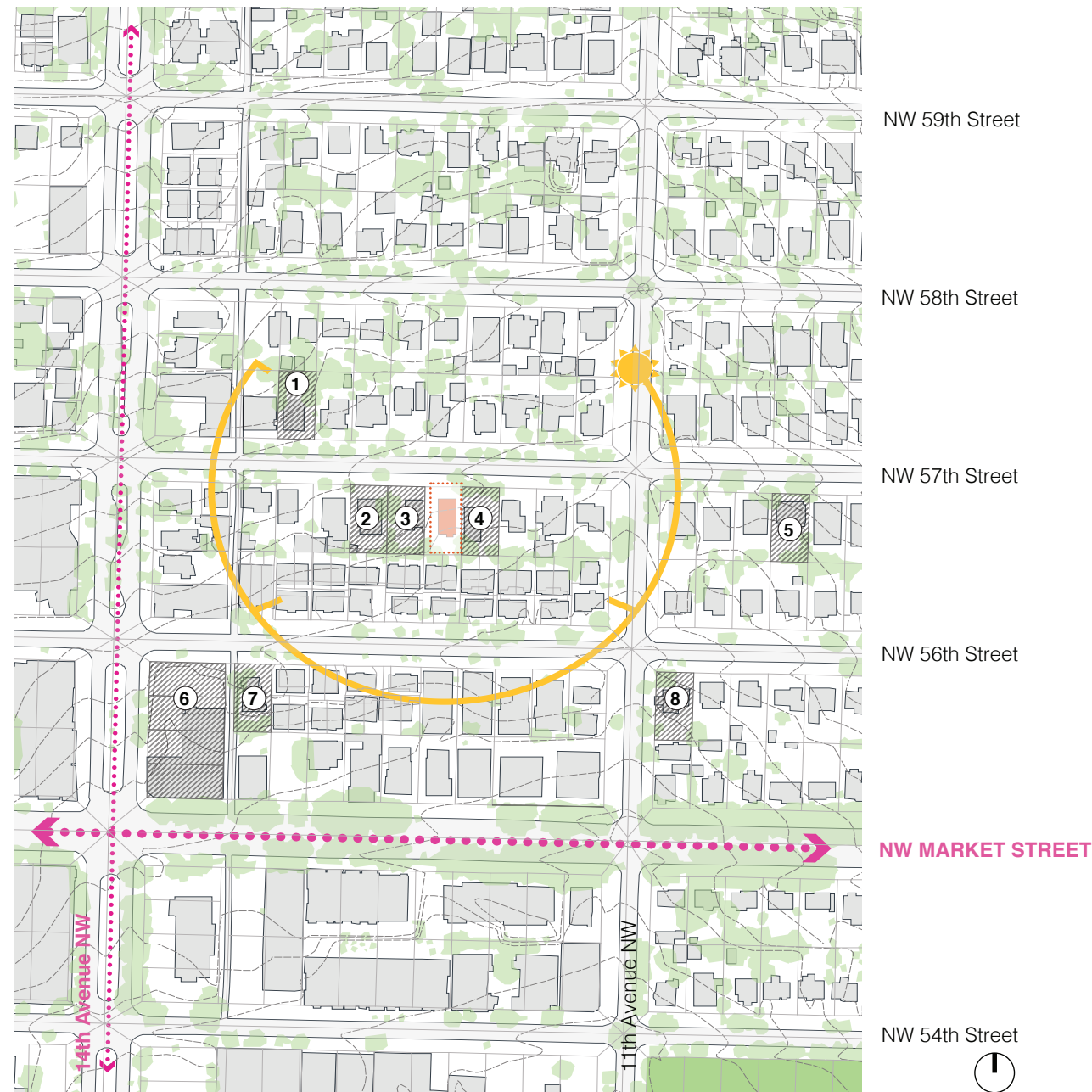
23.54.040 TRASH AND RECYCLING STORAGE:

- Residential units: 16-25 units = 225 square feet minimum of shared storage area

23.54.015.K BICYCLE PARKING:

- Long Term Parking Requirement : 1 Per Dwelling Unit
- Short Term Parking Requirement : 1 Per 20 Dwelling Units.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking
- Provide full weather protection for all required long-term bicycle parking.
- Rounding. For long-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole number. For short-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole even number.

SITE OPPORTUNITIES & CONSTRAINTS



ADJACENT USES



Proposed Developments in Proximity to the Site

Address	Proposal	Address	Proposal
① 1142 NW 57th Street	5 Townhouses	⑤ 929 NW 57th Street	4-Story Apartment Building
② 1133 NW 57th Street	5 Townhouses	⑥ 5550 NW 14th Avenue	Mixed-Use Apartments
③ 1125 NW 57th Street	6 Townhouses	⑦ 1145 NW 56th Street	4-Story Apartment Building
④ 1119 NW 57th Street	6 Townhouses	⑧ 943 NW 56th Street	3 Townhouses

EXISTING CONDITIONS

- 1123 NW 57th Street is 5,000 square foot rectangular lot with approximate dimensions of 100 feet north-south and 50 feet east-west. The lot currently contains an existing home built in 1905. The immediate surroundings are a mix of single-family homes and townhouses.
- The site slopes gradually down to the south with a roughly 4'-0" grade change.
- A large evergreen tree, noted as exceptional by the arborist report provided in this packet, is situated in the southeast corner of the adjacent lot to the east. A tree protection area has been identified.
- Both adjacent lots to the west and east are currently under development. Each development is proposing 6 units on its respective site, with 6 townhouses proposed to the west and 3 rowhouses and 3 townhouses to the east. Other development is proposed on the block.



① View facing Southeast looking at site



② View facing South looking at site



③ View facing Southwest looking at site



④ View facing West looking at site

NEIGHBORHOOD ANALYSIS

- The parcel is located midblock on the south side of NW 57th Street between 11th Avenue NW and 14th Avenue NW.
- Prior to the recent upzone through the city's Mandatory Housing Affordability legislation, the site's zone was SF5000. Along the north and south sides of NW 57th Street are predominantly single family houses, however a number of the lots are currently under development, including the lots directly east and west of the site. South of the site are various townhouse developments, built in the 2000's.
- This site is well served by bus lines, including the #44, #15, #994, and the D line, facilitating travel to many Seattle neighborhoods including; Downtown, Wallingford, the U-District, Queen Anne, Greenwood, Magnolia. The site is less than 1 mile to the Burke-Gilman trail.
- The intersection of NW Market Street and 15th Avenue NW is located two blocks southeast of the site. 15th Avenue NW is a major arterial that connects south to Queen Anne and Downtown and north to other parts of Ballard, Greenwood and Crown Hill. The site is close to significant mixed-use developments along NW Market Street.



1 Townhouses at 14th Avenue NW and NW 58th Street



2 Townhouses on NW 56th Street between 14th Avenue NW and 11th Avenue NW



3 Office building at 15th Avenue NW and NW Market Street



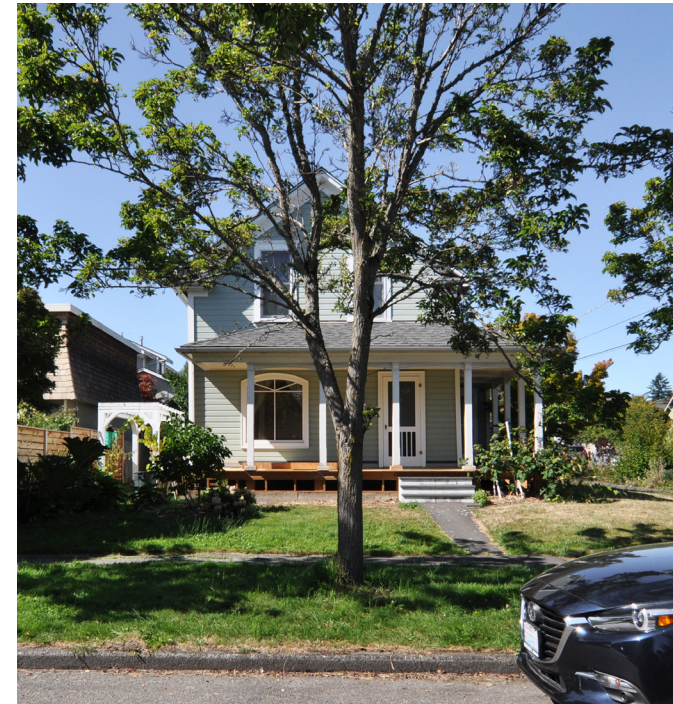
4 AVA Apartments at 14th Avenue NW and NW Market Street



5 Townhouses on NW 56th Street between 14th Avenue NW and 11th Avenue NW



6 Single Family Houses on NW 56th Street between 14th Avenue NW and 11th Avenue NW



7 Single Family House on NW 57th Street between 14th Avenue NW and 11th Avenue NW



8 Single Family House on 14th Avenue NW between NW 57th Street and NW 58th Street



9 St Alphonsus Family Center on NW 58th Street



10 Ballard Market on NW 56th Street

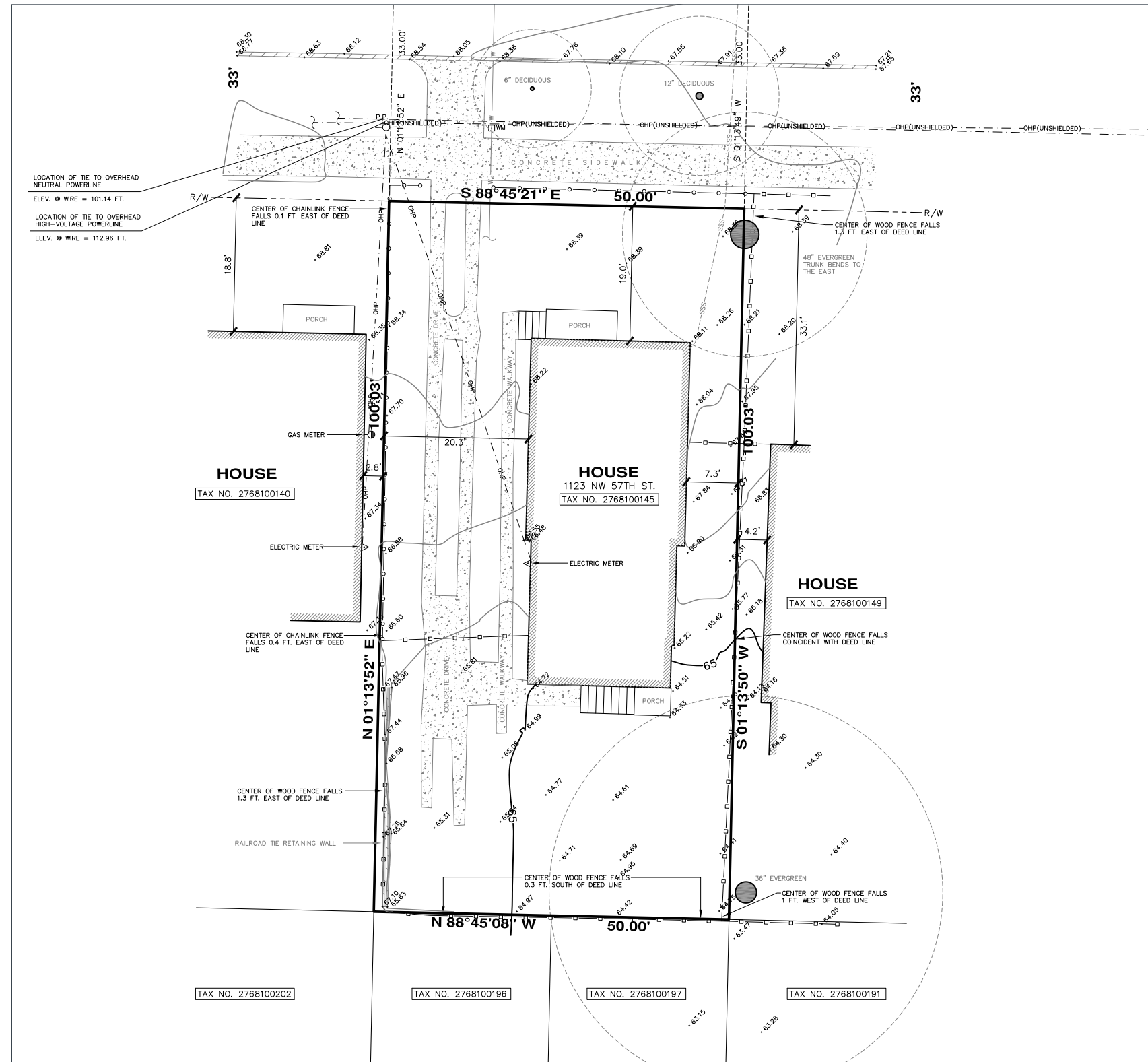


11 Art Gallery at 14th Avenue NW and NW 58th Street



12 Single Family House on NW 57th Street between 14th Avenue NW and 11th Avenue NW

SITE SURVEY



ADDRESS

1123 NW 57th Street

PARCEL #

276810-0145

LEGAL DESCRIPTION

Lot 8, Block 114, of Gilman Park, according to the plat thereof recorded in volume 3 of plats, page 40, records of King County, Washington

LOT SIZE

5,002 SF

ZONE

LR2 (M)

URBAN VILLAGE OVERLAY

Ballard Hub Urban Village

ARBORIST REPORT



Andrew Lyon,
ISA certified arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way
Ste C 227,
Edmonds WA 98020
206-734-0705

8/2/2019

Arborist Inventory Report for:

1123 NW 57th St

Seattle WA 98107

This report includes all trees 6" Diameter at Breast Height or larger on or overhanging the lot. The trees are numbered and located according to the attached Tree Location Map.

According to the Director's Rule 2008 there are no exceptional trees on this lot. There are one exceptional tree overhanging this lot. There are no groves on or overhanging this lot.

1. Japanese Maple *Acer palmatum* DBH 6", 8' tall with a 4' drip line. This street tree is to be retained and protected. A tree protection area shall be created by fencing the unpaved area that is within 4' of this tree with 4' tall chain link fencing and posted with SDOT tree protection signs. There shall be no site disturbance, traffic, storage of materials or washing of materials inside the fenced area during the development project.
2. Japanese Maple *Acer palmatum* DBH 11", 10' tall with a 8' drip line. This street tree is to be retained and protected. A tree protection area shall be created by fencing the unpaved area that is within 8' of this tree with 4' tall chain link fencing and posted with SDOT tree protection signs. There shall be no site disturbance, traffic, storage of materials or washing of materials inside the fenced area during the development project.
3. Dead stump with 3" DBH Washington Hawthorn growing out of it. This is not a significant tree in Seattle and the stump (from and unknown tree) and the Hawthorn growing out of it are to be removed.
4. California Lilac *Ceanothus arboreus* DBH 8", 9' tall with an 8' drip line. This tree is to be removed.
5. Lawson Cypress *Chamaecyparis lawsoniana* DBH 24", 30' tall with a 12' drip line. This tree has four stems with DBH's 16", 10", 6", and 14". The square root of the sum of the squares of the individual stem's DBHs is 24". This tree is to be removed.
6. Common Pear *Pyrus communis*. DBH 9", 18' tall with a 9' drip line. This tree is to be removed.
7. Portugal Laurel *Prunus lusitanica* DBH 8", 15' tall with a 10' drip line. This tree is to be removed.

Trees teach us that it's important to have roots, grow where you're planted, and be flexible. If you really believe in something, don't be afraid to go out on a limb ©



Andrew Lyon,
ISA certified arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way
Ste C 227,
Edmonds WA 98020
206-734-0705

8. Austrian Black Pine *Pinus nigra* DBH 27", 45' tall with a 20' drip line. This exceptional tree is in good health and is to be retained and protected. It is located on the neighboring lot to the east and overhangs the subject lot. A tree protection area shall be created by fencing the area on the lot that is within 20' of this tree with 4' high orange construction fencing. There shall be no site disturbance, traffic, storage of materials or washing of materials inside the fenced area during the development project.
9. Fan Palm *Trachycarpus fortunei* DBH 9", 8' tall with a 4' drip line. This tree is located on the adjacent lot to the south and will not be effected by development at 1123 NW 57th St.

If you have any questions about these trees, please feel free to contact me. This report was prepared by:

Andrew Lyon

Andrew Lyon

ISA Certified Arborist PN-6446A

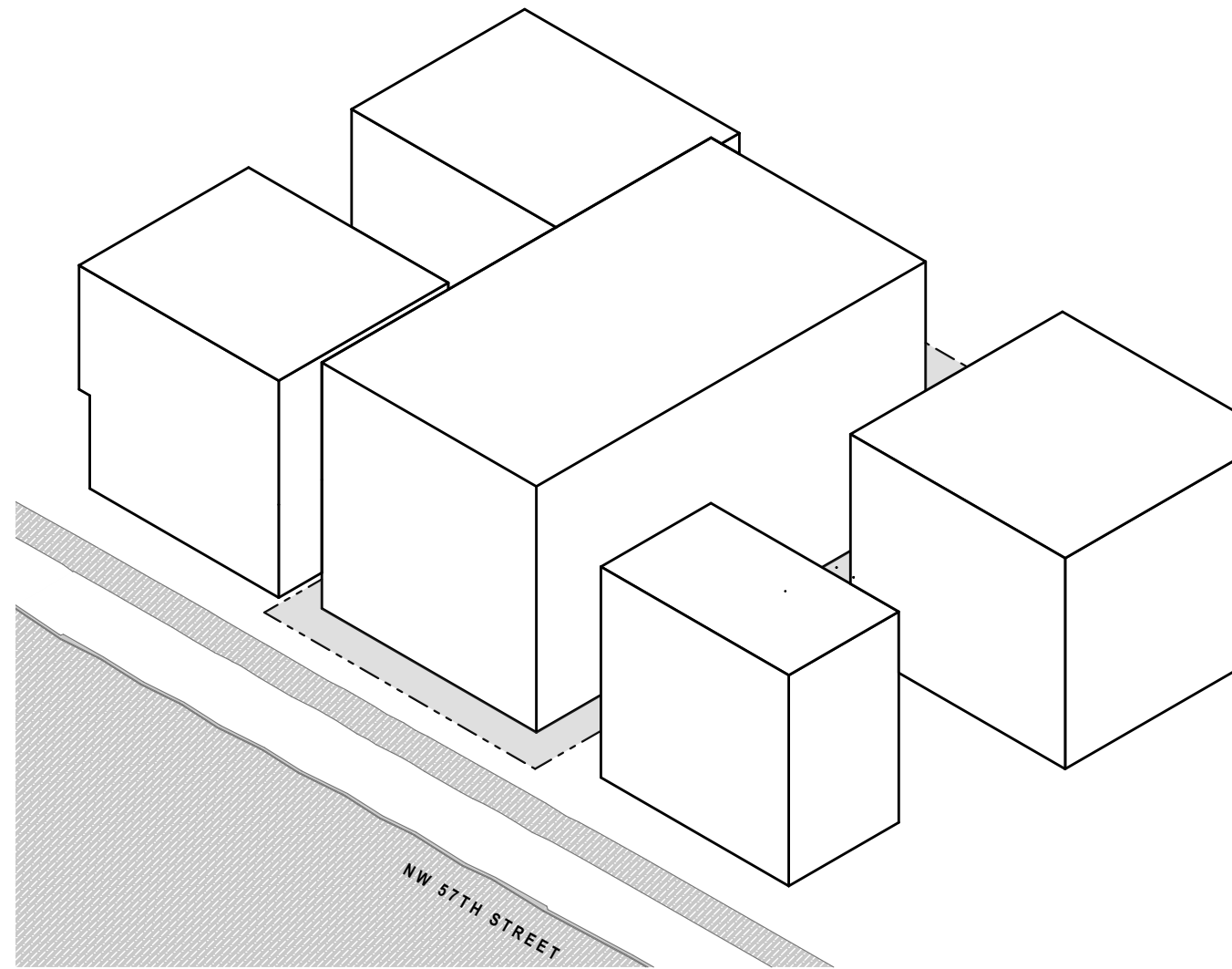
Tree Risk Assessment Qualified CTRA #512

Tree #	Tree Name	DBH in inches	On Site?	Exceptional?	Retain or Remove
1	Japanese Maple	6	ROW	No	Retain and protect.
2	Japanese Maple	11	ROW	No	Retain and protect.
3	Dead stump	30	Yes	No	Remove
4	California Lilac	8	Yes	No	Remove
5	Lawson Cypress	24	Yes	No	Remove
6	Common Pear	9	Yes	No	Remove
7	Portugal Laurel	8	Yes	No	Remove
8	Austrian Pine	27	No	Yes	Retain and protect.
9	Fan Palm	9	Yes	No	Remove

Trees teach us that it's important to have roots, grow where you're planted, and be flexible. If you really believe in something, don't be afraid to go out on a limb ©

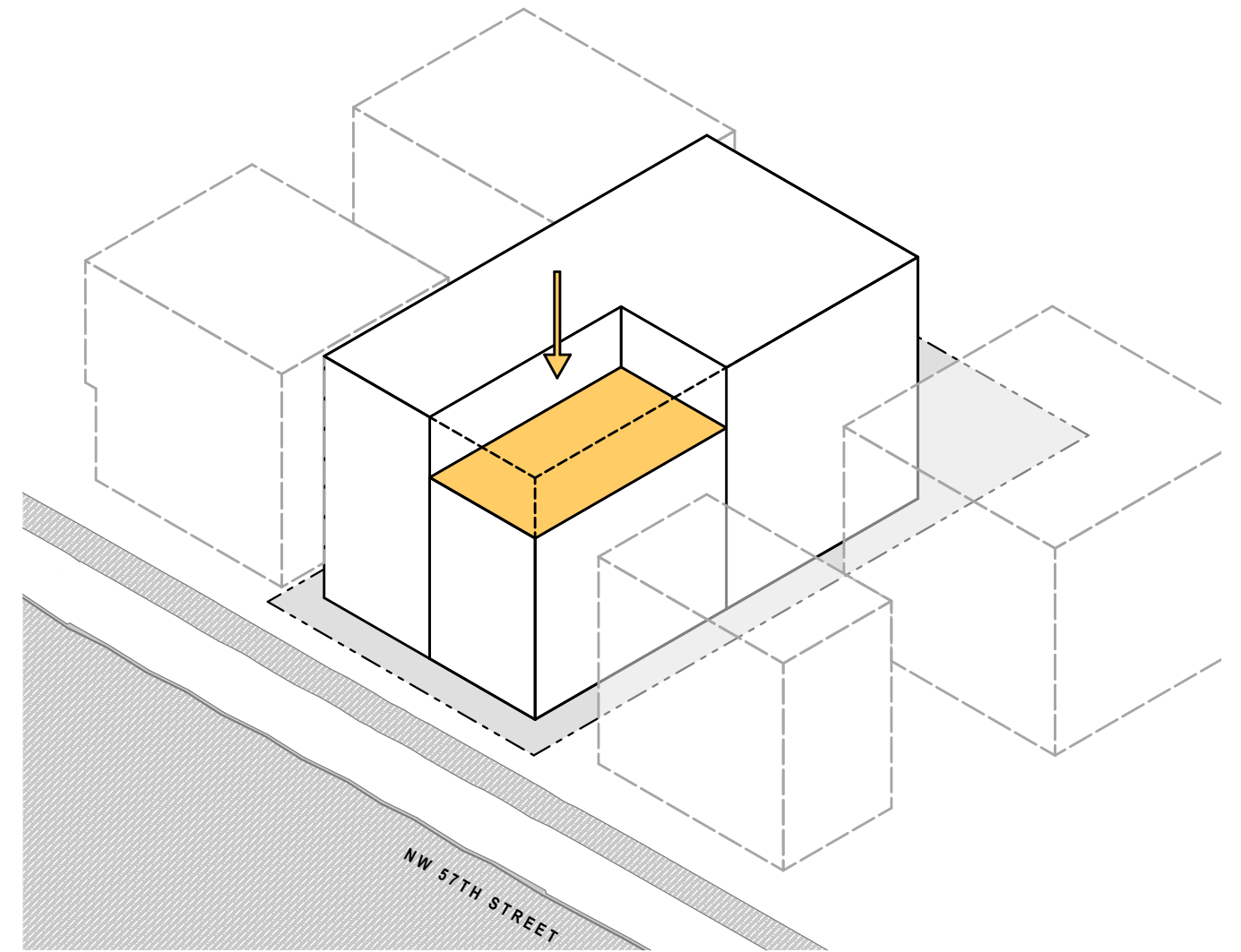


MASSING DEVELOPMENT



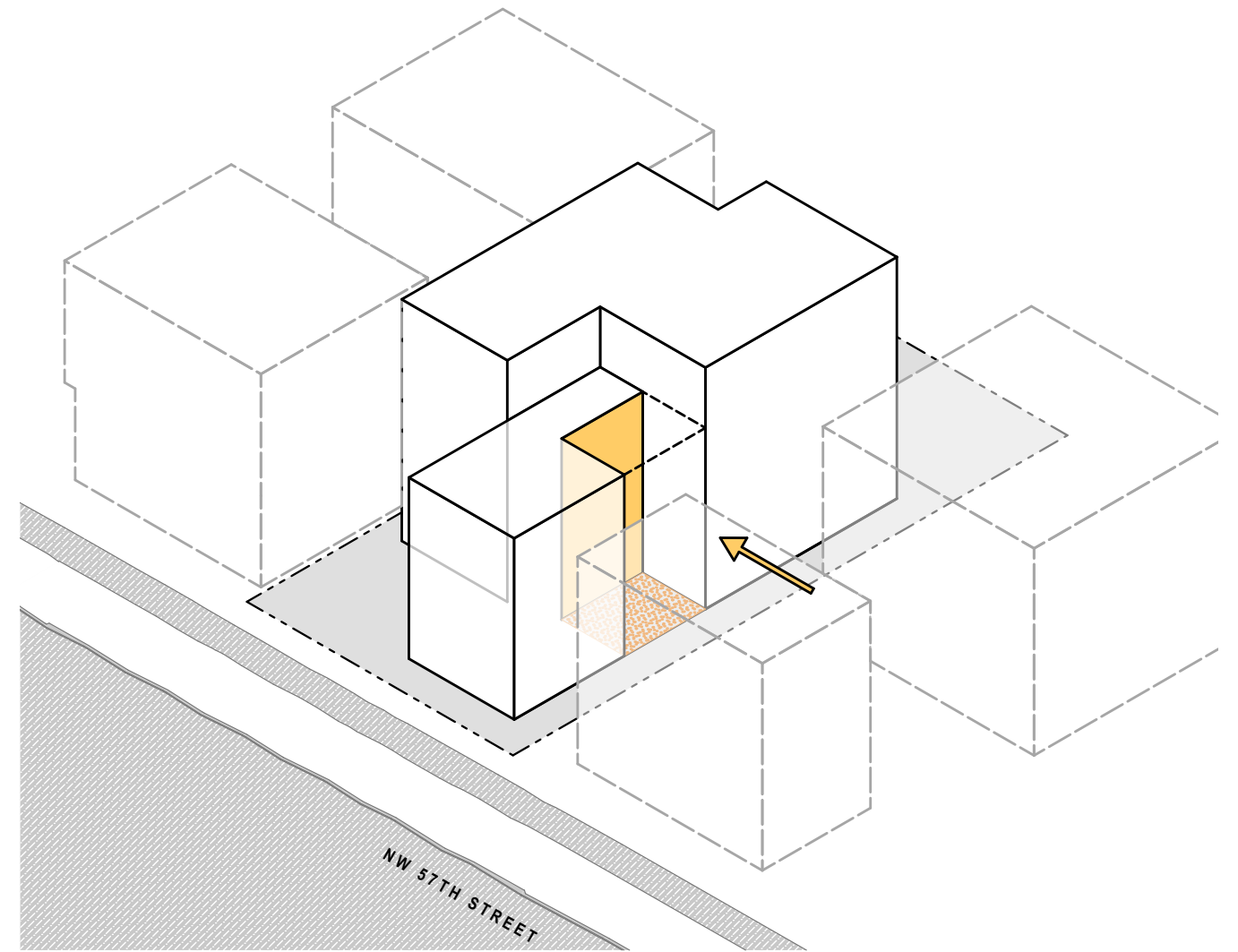
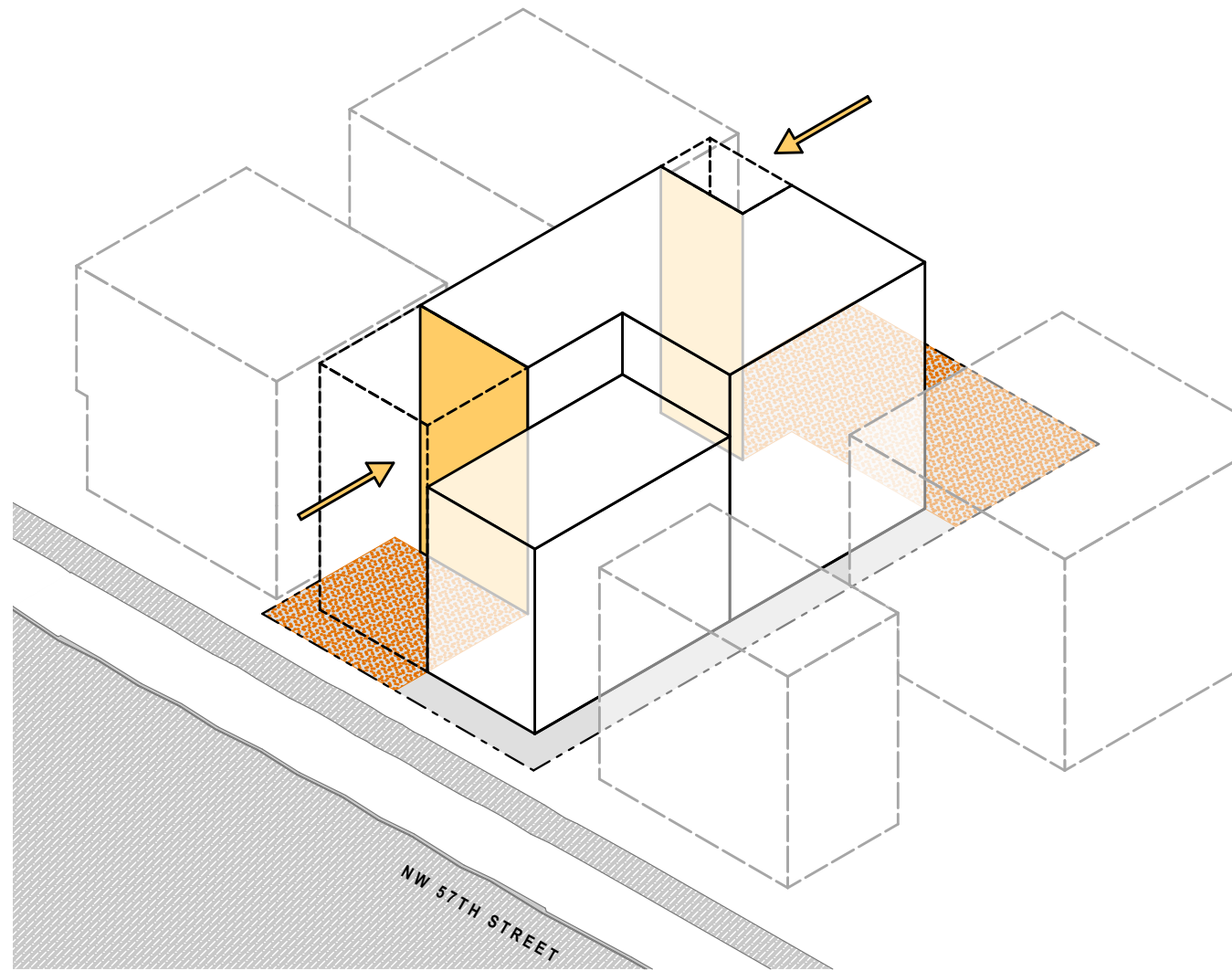
1. SOLID MASSING

Massing shown is based on setback requirements



2. RESPECT FOR ADJACENT SITE

A three-story volume is introduced adjacent to the street to acknowledge the scale of existing structures along NW 57th Street



3. RESPECT FOR ADJACENT SITES & PROVIDING AMENITY AREAS AT FRONT AND REAR

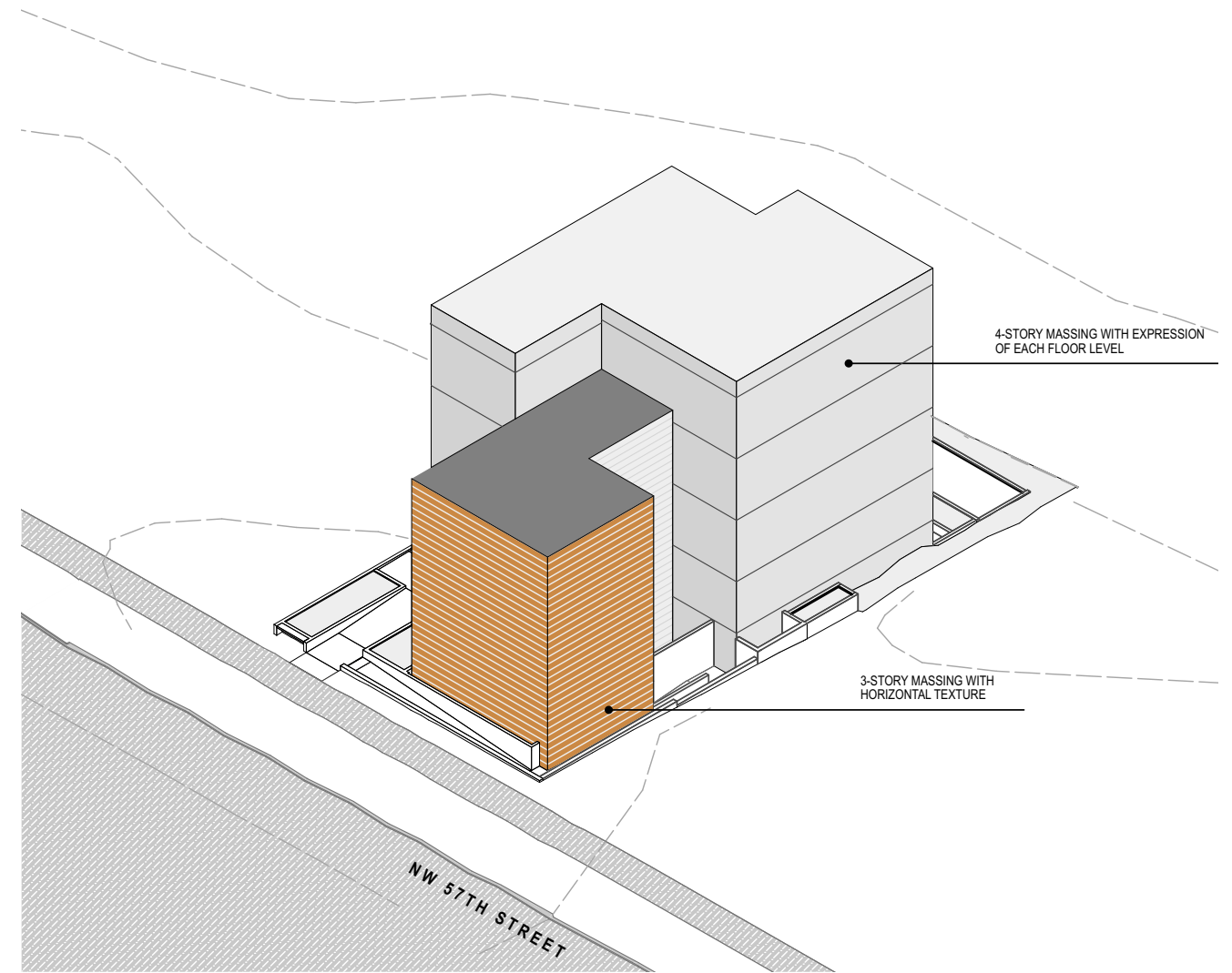
Larger setbacks are provided in two locations, adjacent to NW 57th Street and at the rear of the site. These setbacks create larger buffers and introduce amenity areas at grade for residents and visitors.

4. RESPECT FOR ADJACENT SITES & ACCESS TO LIGHT AND AIR FOR ALL UNITS

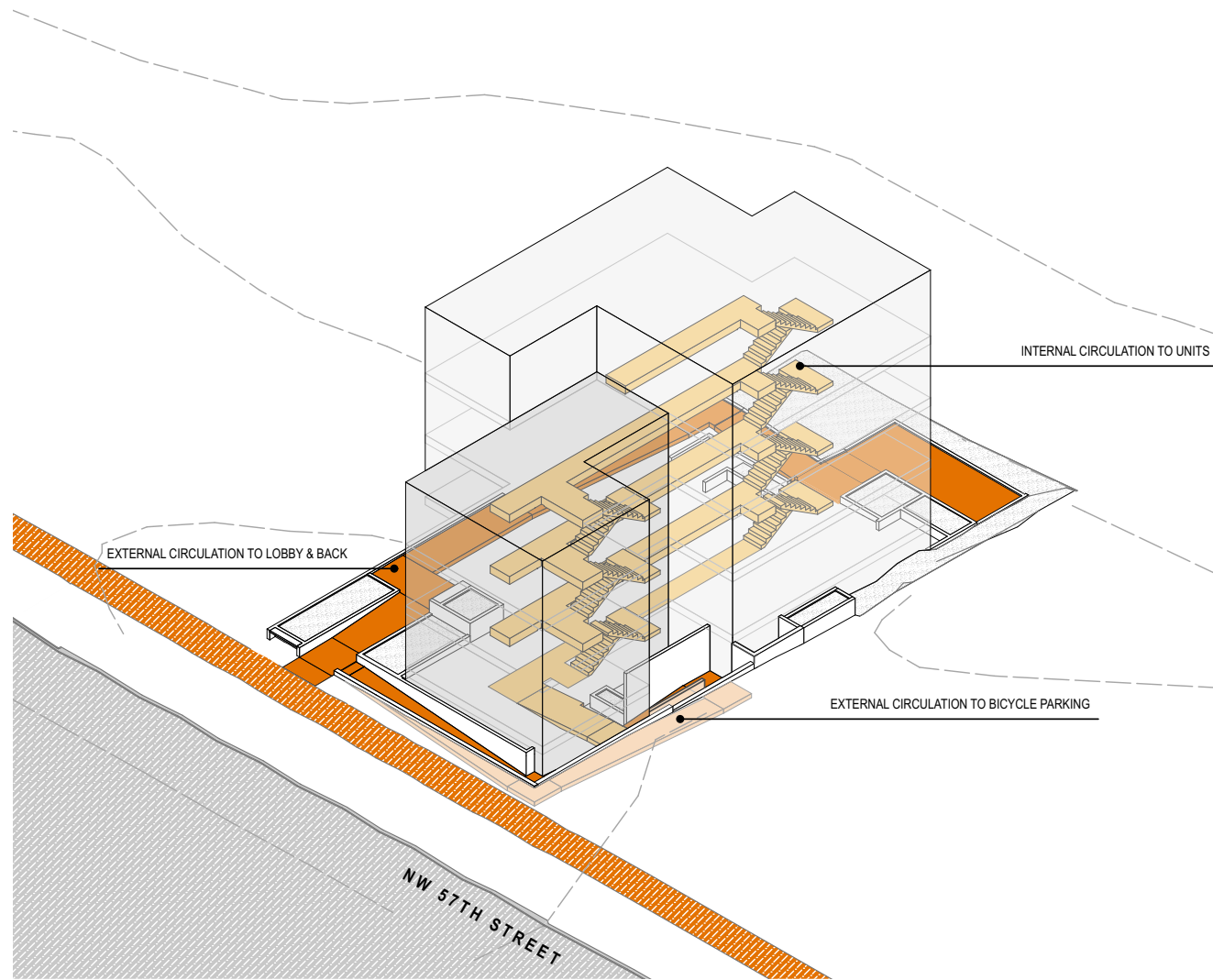
Modulation is provided along the west side of the site, in respect of adjacent sites and to bring light and air deeper into the proposed structure.

CONCEPT DEVELOPMENT

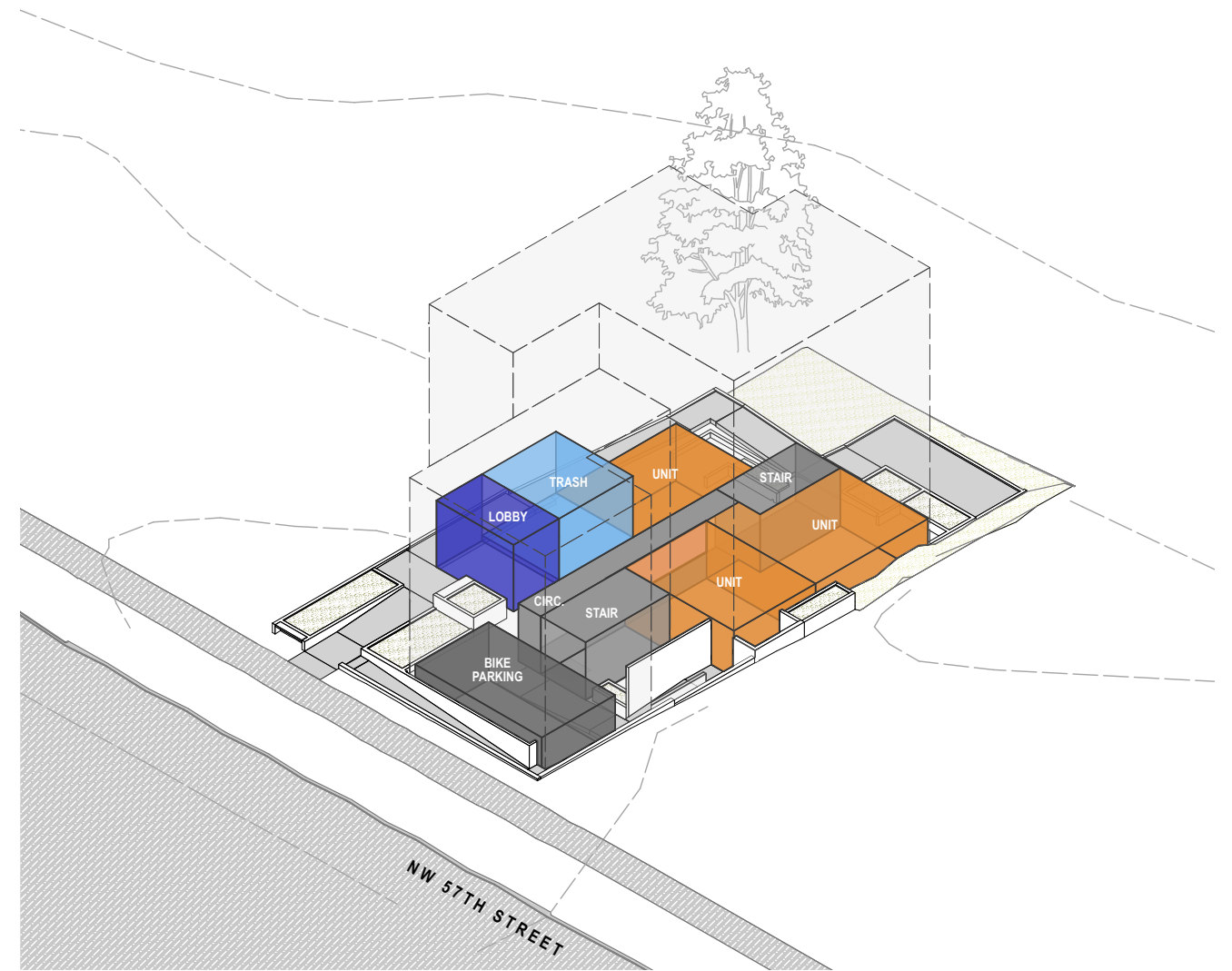
- The project proposes a sensitive massing strategy that engages NW 57th Street while respecting the existing and future uses surrounding it. The block was recently upzoned through the city’s Mandatory Housing Affordability legislation, resulting in a number of new development proposals. This specific solution seeks to innovate at this scale, creating varied pedestrian experiences within the midblock infill lot.
- The proposed design is for a small apartment building that is comprised of a 3-story volume at the street that steps up to a 4-story volume at the rear of the site. The project includes multiple significant courtyard spaces, two of which are communal. The first is a street-facing courtyard that engages NW 57th Street directly with the second larger space located at the rear of the site. A smaller internal amenity space creates a break between the 3-story and 4-story volumes, providing both light and air to the middle units as well as respect to adjacent sites. The 3-story volume facing the street is clad in high quality, dark-stained cedar siding, and articulated with two private balconies.
- In response to neighborhood outreach, the project features roof overhangs at the street and a front courtyard that engages the street similar to a front porch. The entry experience features a robust landscape design and is highlighted by a canopy that provides weather protection to the “porch” element. The composition of secondary materials and glazing is both refined and playful, creating a contrast and rhythm throughout the site.



MASSING DIAGRAM

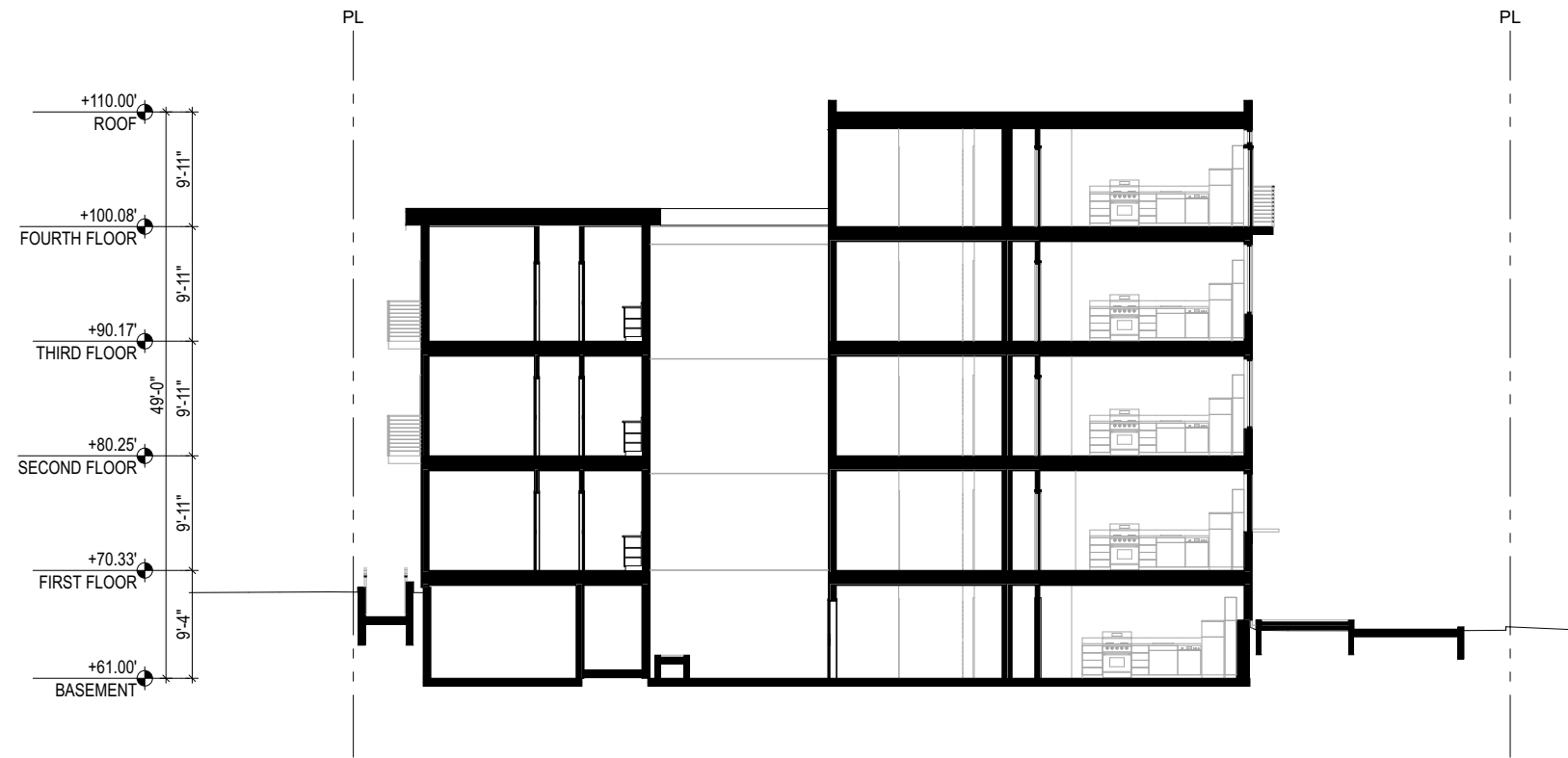


CIRCULATION DIAGRAM



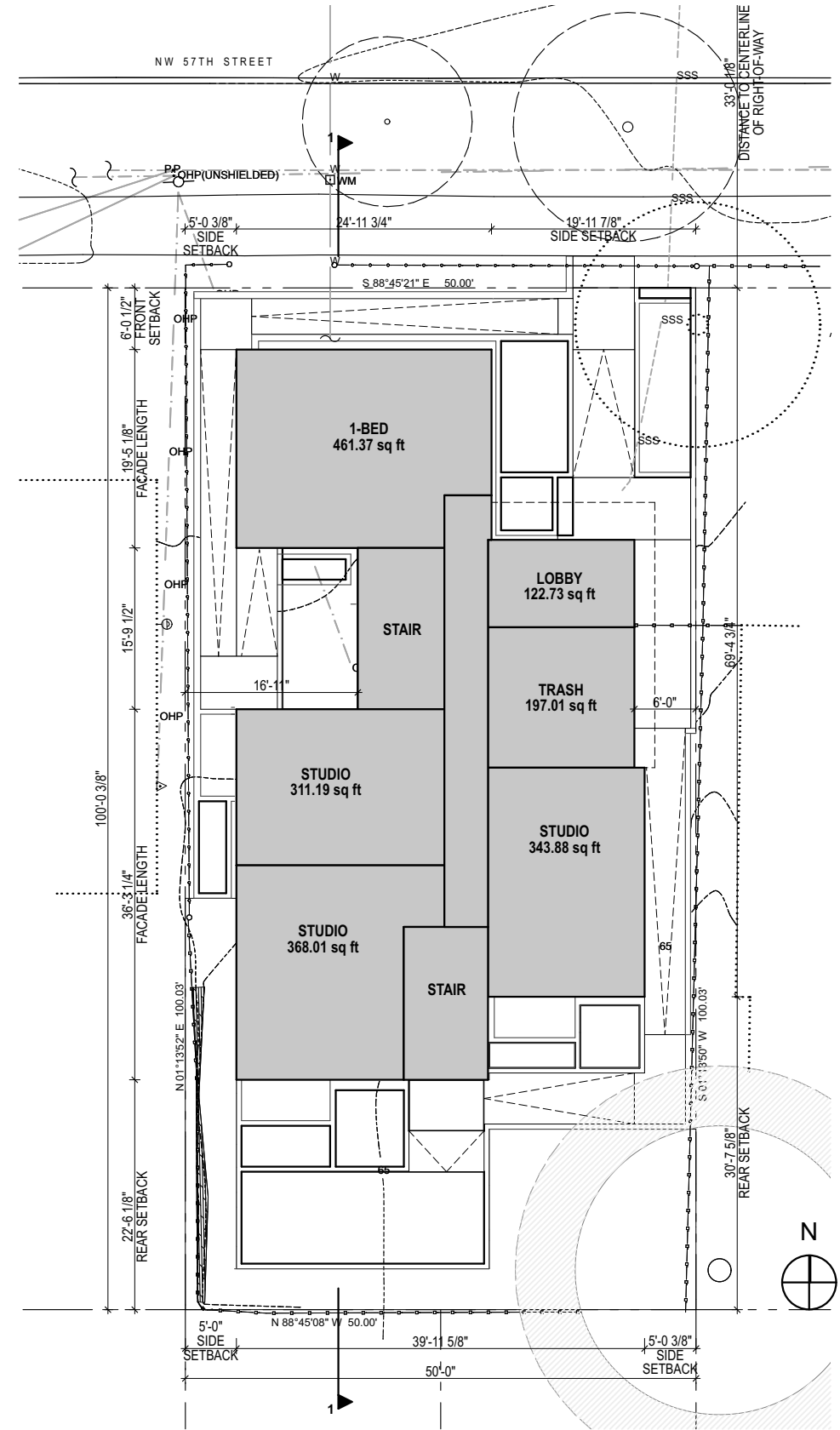
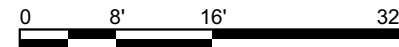
PROGRAM DIAGRAM AT GRADE

SITE PLANS AND SECTION



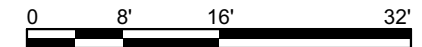
SECTION

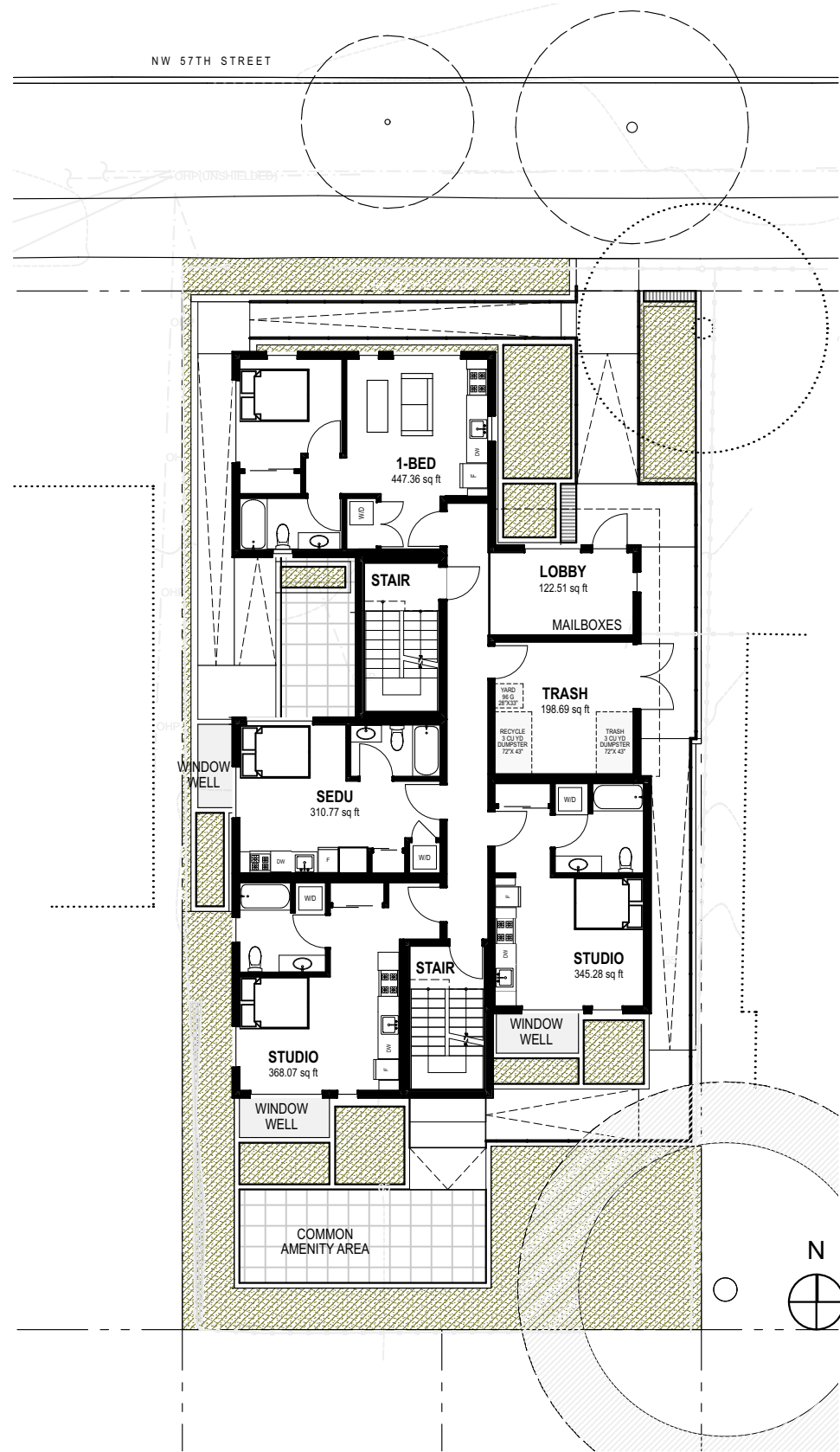
SCALE: 1/16" = 1'-0"



PLOT PLAN

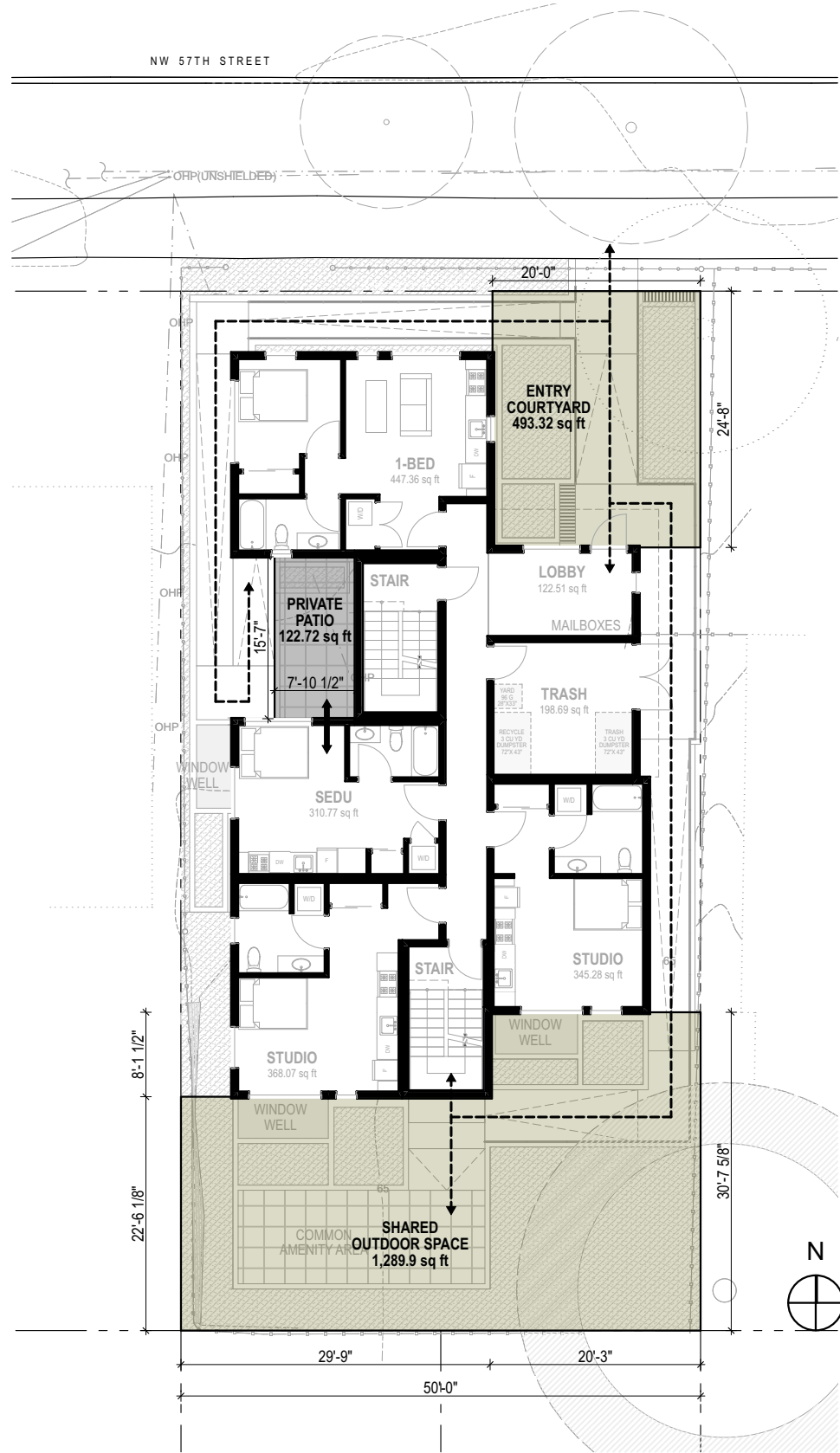
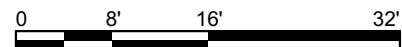
SCALE: 1/16" = 1'-0"





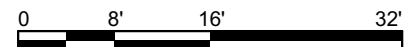
COMPOSITE SITE PLAN

SCALE: 1/16" = 1'-0"



AMENITY AREA PLAN

SCALE: 1/16" = 1'-0"



RENDERINGS

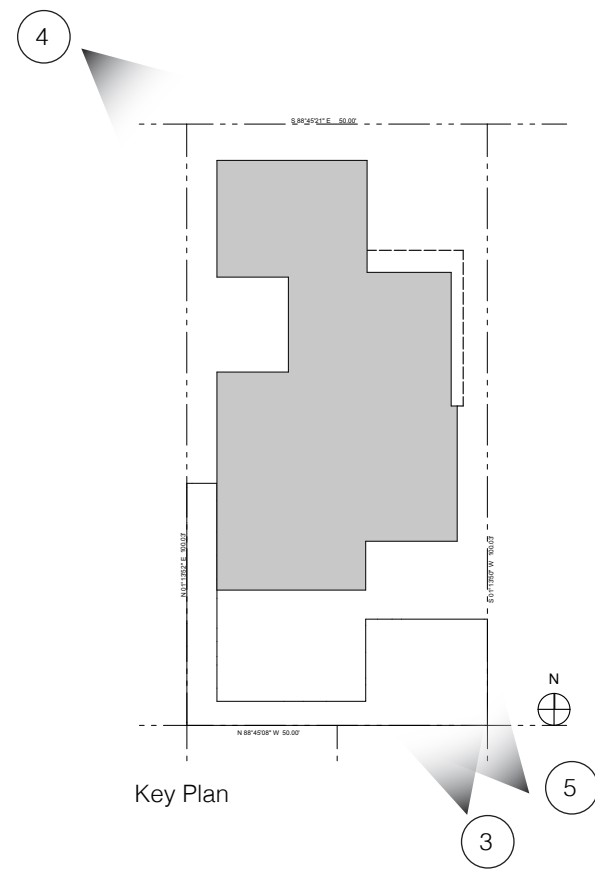


1. Street View looking Southwest



2. Street View looking Southeast

RENDERINGS



3. View of rear looking North

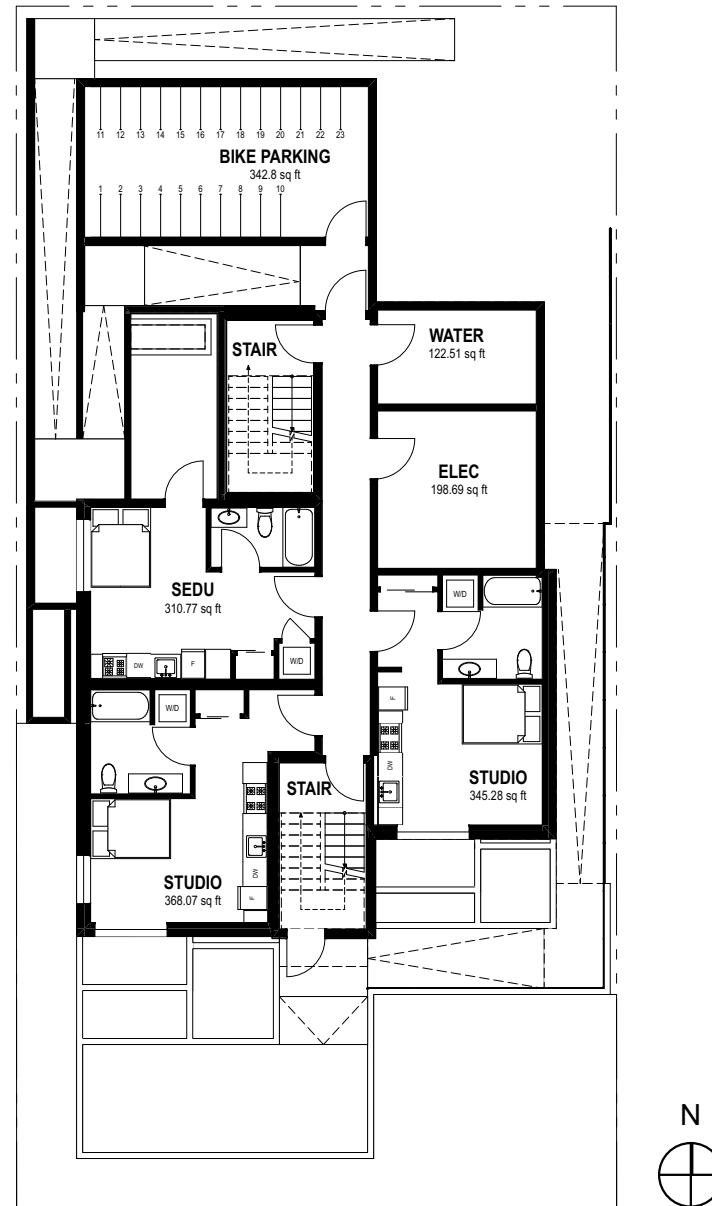


4. Aerial View from Southeast



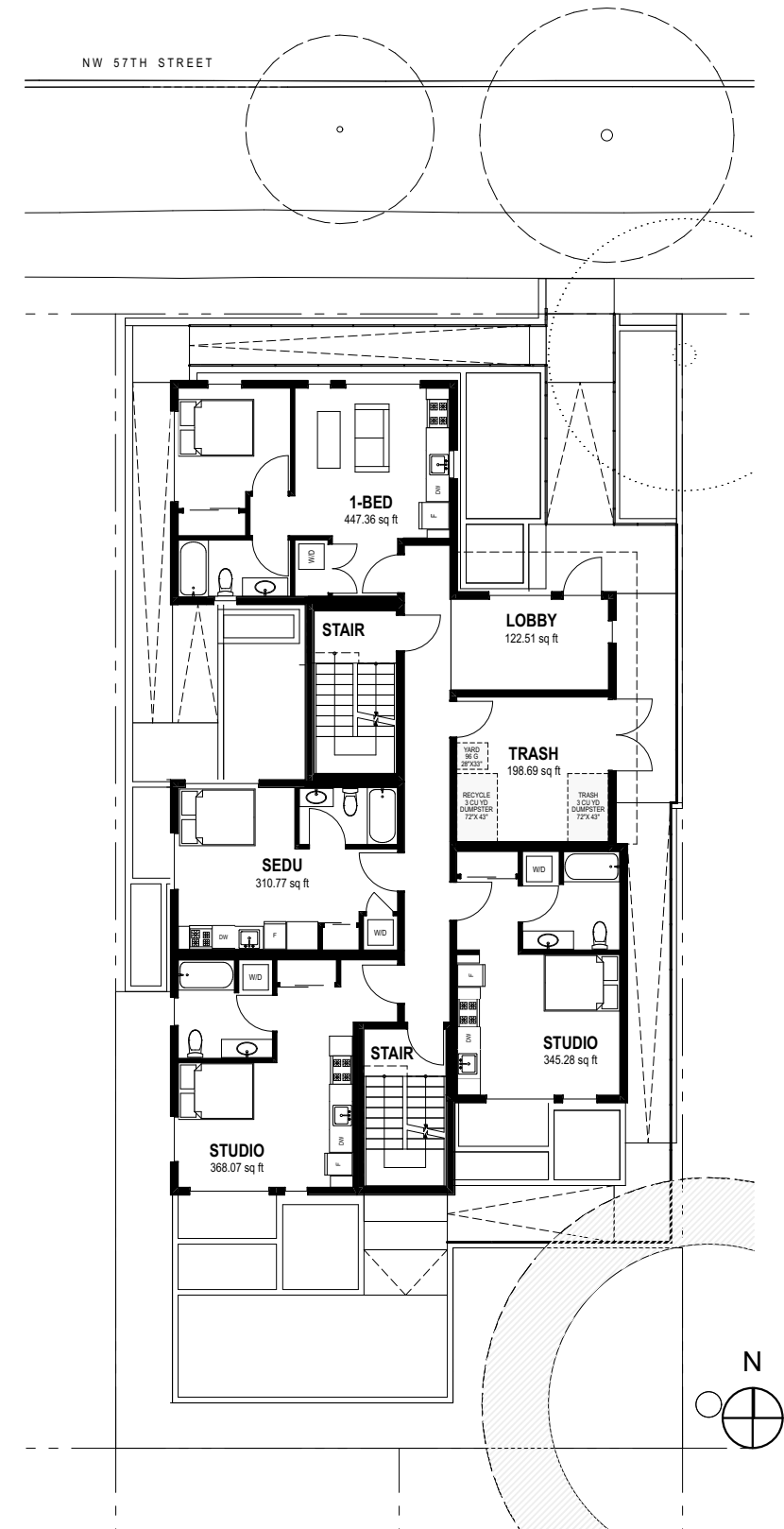
5. Aerial View from Northwest

FLOOR PLANS



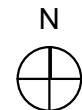
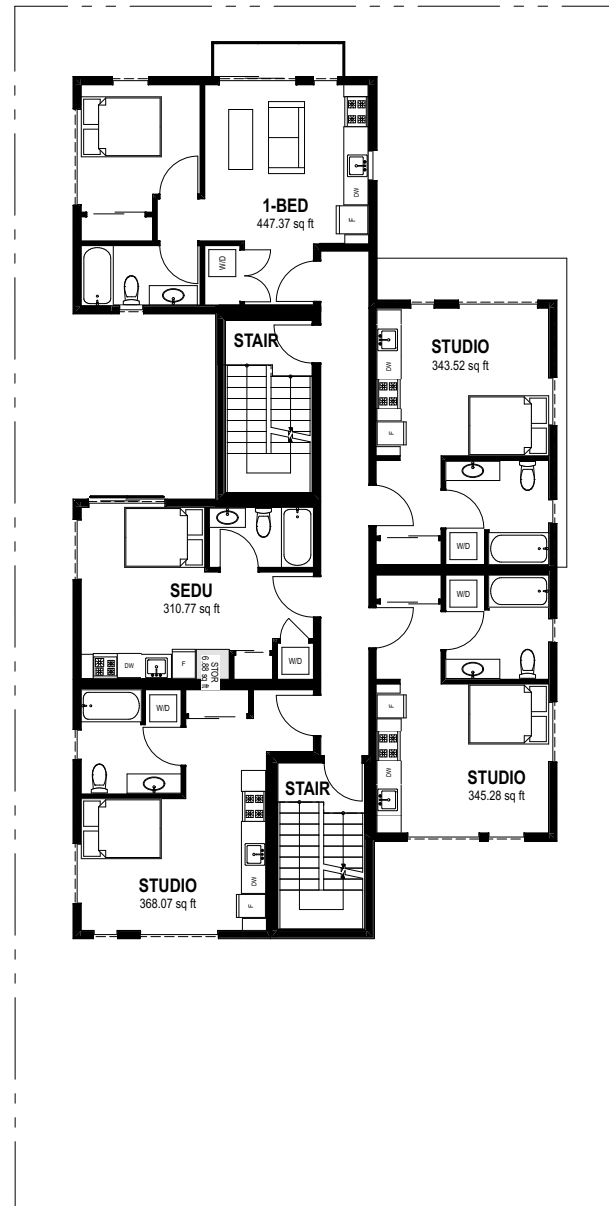
BASEMENT FLOOR PLAN

SCALE: 1/16" = 1'-0"

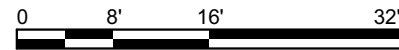


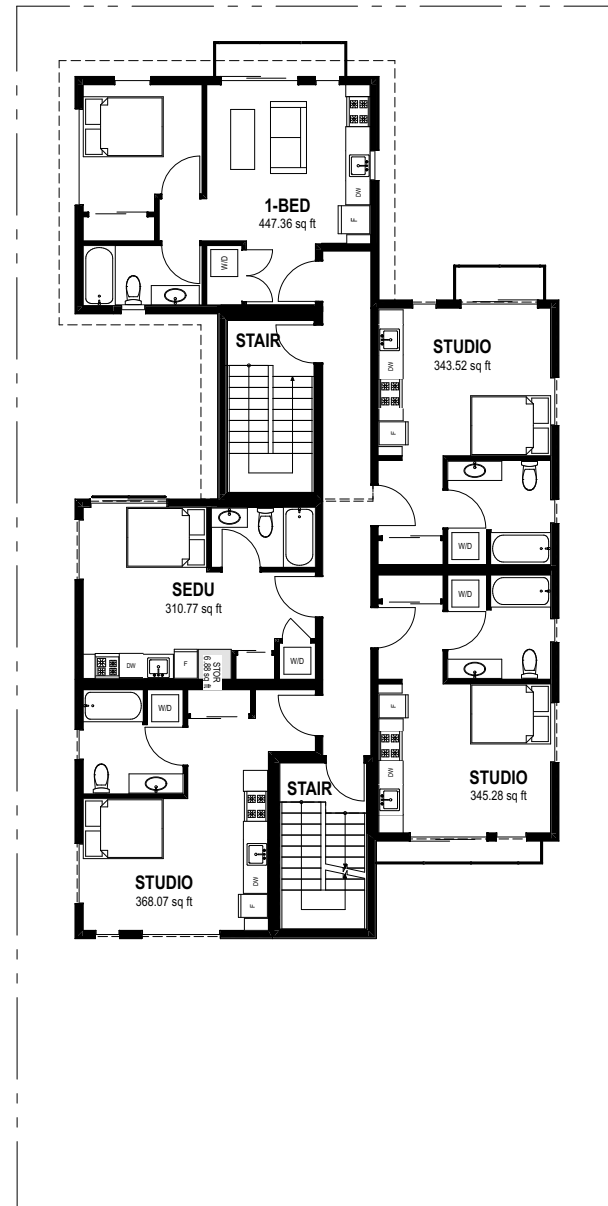
FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

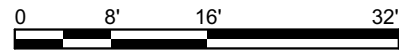


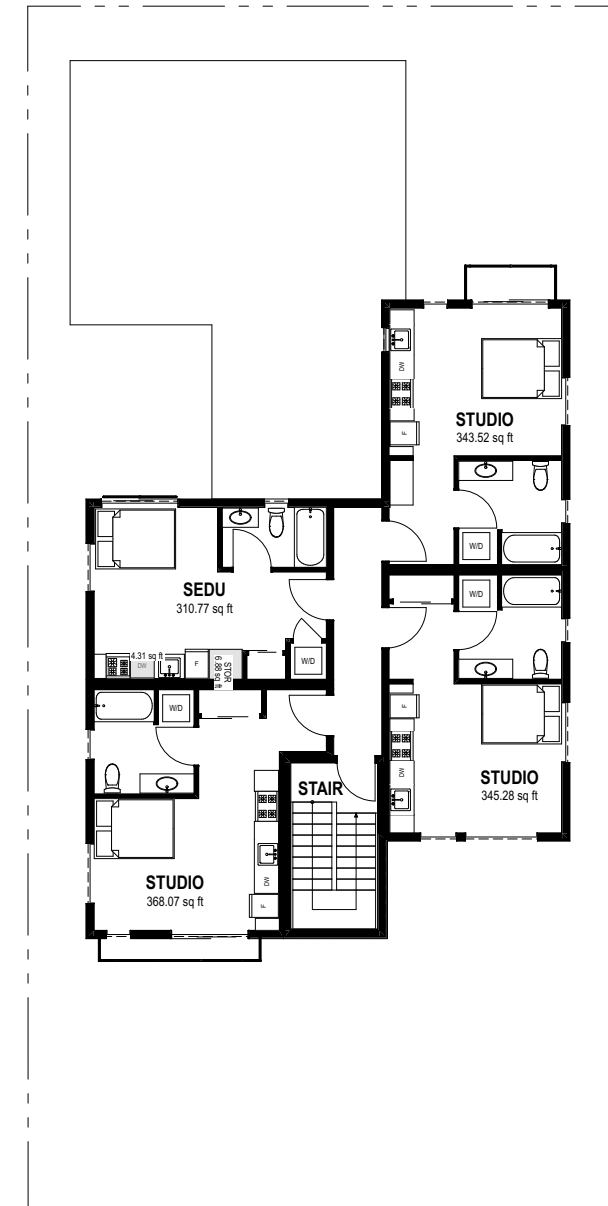
SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0" 

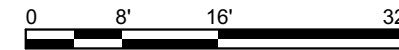


THIRD FLOOR PLAN


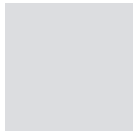




SCALE: 1/16" = 1'-0" 



FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0" 

ELEVATIONS

- 1  **DARK-STAINED CEDAR**
STAIN S1
- 2  **PAINT 1**
SW #7064
PASSIVE OR SIM.
- 3  **PAINT 2**
SW #7067
CITYSCAPE OR SIM.
- 4  **PAINT 3**
SW #7069
IRON ORE OR SIM.
- 5  **PAINT 4**
SW #6697
NUGGET GOLDEN OR SIM.
- 6  **BLACK METAL FEATURES**
MATTE BLACK



NORTH ELEVATION

SCALE: 1/16" = 1'-0" 



WEST ELEVATION

SCALE: 1/16" = 1'-0" 



SOUTH ELEVATION

SCALE: 1/16" = 1'-0" 0 8' 16' 32'



EAST ELEVATION

SCALE: 1/16" = 1'-0" 0 8' 16' 32'

LANDSCAPE PLAN



Crimson Pygmy Barberry



Deer Fern



Common White Snowberry



Golden Leaf Dogwood



H.M. Eddie Yew



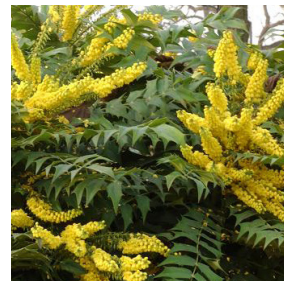
Mahonia Soft Caress



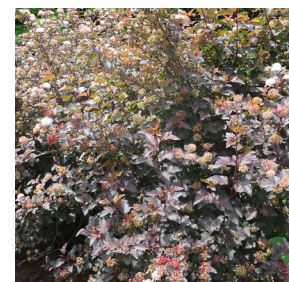
Slough Sedge



Solomon's Seal



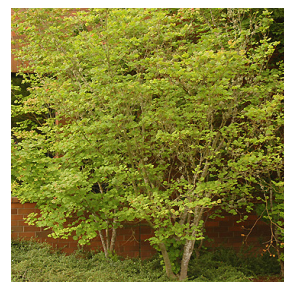
Tall Oregon Grape



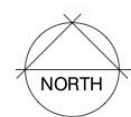
Diablo Ninebark



Mount Vernon Laurel



Vine Maple



RENDERED LANDSCAPE PLAN NTS

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	<i>Acer circinatum</i> / Vine Maple
	<i>Sciadopitys verticillata</i> / Umbrella Pine
SHRUBS	BOTANICAL / COMMON NAME
	<i>Aucuba japonica</i> 'Gold Dust' / Gold Dust Aucuba
	<i>Berberis thunbergii</i> 'Crimson Pygmy' / Crimson Pygmy Barberry
	<i>Blechnum spicant</i> / Deer Fern
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge
	<i>Helleborus niger</i> 'H&C Jacob' / Christmas Rose
	<i>Hydrangea paniculata</i> 'Limelight' / Limelight Hydrangea
	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lillyturf
	<i>Mahonia eurybracteata</i> 'Soft Caress' / Mahonia Soft Caress
	<i>Physocarpus opulifolius</i> 'Diablo' / Diablo Ninebark
	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel
	<i>Taxus x media</i> 'H.M. Eddie' / H.M. Eddie Yew
BIORETENTION	BOTANICAL / COMMON NAME
	<i>Carex obovata</i> / Slough Sedge
	<i>Cornus alba</i> 'Gouchaultii' / Goldenleaf Dogwood
	<i>Cornus sericea</i> 'Kelsey' / Kelsey Dogwood
	<i>Mahonia aquifolium</i> / Tall Oregon Grape
	<i>Panicum virgatum</i> 'Heavy Metal' / Blue Switch Grass
	<i>Physocarpus opulifolius</i> / Ninebark
	<i>Polygonatum odoratum</i> / Solomon's Seal
	<i>Symphoricarpos albus</i> / Common White Snowberry
GROUND COVERS	BOTANICAL / COMMON NAME
	<i>Ajuga reptans</i> / Bugleweed
	<i>Rubus calycinoides</i> 'Emerald Carpet' / Creeping Raspberry
	<i>Vinca minor</i> 'Illumination' TM / Illumination Dwarf Periwinkle
SITE	BOTANICAL / COMMON NAME
	5/8 (-) Crushed Rock
	Arborist Chips 3" Depth

DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS & SITE FEATURES

CS1.A - Energy Use

The project is committed to achieving Built Green standards and will achieve Built Green certification.

CS2 URBAN PATTERN & FORM

CS2.B - Adjacent Sites, Streets, and Open Spaces

The project provides several significant courtyard spaces throughout the site. The first is a street-facing courtyard that engages NW 57th Street directly and connects to the building entry. The second larger space is located at the rear of the site, and provides a large buffer to the adjacent sites. A smaller internal amenity space creates a break between the 3-story and 4-story volumes, providing both light and air to the middle units as well as relief for the adjacent site to the west. Refer to page 19 for Amenity Area Plan for locations and sizes of the courtyard spaces.

CS2 URBAN PATTERN & FORM

CS2.D- Height, Bulk, and Scale

Located at an infill site on NW 57th Street, the site is among several neighboring lots that are currently undergoing development in response to the recent upzone from SF5000 to LR2 for this site and the surrounding blocks. There are new townhouse developments with a 40-foot height limit proposed on both sides of this site as well as others on the block. The design team acknowledges the importance of designing a project that considers the recent upzone while establishing a strong connection to the street. In response, the design proposal is modulated and in massing and varied in height. It includes large setbacks associated with courtyard spaces and a composition of a 3 and 4-story volumes that step up away from the street at the rear of the site. This lower massing creates a reduced scale at the street coupled with an entry courtyard open to the sidewalk that features seating and landscape.

CS3.A - Emphasizing Postive Neighborhood Attributes

In response to the architectural character of the neighborhood, the project features high quality, dark-stained cedar siding facing NW 57th Street, located on the 3-story volume. This is complemented by articulation of landscape elements, courtyard open to the sidewalk, unit balconies that engage the streetscape and roof overhangs. In addition, the entry sequence features landscaping and a clear path as part of the courtyard. The path directs the user towards the lobby, which is highlighted by a colorful entry canopy and transparent glazing.

PUBLIC LIFE

PL1 CONNECTIVITY

PL2.B - Safety and Security

PL2.C - Weather Protection

PL3.A - Entries

The mid-block site provides a single point of access for all, connected directly to the sidewalk. The building entry is recessed, providing a generous 20-foot setback along the front property line, which, combined with a large canopy and strategic lighting creates a safe sidewalk environment. The lobby will be primarily transparent, with the ability for interior activities to connect outward. Significant landscaping enhances the pedestrian experience, creating a comfortable space for residents and guests. Ground floor apartments are slightly raised above the street level. Windows from these unit combined with unit balconies and windows facing the street at upper floors support a safe and secure sidewalk environment.

PL4 ACTIVE TRANSPORTATION

PL4.B - Planning Ahead for Bicyclists

Bicycle parking will be provided for all units in an easily accessible location on site at the basement floor. Access will be from the sidewalk, provided by a 5'-0" ramp along the north and west setbacks. This access is entirely exterior, limiting conflicts with the courtyard, entry sequence and lobby space. A door connects into the basement floor that provides immediate access to a hall and stairs connecting to the lobby and units at the interior of the building.

DESIGN CONCEPT

DC3 OPEN SPACE CONCEPT

DC3.B - Open Spaces Uses and Activities

The project proposes several courtyard spaces for residents and guests. The entry experience hosts generous landscaping and built-in benches that are provided along the sidewalk and in front of the proposed lobby to foster engagement along the street and at the entry. A large shared courtyard space is provided at the rear of the site for residents and guests, encouraging communal gatherings. It includes a large paved area for gathering, surrounded on all sides by landscaping and trees, creating a comfortable space away from the street.

COMPLETED WORK b9 ARCHITECTS



Ship Street Apartments (1427 NW 65th Street) in Ballard by b9 architects

WORK IN PROGRESS b9 ARCHITECTS



Apartments in Ballard (1431 NW 65th Street)



Apartments in Ballard (1439 NW 60th Street)

