

# 849 NW MARKET ST

3035550-LU // ADMINISTRATIVE DESIGN REVIEW // RECOMMENDATION DOCUMENT SUBMITTAL  
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Real Wave Capital

workshop AD

ANR LANDSCAPE DESIGN, LLC

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# Contents

**overview**

development objectives	3
community outreach	3

**context and site analysis**

site	4
neighborhood use and zoning data	6
neighborhood frontage	8
design guidelines	10

**design evolution**

EDG design alternatives summary	12
EDG summary	14
response to EDG priorities & recommendations	16

**concept development**

landscape	26
elevations	30
site plan	32
floor plans	34
sections	36
lighting	37
signage concepts	38
departures	39

**appendix**

urban analysis	46
shadow study	52



# Development Objectives

The site in West Woodland, zoned NC1-40 (M2) and located within the Ballard Hub Urban Village, is a 5,183 square foot corner lot at the southeast intersection of NW Market St and 9th Ave NW. This is four blocks east of the primary intersection at NW Market St and 15th Ave NW. Southwest of the site is Gilman Park, the neighborhood’s largest public open space. With recent zoning changes the nearby blocks will continue to evolve with higher density residential and mixed-use development.

The proposed development is a four-story, 19,500 square foot residential apartment building with 31 dwelling units located on all levels, including the basement. Street level will be comprised of three live/work units, the residential entry lobby, interior waste and recycle storage, bike parking, and general building services. Landscaping improvements to the right of way planting strip are proposed. An outdoor amenity area is provided at the roof level and a flexible use courtyard on the south side that can also be used as a short-term parking space. There are no significant trees to consider. The project will provide four affordable units

The design proposal responds to four primary considerations:

- **Provide compact and livable dwelling units.**
- **Scale and texture the streetscape and façade to promote engagement with the public realm.**
- **Shape a clean and contextually appropriate massing that bridges the scales of adjacent zones.**
- **Compose materials to express a consideration of detail and craft.**

## Preliminary Program

SEDU	<b>5 units</b>
1 Bedroom	<b>26 units</b>
Total	<b>31 units</b>
Live / Work Units	<b>3 units</b>
Bicycle Parking	<b>36 bikes</b>
Vehicle Parking	<b>1 stall</b>

# Community Outreach / 3.0

A community outreach meeting was held at Ballard Coffee Works on January 15, 2020. During the meeting the design team described preliminary design considerations and asked for feedback on design issues, community priorities, and key aspects of the neighborhood. One member of the community / neighborhood expressed that:

- Community-like atmosphere has gone missing in the neighborhood, and new projects should help to rebuild it
- The city needs to densify, but also provide more green space and planting for new developments
- Overhangs should be provided for comfort at the sidewalk level
- The design team should provide good spaces for people to live within the confines of the budget
- A range of unit sizes could help attract different types of tenants and build diversity in the neighborhood

Additional outreach and engagement efforts include:

- Flyers distributed to all residences within a 500’ radius of the site informing them of the development and upcoming community outreach meeting
- An online survey to gather information and comments from neighbors within 500’ of the site, especially from those who were unable to attend the community meeting



OUTREACH CONCEPT PLAN - PRESENTATION BOARD



Site

849 NW Market St

Lot Size 51.79' x 100.13'  
Lot Area 5,183 square feet

Block: 1  
Lot: 13  
Haitz 1st Addition

The site is banked approximately four feet at the sidewalk on its north and west edge. There is also 2 feet of upward slope in grade from south to north across the site. Broad right of way planting strips front the north and west edges between the existing sidewalks and the curb edge. There is approximately 2 feet of planting strip between edge of sidewalk and the property lines on the west side and 5 feet on the north side. An overhead power line along the NW Market Street frontage requires fourteen feet of radial clearance. Street trees front both public sides of the property. Solar access is excellent with a single-story structure on the property to the east and a residential garage to the south. Lower levels will be impacted by adjacent buildings to the south and east. The existing one-story wood framed single family home on the project site will be removed.

To the east is a one-story single-family structure on a lot zoned NC1-40 (M2). To the south is a two-story single-family structure on a lot zoned LR2 (M1). To the west and across 9th Ave NW is a large one-story single-family structure. To the north, two-story single-family homes line Market Street at the top of a slope that is approximately 8 feet above street level. Views south from these properties are interrupted by the large trees in the right of way.

To the southwest of the site is Gilman Park, the neighborhood's largest public open space.

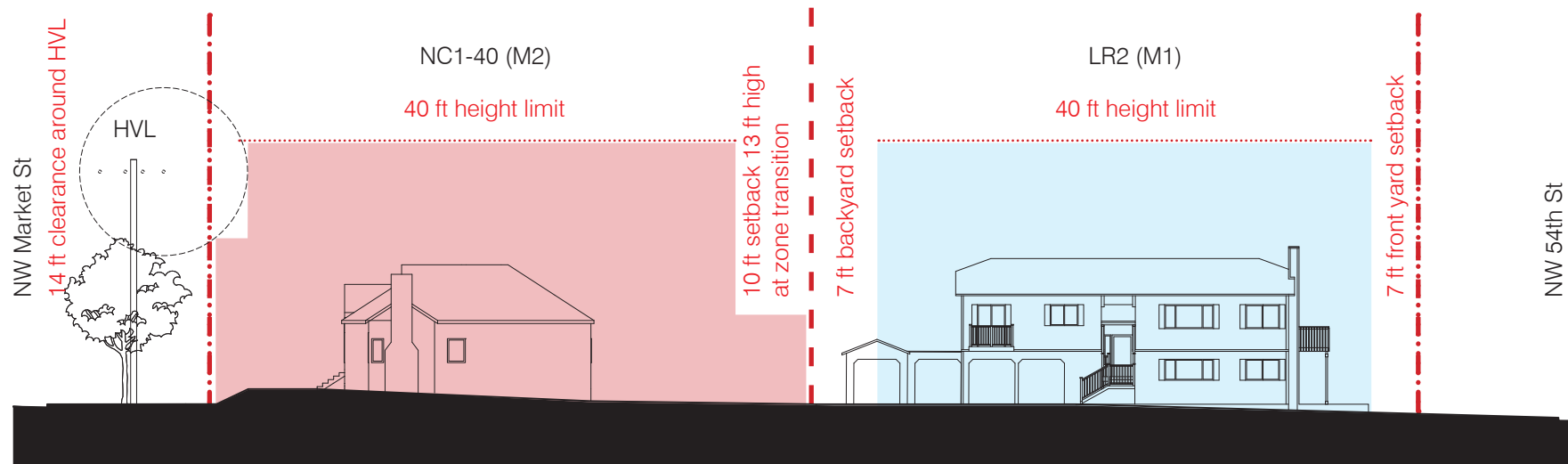
Upper levels of the project will have views to the east, west, and south across Fremont, Interbay, and Ballard. A peek-a-boo view to downtown as well as views of Mt. Rainier will also exist.

Tree Data

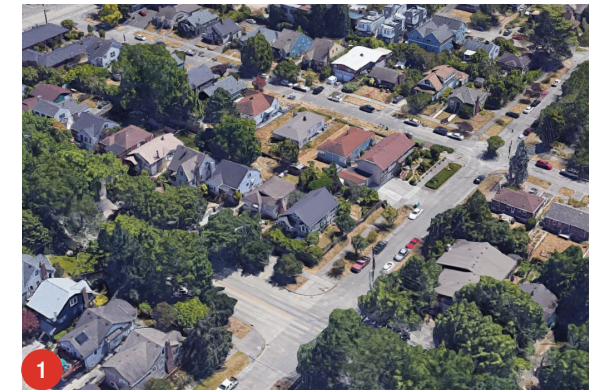
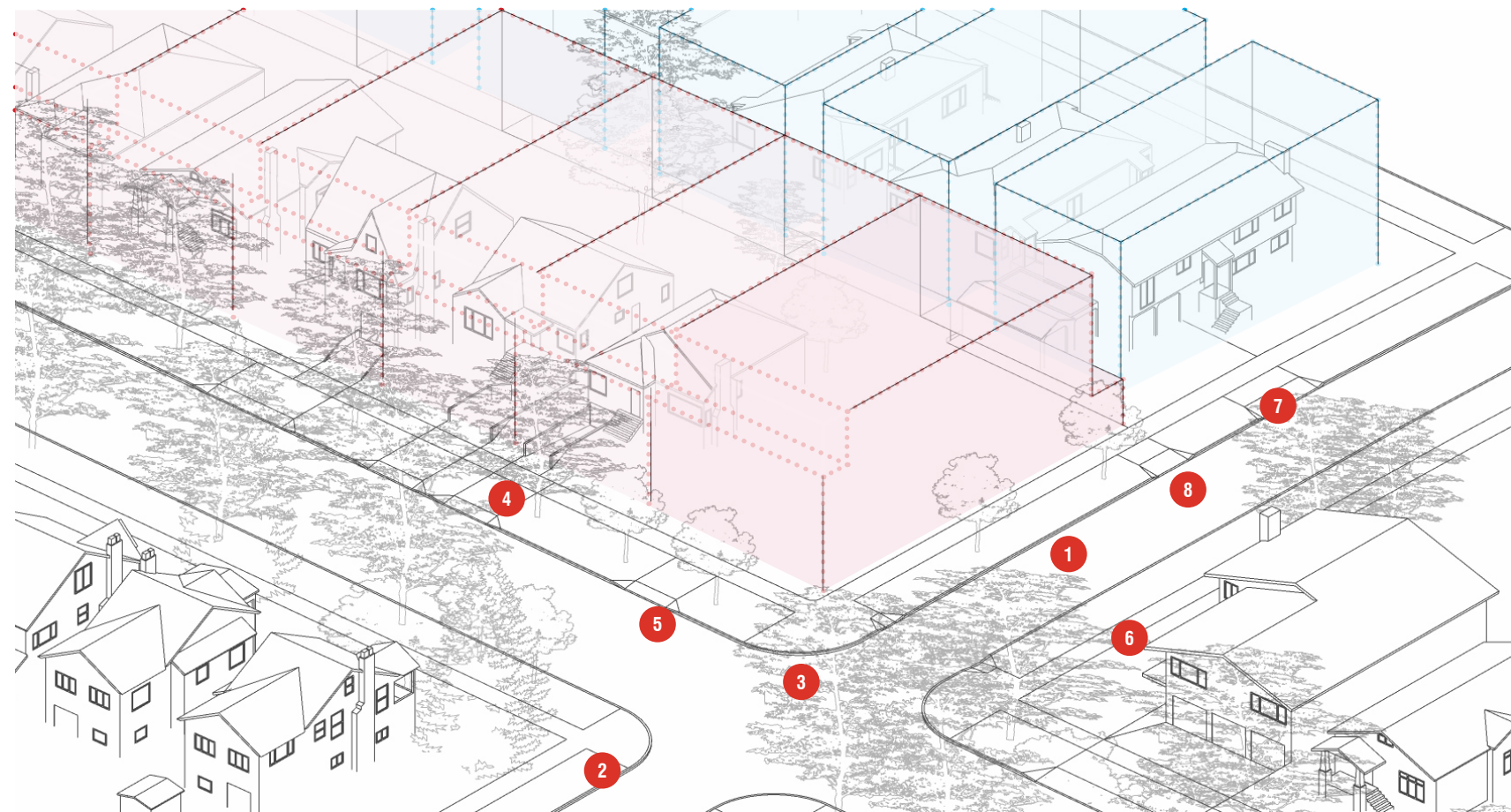
- 1. English Laurel - Multi-stem hedge plant  
DBH: n/a  
Non-regulated
- 2. Mountain Ash - Three stems  
DBH: 9.6"  
Significant







1





Neighborhood Use and Zoning Data

849 NW Market St

Zoning NC1-40 (M2)  
Overlay Ballard Hub Urban Village  
Lot Size 5,183 sf  
ECA No

FAR // GFA 3.0 // 15,549 sf  
Base Height Limit 40 ft

Street Level  
Development Standards:  
Blank Facade Max 20 ft and 40% of facade width  
Street Level Facade Locate within 10 feet of street lot line  
Non-Residential Facade 60% transparent  
Average depth 30 feet / minimum 15 feet  
13 foot floor to floor height  
Residential Use Floor 4 feet above or below or 10 foot setback from sidewalk

Ballard Urban Hub:  
Landscaping Green Factor min 0.3  
Street Trees required per Director consultation with SDOT  
Amenity Area 5% of residential use  
Vehicle Parking Not Required  
Bike Parking Long Term 1 stall per dwelling unit  
Short Term 1 stall per 20 dwelling units

multi-family housing

recreation / open spacecommercial / retail / office / industrialsingle family residential





1

### 3 story townhouses

Zoning	LR2 (M1)
Lot size	5,169 SF
GFA	7,236 SF
Base Ht Limit	40 ft
Stories	3



2

### 7 townhouses

Zoning	LR2 (M1)
Lot size	5,005 SF
GFA	7,007 SF
Base Ht Limit	40 ft
Stories	4



3

### 1 SFR and 4 town houses

Zoning	LR2 (M1)
Lot size	5,000 SF
GFA	5,934 SF
Base Ht Limit	40 ft
Stories	3



4

### 4- story town homes

Zoning	LR2 (M1)
Lot size	4,990 SF
GFA	6,971 SF
Base Ht Limit	40 ft
Stories	4



5

### 3-story town homes

Zoning	LR3 (M2)
Lot size	4,499 SF
GFA	7,7709 SF
Base Ht Limit	40 ft
Stories	3



6

### 235 unit apartment

Zoning	NC2-55 (M2)
Lot size	26,500 SF
GFA	97,250 SF
Base Ht Limit	55 ft
Stories	5



7

### 92 unit apartment assisted-living and memory-care community

Zoning	NC2-55 (M2)
Lot size	20,000 SF
GFA	94,442 SF
Base Ht Limit	65 ft
Stories	5



8

### 6 story, 160 unit apartment building with retail

Zoning	NC2-55(M2)
Lot size	31,517 SF
GFA	121,700 SF
Base Ht Limit	55 ft
Stories	6



9

### 9 unit townhouse in two structures

Zoning	LR2 (M1)
Lot size	6,504 SF
GFA	8,803 SF
Base Ht Limit	40 ft
Stories	4



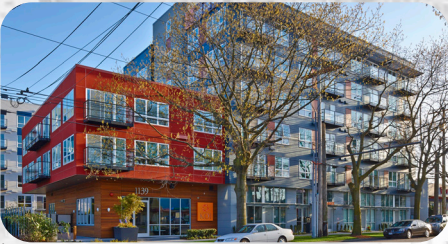
# Neighborhood Frontage

## RESIDENTIAL STRUCTURE SCALE

The previous zoning of the block was SF 5,000 so structures are detached and sit on single parcels. The immediate neighborhood is mainly 1 and 2-story single family homes, as well as duplexes. Built between 1910 and 1980 they project a wide range of styles and ornamentation. Three blocks west, the fabric of the neighborhood changes to recently built mixed-use developments. These “Extra Large” and “Large” projects are typically six stories tall with modulated massing. Several occupy half or entire city blocks. “Medium” scaled structures are typically three to four story walk-up apartment buildings constructed on single parcels between 1960-1980; often with surface or tuck-under parking. Few newer medium scaled structures have been built in the surrounding area. “Small” scale fabric includes single family residences and townhouses and extend blocks north and south.



extra large



large



medium



small



## NEIGHBORHOOD FRONTAGE

As neighborhood structure scale varies so too do the frontage conditions. Building entry lobbies, commercial and retail spaces, and live-work units make direct at grade connections. Generous right of way planting strips and several streets with mature tree canopies define the pedestrian realm.

Residential use relationships with the street are varied including direct at grade transitions through shallow yard setbacks and units with main floor levels elevated above the street where upper level units engage through large windows and balconies.

The low-industrial mixed-use blocks layer surface parking and load/unload zones between the sidewalk and building face.

As lifestyle uses proliferate the forecourts are transformed by pop up brewery patios and terraces making for dynamic and engaging semi-public spaces, particularly supporting afternoon and weekend leisure activities.



Market + 15th / new corner frontage



Market / to the west



Avenue North / South + in the neighborhood



NW 53rd / lifestyle storefront



residential entry / set in + canopy



8th Avenue / neighborhood retail + side street



Market / townhome



Market / northside + topo



intentionally blank



Design Guidelines



MAIN STREET + SIDE STREET

The distinct difference in character between NW Market Street and 9th Avenue NW provides an opportunity for the project to present two distinct scales. As the main thoroughfare channeling people and cars toward Ballard, NW Market is a ‘main street’ that can be open, active, and transparent. 9th Avenue NW, a ‘side street’ that reaches into the residential fabric, can be more quiet, intimate, and engage the individual.

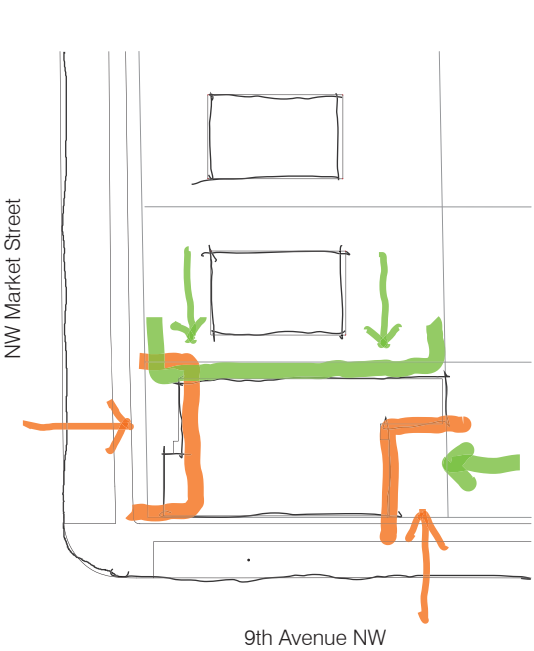
CS2-B Adjacent Sites, Streets, and Open Spaces: Connection to the Street  
PL3-B Residential Edges: Buildings with Live/Work Uses



THE CORNER

Given the corner site, the project provides an opportunity to be strongly connected to the public realm on two street frontages. Small scaled exterior spaces, canopies, building projections, and landscaped buffers between edge of sidewalk and the façade can be used to create a comfortable relationship between the public realm, entries, and private interior space.

CS2.C.1 Corner Sites  
PL2.B.3 Street Level Transparency  
PL3.A.2 Ensemble Elements



FLEXIBLE + OPEN SPACE

Traditionally, open spaces and yards create a sense of separation while promoting gathering and outdoor activity. Setting the building back from the interior lot lines will create an opportunity to introduce soft buffers that might be filled with plantings as well as places for people to gather and interact. To the east, landscape can be used to filter the boundary between lots. To the south, a courtyard can provide a flexible space of interaction and openness.

CS2-B Adjacent Sites, Streets, and Open Spaces: Site Characteristics  
DC1-A Arrangement of Interior Uses: Gathering Places  
DC1-C Parking and Service Uses: Multiple Uses  
DC3-A Building-Open Space Relationship: Interior/Exterior Fit | Connections to Other Open Space







## PRESENCE

The existing context is strongly residential and presents examples of primarily single-family structures of varying scales. Recent redevelopment of parcel-sized sites reveal the emergence of new housing types within this established context. Recent zoning changes will extend these new housing types deeper into the neighborhood and provide an opportunity for the project to explore architectural presence through urban and landscape integration, contemporary materials, and modern scaled openings that connect interior living space with views and context.

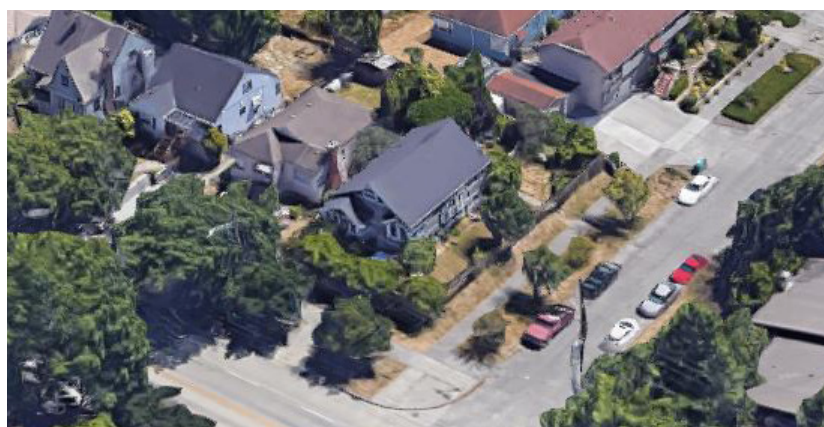
CS2.A.2 Architectural Presence

CS2.C Relationship to the Block: Corner Sites | Existing Development and Zoning | Zone Transitions | Massing Choices

CS2.D.1 Existing Development and Zoning

CD2.A.1 Massing / Site Characteristics and Uses

DC2.B.1. Architectural and Façade Composition



## COMPACT + EFFICIENT + LIVABLE

With compact and efficient dwellings, shared spaces for residents and flexible outdoor spaces are vital to promoting a sense of community within the building and connecting the residents with the neighborhood. Carefully scaled ground level open spaces, balconies, and large windows can respond to daylight, exposure, and view to create a project of livable compact urban dwellings.

CS1-B Sunlight and Natural Ventilation: Daylight and Shading

DC2-D Scale and Texture: Human Scale | Texture



## MATERIAL + OPENINGS + CONNECTIONS

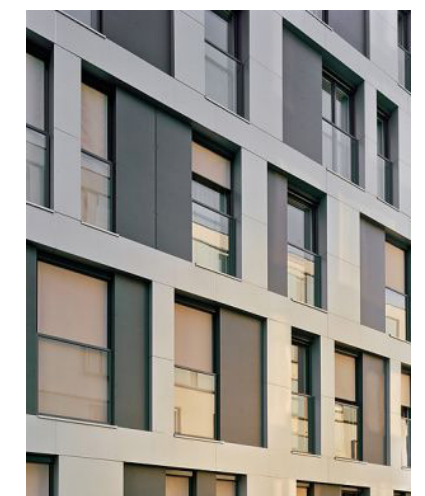
The external zoning forces on a very small site leaves little for building modulation and secondary elements. Cladding composition and opening configuration provide an opportunity to create a carefully articulated façade where visual connections between interior space and neighboring buildings, the public realm, and distant views are considered.

CS1.B.2. Daylight and Shading

CS3-A Emphasizing Positive Neighborhood Attributes: Contemporary Design | Evolving Neighborhoods

PL2.B.3. Street Level Transparency

DC2.B.1. Architectural and Façade Composition





# EDG Design Alternatives Summary



A // ANGLED

Angled provides the required street level uses and zone transition setbacks. Three street level live work units are the principle street level use on both NW Market and 9th. The code limits the residential entry to 10 feet wide and it is located in the NE corner of the project. Trash/recycling storage is located at the SW corner opening up to 9th Ave NW. Partially covered outdoor amenity space is provided east of the trash storage. The overhead power line setback is managed through an angled north façade that allows the street level uses to hold the property line on the north side while creating a cohesive four-story form. Narrow bay windows and balconies that project over the right of way provide secondary features and façade articulation.

### Advantages

- Residential entry at sidewalk elevation
- Good shelter at entry under sloped form
- Good access to waste storage
- Sloped wall allows for more varied unit types
- Secondary elements provide multiple ways to interact
- Residential entry on most public facade
- Live-work entries on two street frontages
- Diversity of unit types

### Challenges

- Residential entry not clearly identified and narrow
- No interior lounge
- Sloped wall challenging to detail and atypical urban form
- Street use permit required for secondary elements
- Blank wall and roll-up door fronts sidewalk at waste room
- Wider building mass fronting south lot line and proposed entries to new town home development
- Higher impact on local streets for move-in/out and short term deliveries
- Less engagement of outdoor space and public realm
- Will rely on neighbor’s driveway for waste collection



B // RIBBON (departures required)

Ribbon situates the lower two stories at the north property line then steps back at the upper two to provide the required OHP line clearance. To mitigate the appearance of two equal elements stacked, ribbon windows are used to create a cohesive expression. The residential entry is situated at the south end adjacent to a partially covered flexible outdoor space that is also used for outdoor loading and access to building services. The width of the entry, small residential lounge, and waste storage combine to exceed the allowable residential frontage at street level. To maintain the horizontal expression of the façade, no balconies or bays are proposed. There live-work units are provided with two fronting NW Market, and one fronting 9th. Entries are recessed on street level façade to provide modulation.

### Advantages

- Residential entry at sidewalk elevation
- Good access to waste storage
- Residential lounge connects to multiuse south courtyard
- Residential entry toward neighborhood
- Live-work entries on two street frontages
- Larger common areas
- Outdoor space at south side creates communal frontage with future townhome development to the south

### Challenges

- Lack of secondary elements
- Dwelling units do not open to public realm
- Noise on Market street may detract from live-work foot traffic
- Limited bike parking at entry level
- Bulkiest massing
- Lack of unit expression
- Departure needed for residential entry width



C // CORNER UP // preferred (departures required)

Corner Up extends the OHP setback to grade and situates the entire north façade 4'-8" off of the north property line. Additional setback and a broad canopy set up a well-defined residential entry. A shallow ramp and stairs set up additional definition for the residential entry. Three live-work units engage the sidewalk along 9th with projecting canopies and large windows. Juliet balconies provide secondary scaling elements and will allow residents to engage directly with the public realm. The flexible outdoor space on the south side is level to allow for greater flexibility of uses including a loading stall. The upper level setback of the south façade varies from 8'-4" to 9'-2".

### Advantages

- Residential entry has widest frontage
- Large canopy defines residential entry
- Residential lounge connects to streetscape
- Good access to waste storage and bike room
- South courtyard is flat and most flexible
- Secondary elements provide multiple ways to interact
- Residential entry on most public facade
- Live-work entries on quieter neighborhood street
- Secure bike room at street level
- Least bulky massing
- Diversity of unit types
- Outdoor space at south side creates communal frontage with future townhome development to the south

### Challenges

- Topographic change between sidewalk and entry
- Least amount of rear setback and departure is needed
- Departure needed for residential width



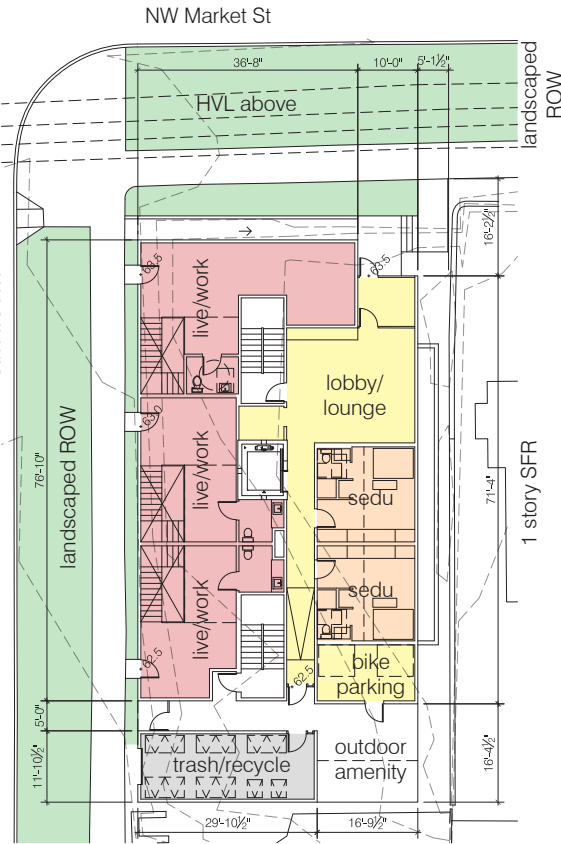
alternative A



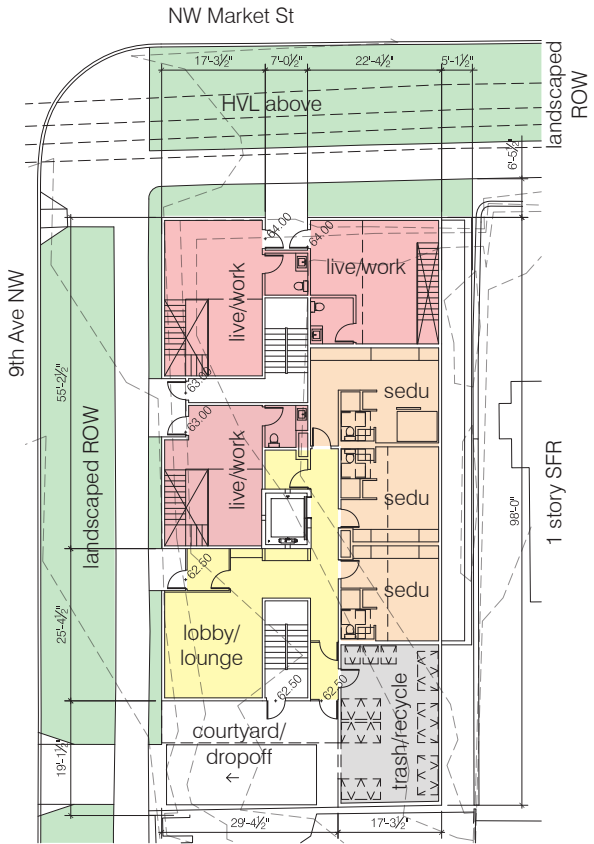
alternative B



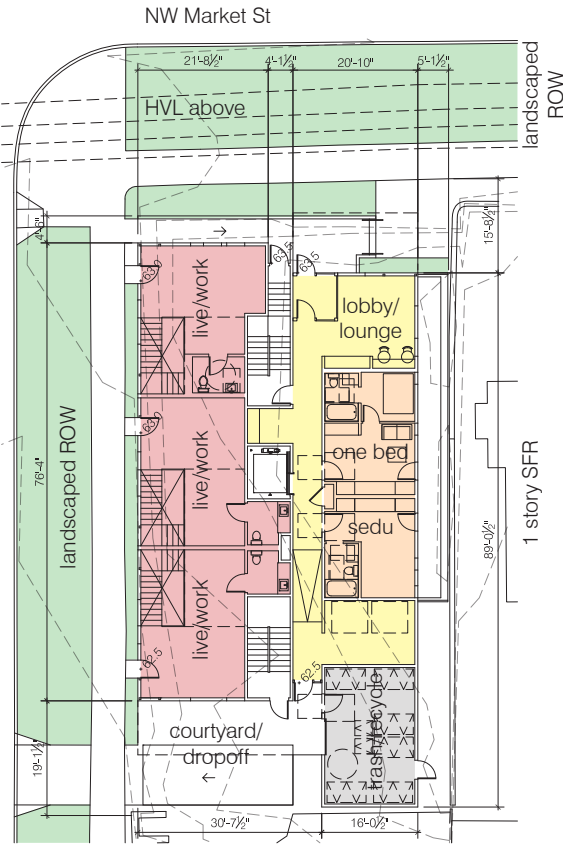
alternative C



street level plan



street level plan



street level plan



EDG Summary



EDG Summary

Corner and Massing

Staff felt the responses to the site edges and corner condition were compelling and that design should maintain a high amount of glazing at the ground floor. The rigor of the façade was appreciated and the projecting frames should be scaled to provide sufficient depth and shadow to the massing.

Open Spaces

Staff supported the location of the residential entry on Market and a multi-function open space on the south side with the trash room set away from the sidewalk. Success of the open space would depend on an emphasis on people rather than vehicles and staff supported working with SPU on alternate locations for trash staging in order to minimize impacts on the open space.

Transitions

Staff supported the transitional exterior spaces at the residential entry and flexible use space. Material transitions between street level and the upper stories helped strengthen the architectural concept and could be used to manage extent of blank walls at the waste storage area. Attention should be paid to the east façade to address privacy impacts to the east neighbor.







**Developments since EDG:**

**Corner and Massing**

Modulation has been integrated into the west façade to bridge between the townhome scales to the south and the larger massing of buildings proposed on Market. Unit and window configurations have been developed to allow the variation and frame concept to be equally strong on the north, south, and west façades. Panels of varying widths are proposed to provide scaling elements within a cohesive mass. The frame elements have been developed to provide façade depth and integrate Juliet balconies into different unit configurations.

**Open Spaces**

The topographic difference between the north and south sides of the project are now being managed by an interior elevation change at the first floor. The main entry is now at sidewalk grade and the exterior ramp along the NW façade has been eliminated. The slope of the south court is now less to facilitate more uses of that space.

**Transitions**

The stair to the lower level of the live-work units has been rotated to allow for more light penetration to the lower level. The east facade was developed to provide narrow windows to manage privacy between the dwelling units and the neighbors.

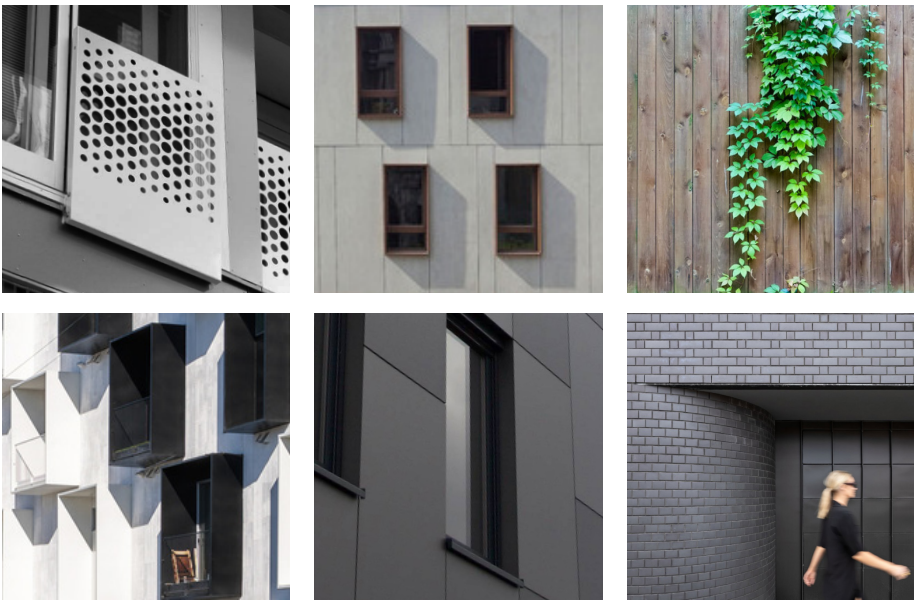


**Upper massing**

- 1 Vertical panel siding - breaks down facade through floor to floor panel sizing and floor plate divisions
- 2 Projecting metal window frames add variation and depth to the facade while providing attachment point for Juliet balcony
- 3 Metal balconies/railings allows for ample ventilation to pass into units while maximizing views
- 4 Groupings and infill panels introduce variation in scale and texture

**Ground level**

- 5 Brick adds richness to the pedestrian environment and further contextualizes the design with the brick bungalows nearby
- 6 Metal accents and canopies define entries and articulate a base
- 7 Large windows provide strong visual connections to work spaces
- 8 Privacy fence with vining plants creates privacy in courtyard space



**Material Consideration**



# Response to EDG Priorities and Recommendations

## Guidance #1 Massing Options

Staff finds that both massing options A and C are interesting and compelling responses to the site edges and the corner condition and is supportive of further development of either option.

Massing Option C was pursued.

If the applicant pursues option C, the following guidance applies:  
a. Staff appreciates the floor to ceiling glazing and the rigor of the façade composition of option C. (CS2-C-1 Corner Sites, CS3-A-2 Contemporary Design, DC2-A Massing)

- (1) The floor to ceiling glazing and façade composition has been carried forward.
- b. The projecting window frame elements should be scaled to provide sufficient depth and shadow to the massing. (DC2-C-1 Visual Depth and Interest)
- (2) The projecting window frame elements are 4 inches deep to provide depth to the façade and create strong shadow lines. The depth will also provide the sufficient support for the rails within the Juliet balconies.
- c. Staff supports the highly glazed ground floor. (CS2-B-2 Connection to the Street, PL3-B-2 Buildings with Live/Work Uses)
- (3) The ground floor is highly glazed in order to provide transparency into the live-work units and daylight through the stairwell to the lower level.



corner of Market and 9th





southwest corner



southeast corner



northeast corner



northwest corner



Guidance #2 Ground Level & Open Space

a. Both options A and C locate the residential entry on NW Market Street, which staff supports. (PL3-A Entries)

(1) The residential entry on NW Market Street has been maintained.

b. Staff supports locating the trash room at the east edge of the site away from the 9th Ave NW street frontage as proposed in option C. If option A is pursued, the trash room should be shifted to this location. (DC1-C-4 Services Uses)

(2) The trash room location away from 9th Avenue NW has been maintained. The size of the dumpsters has been increased to reduce quantity. Staging will now be in the right of way per SPU direction.

c. Staff questions whether the open space at the southeast corner can successfully function as usable amenity area while also serving as a temporary loading space as well as potential trash staging location, but supports the precedent images for this area provided on pg. 35 of the EDG. (DC1-C-3 Multiple Uses)

(3) The open space at the southwest corner will serve as a loading berth. Site lighting, a low wall and fence to the south, small scale pavers, and power can be provided to allow for flexible use of the space by tenants and local businesses. Trash staging will now be in the parking lane of the street that will enhance the usability of the south court.

d. The design of the open space should emphasize use by people rather than vehicles through high quality textured paving materials, lighting, landscaping, furniture and other design elements. Staff notes that the overhead elements such as the canopy and trellis illustrated in the precedent images are also successful at creating a people-oriented space. (DC1-C-3 Multiple Uses, DC3-B Open Space Uses and Activities, DC4-D Trees, Landscape and Hardscape Materials)

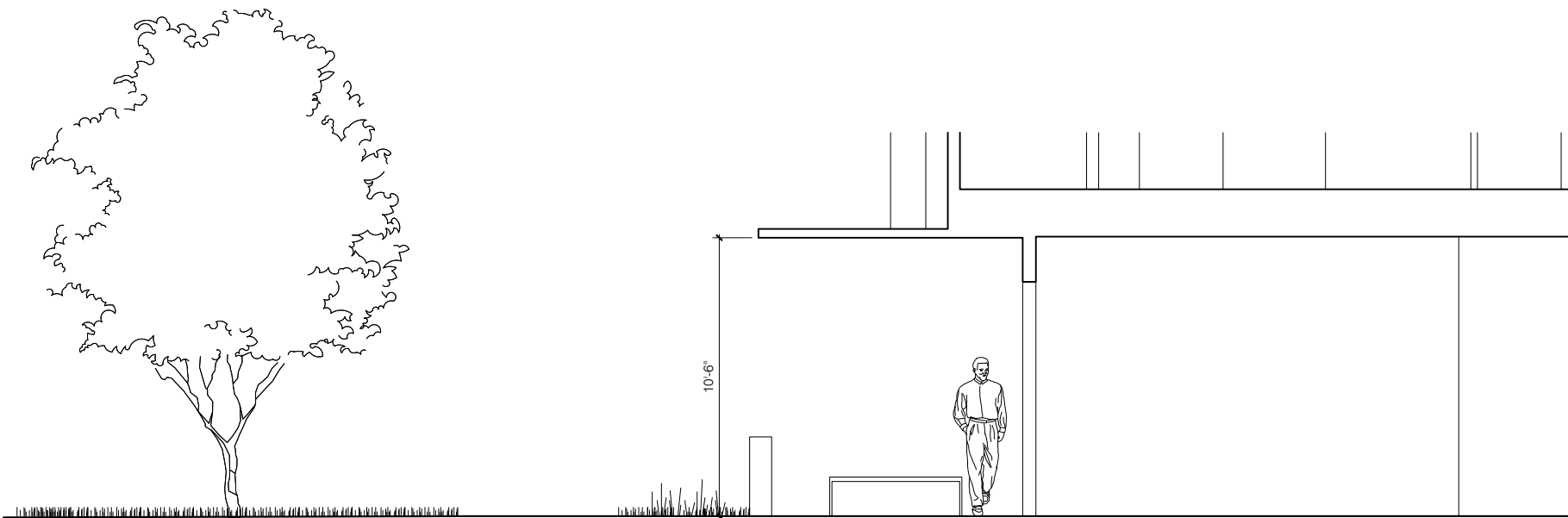
(4) The clear definition of the loading berth on the south side with a low wall and a steel and wood screen, provide a semi-private people-oriented space. The structure of the screen will provide opportunities to introduce temporary lighting. High quality, small scale, paving materials will emphasize use by people. A block pattern using two tones of paver will be used to define the loading berth and access aisle within a larger graphic pattern extended over the entire court. This design element will emphasize the use by people by integrating the required markings within a larger overall pattern.

e. Staff strongly encourages the applicant to work with SPU to determine whether it is possible to accommodate interior trash staging to minimize impacts to the open space. (DC1-C-3 Multiple Uses, DC1-C-4 Services Uses)

We worked with SPU to reduce the impacts of trash staging on the open space. By increasing dumpster sizes, we reduced the size of the trash room and are allowed to stage in the right of way, one day per week. The reduced waste room also allows for a larger bike room that will consolidate all bike storage at the entry level.



north facade entry

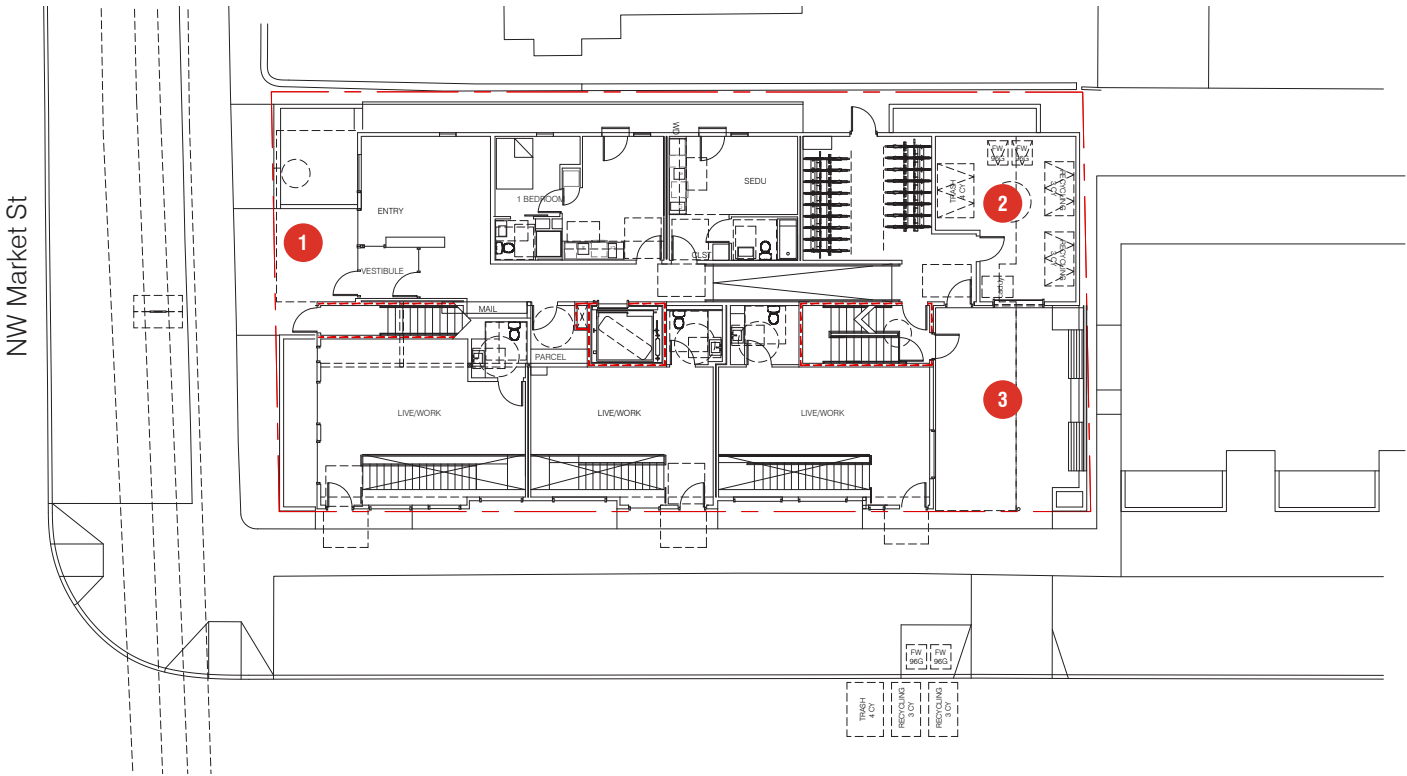


north entry section

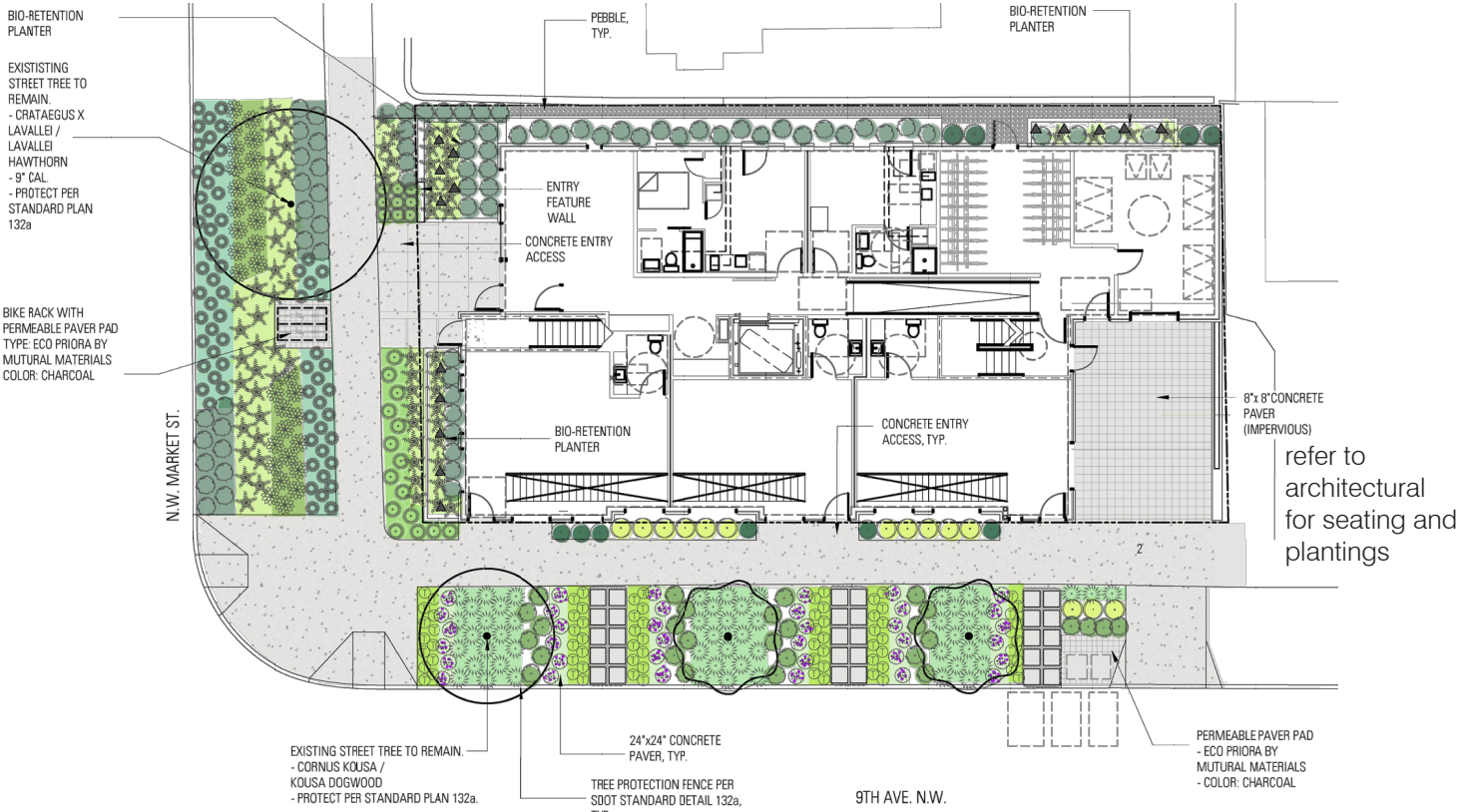




west facade entry



ground level plan



landscape plan



Guidance #4 Architectural Concept

a. Staff supports the conceptual material palette indicated on pg. 34 of the EDG packet including brick at the pedestrian level and lap or channel siding at the upper levels. The natural wood cladding illustrated throughout the packet is particularly compelling. (DC2-B-1 Façade Composition, DC2-D Scale and Texture, DC4-A Building Materials)

(1) In conjunction with building modulation on the south, west and north facades, the material palette has been further developed to include a brick base, metal canopies and accents at the live work and residential entry, high quality fiber cement panel siding, and steel projecting window frames and balconies.

b. Minimize the impact of blank walls at the waste storage room on the amenity area with design treatments that provide human scale. (DC2-B-2 Blank Walls)

(2) The wall will be clad with brick to carry the quality of materials and texture to the exterior wall of the waste storage room. The wood screening along the south lot line folds onto the brick wall and the building logo “Z” will be cut into the human scaled and textured layering of materials.

c. Thoughtfully compose the east façade to minimize privacy impacts to the adjacent single-family neighbor. (CS2-D-5 Respect for Adjacent Sites, DC2-B-1 Façade Composition)

(3) The brick base will be carried around the ground floor of the east façade. A window pattern of narrow vertical windows will provide texture and scale to the façade and manage the amount of view into and out of the dwelling units.



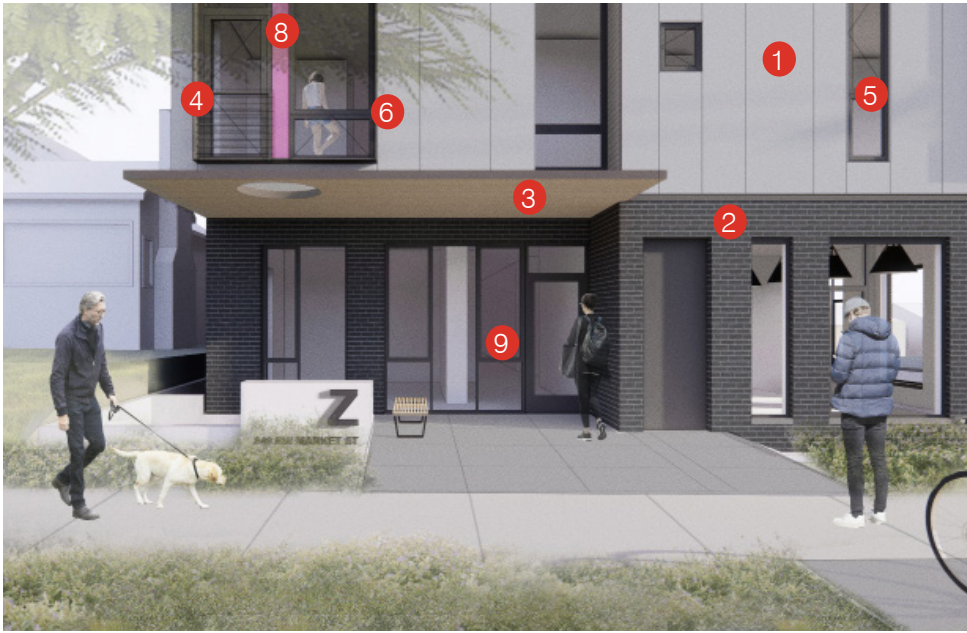
court



west elevation

east elevation





entry perspective

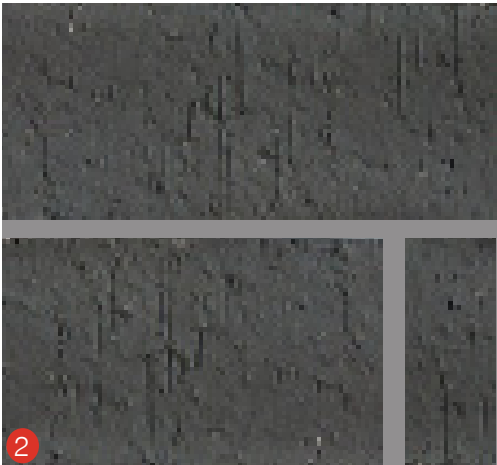


corner of Market and 9th

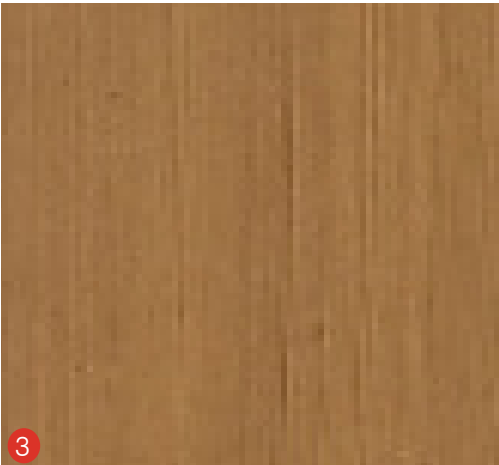
workshop AD



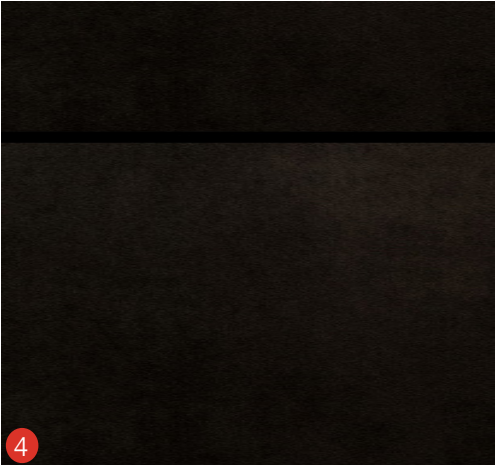
typ facades: 3/8" Cembrit Patina fiber cement panel (varying widths)  
integral color: P 020



ground level street edge: ebony slimbrick texture  
size: Modular 2-1/2" x 7-5/8"  
finish: smooth



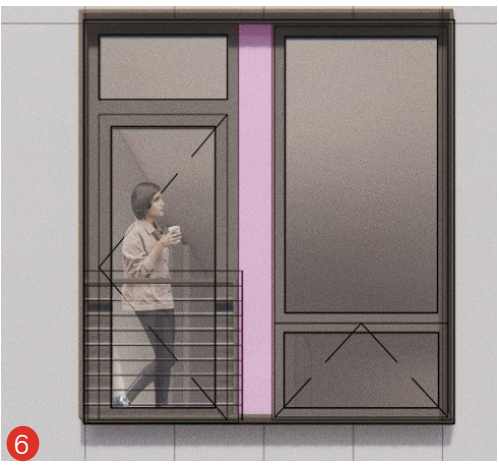
entry accent wall, soffit, and recess  
accent: tongue and groove white ash with clear finish



black painted aluminum tube handrail and guardrail at juliet balconies



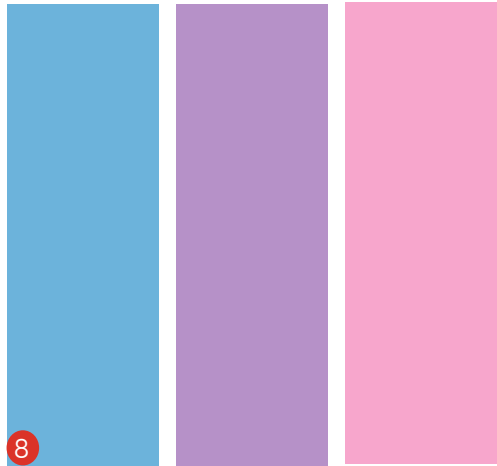
dark bronze exterior vinyl windows & doors



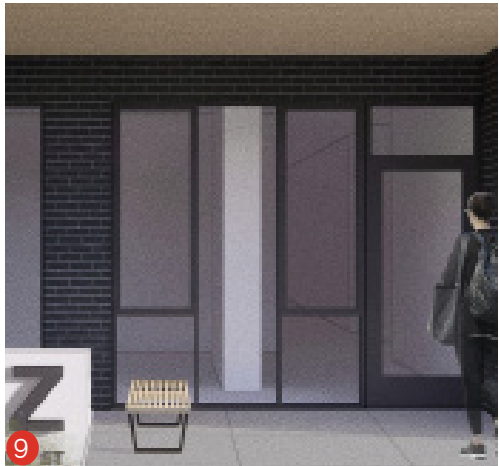
metal residential window frame and flashing painted black



roof facade: 24" wide vertical fiber cement panel  
color: grey



PNL-3: acrylic panel with colored backlight



dark bronze anodized aluminum storefront windows and doors



pnl-3: frosted acrylic  
with color  
LED back light



roof facade: 3/8" Cembrit  
fiber cement panel  
integral color: grey

typ facades: 3/8" Cembrit  
Patina fiber cement panel  
(varying widths)  
integral color: P 020

black painted  
aluminum tube  
handrail,  
metal flashing  
& window frame

tongue and groove  
white ash with clear  
finish

ebony slimbrick  
modular brick  
size: 2-1/4" x 7-5/8"  
finish: smooth

clear sky condition

pnl-3: frosted acrylic  
with color  
LED back light



roof facade: 3/8" Cembrit  
fiber cement panel  
integral color: grey

typ facades: 3/8" Cembrit  
Patina fiber cement panel  
(varying widths)  
integral color: P 020

black painted  
aluminum tube  
handrail,  
metal flashing  
& window frame

tongue and groove  
white ash with clear  
finish

ebony slimbrick  
modular brick  
size: 2-1/4" x 7-5/8"  
finish: smooth

overcast sky condition



Guidance #5 Live / Work Units

- a. Staff supports the transparent façade at the live/work units as shown in option C. (PL3-B-3 Buildings with Live/Work Units)
- (3) A high level of transparency into the live-work units has been maintained. The extent of brick and openings seek to create a sturdy base while maximizing openness.
- b. Design the live/work units to maximize the amount of natural light that reaches the below grade level while maintaining an active façade. (PL3-B-3 Buildings with Live/Work Units)
- (4) The stair to the lower level of the live-work units has been rotated to align with the west façade to allow a greater amount of daylight to reach the lower level. An open railing along the stair will allow for visual transparency into the work portion of the unit. Deep window sills will allow for flexible use of these space for signage and/or display.

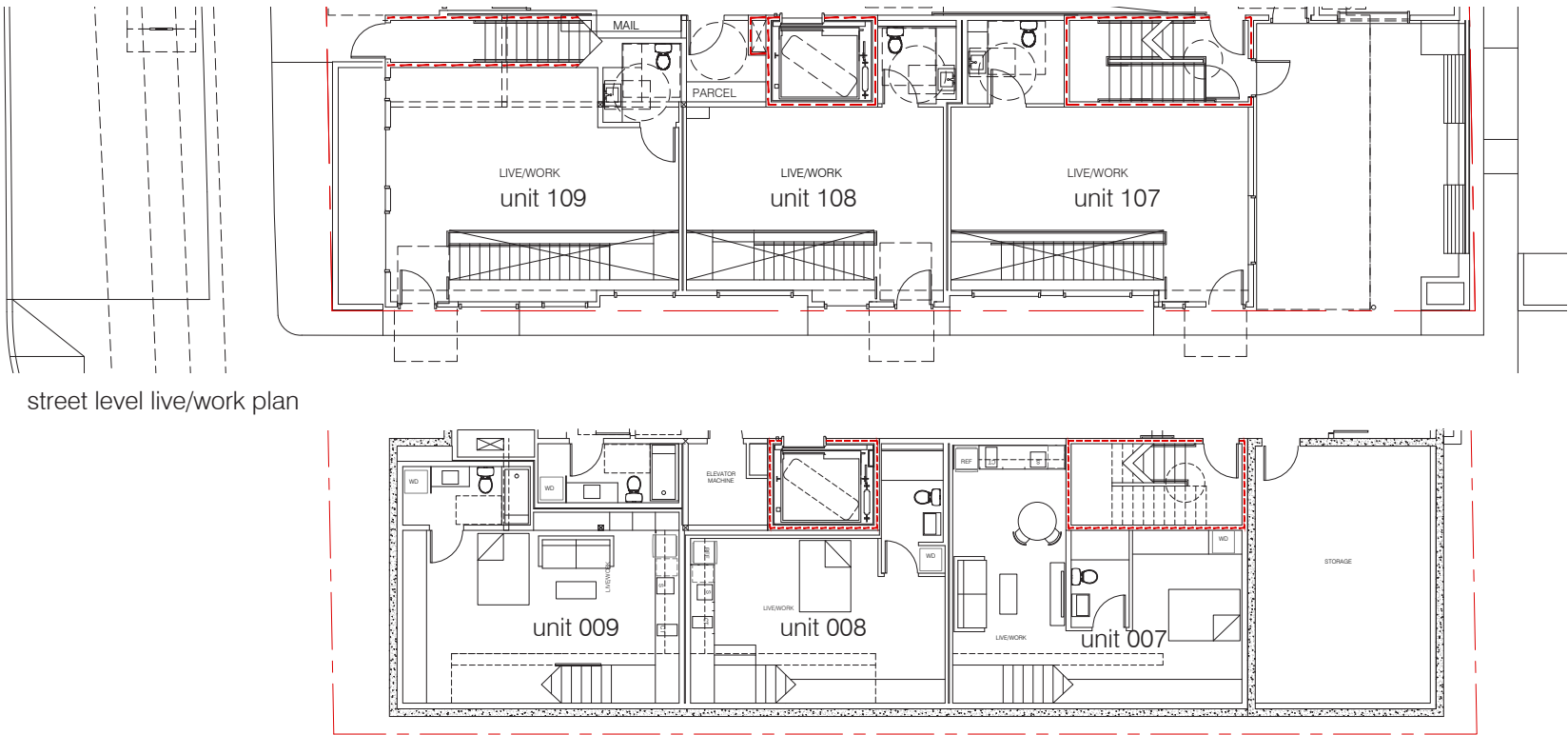


live / work entry

workshop AD



street view of live/work units



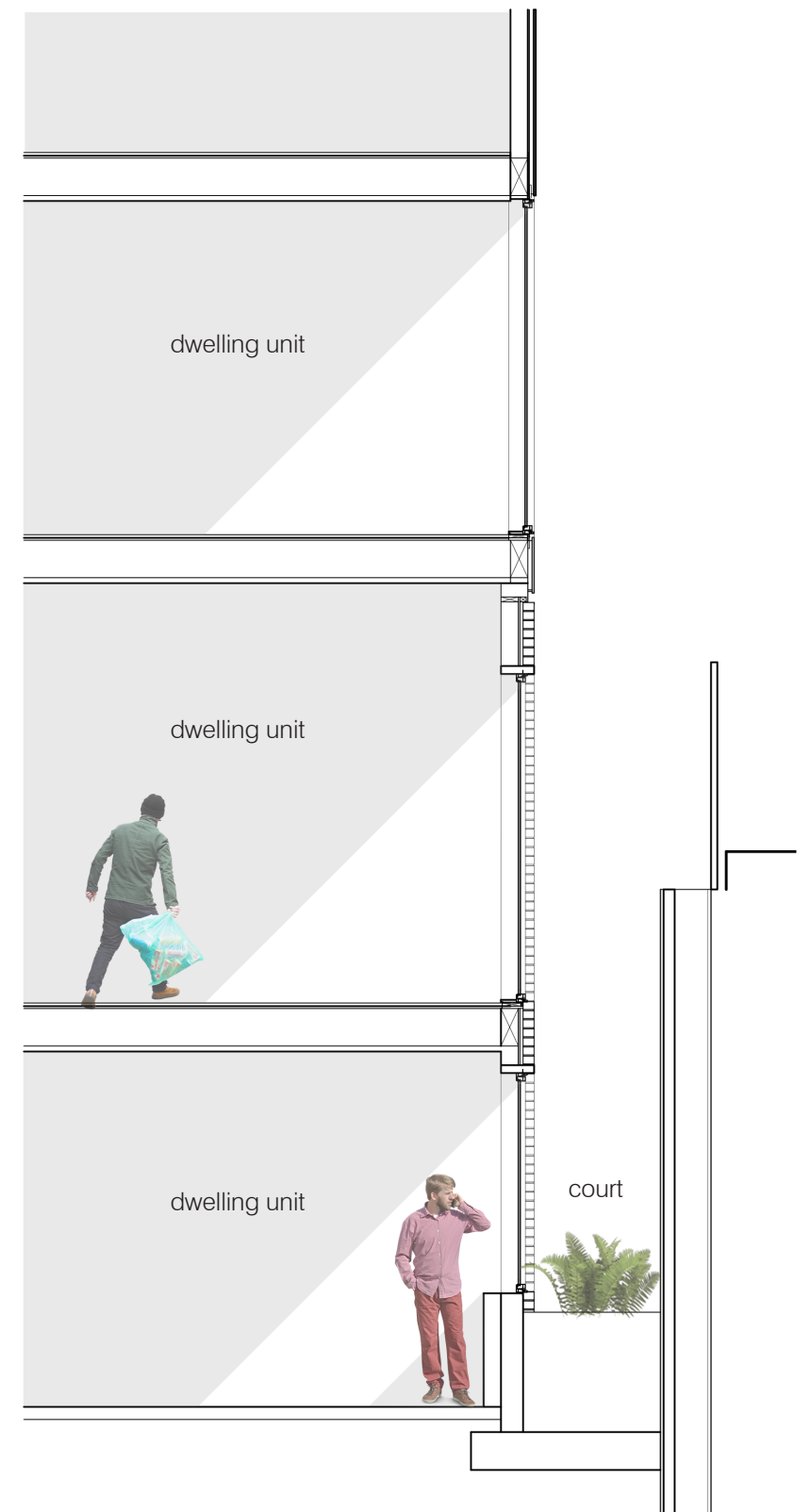
street level live/work plan

lower level live/work plan



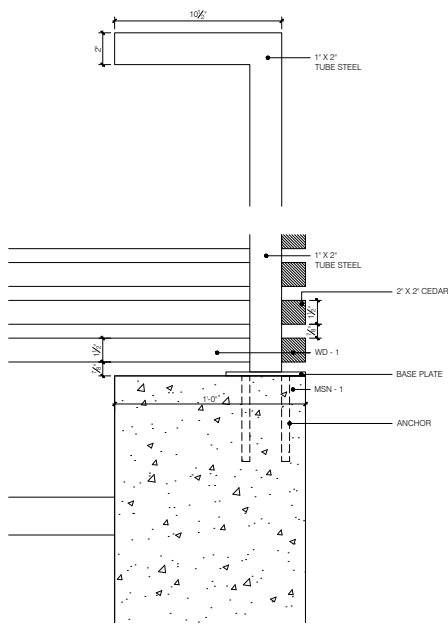


live/work street section

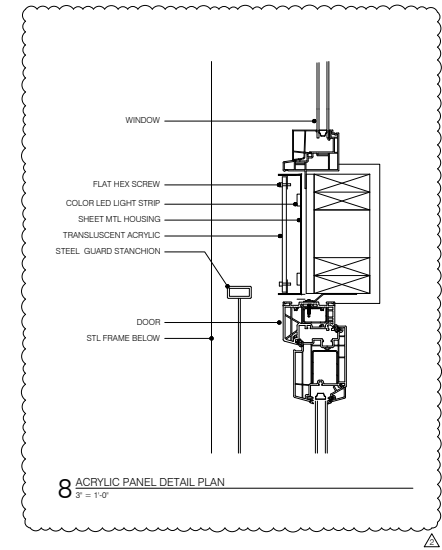


workshop AD

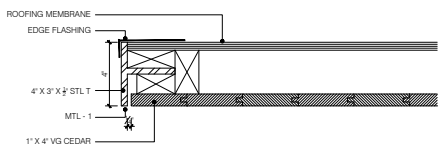




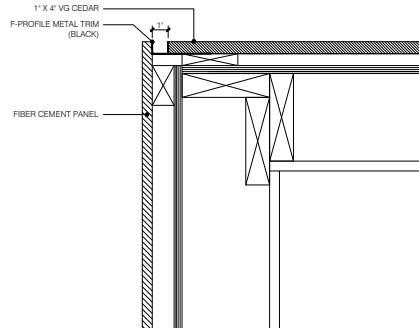
9 FENCE AND TRELLIS AT COURT  
3/8" = 1'-0"



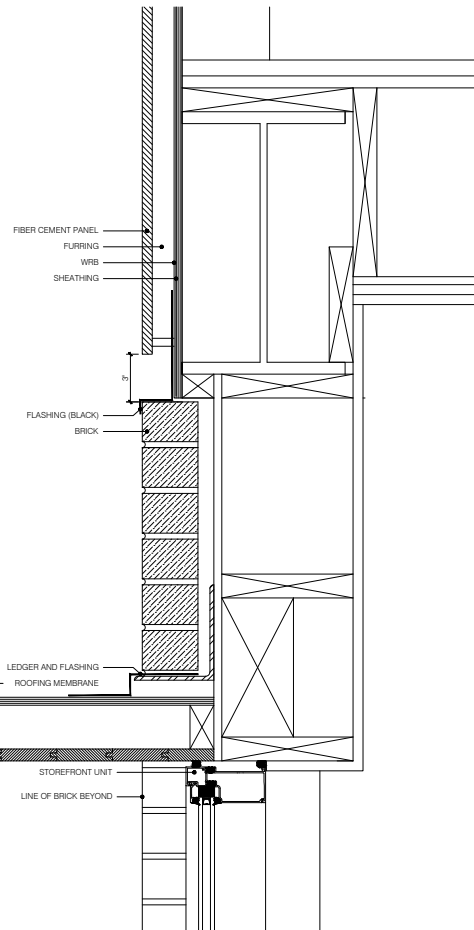
8 ACRYLIC PANEL DETAIL PLAN  
3/8" = 1'-0"



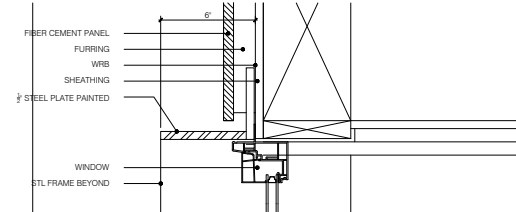
6 CANOPY AT LIVE / WORK ENTRY  
3/8" = 1'-0"



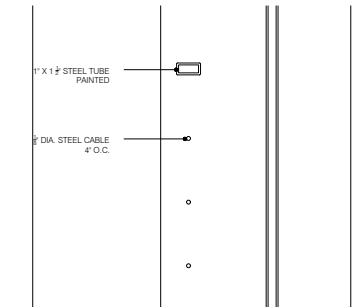
7 SIDING TRANSITION AT RECESS  
3/8" = 1'-0"



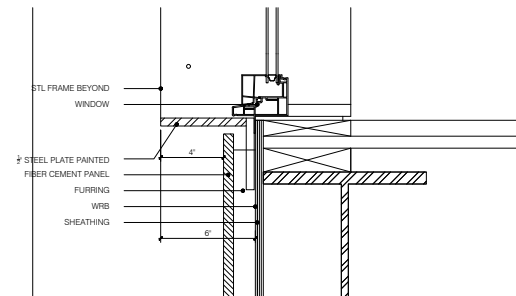
5 CANOPY / STOREFRONT AT LIVE WORK ENTRY  
3/8" = 1'-0"



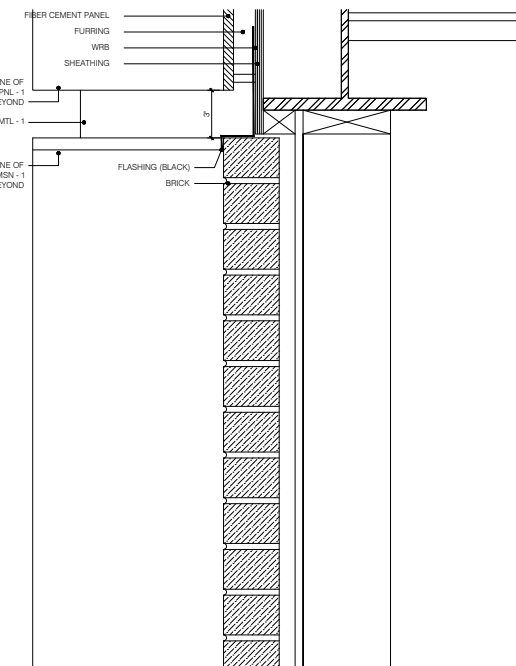
4 PROJECTING FRAME / HEAD AND JAMB  
3/8" = 1'-0"



3 GUARDRAIL  
3/8" = 1'-0"



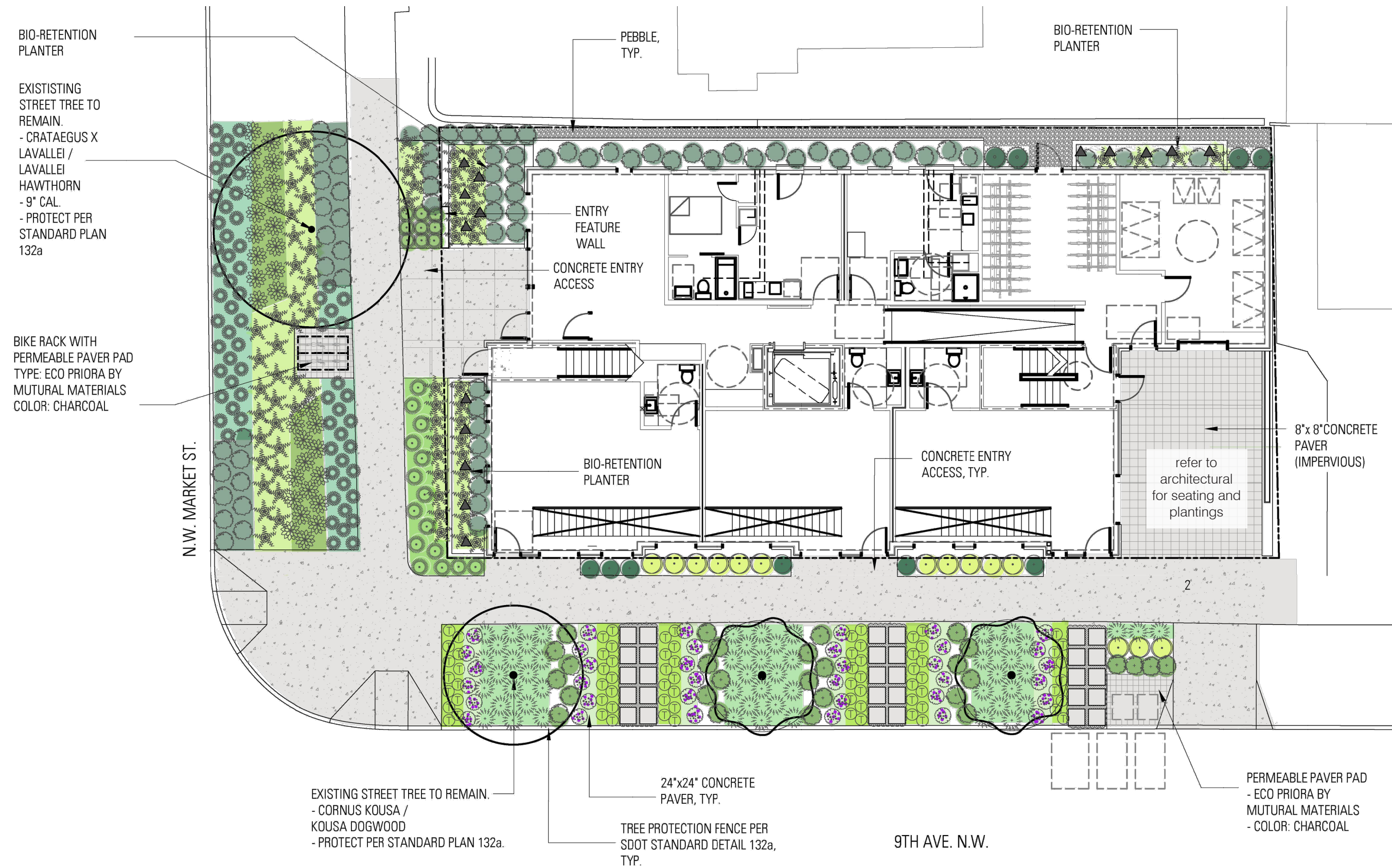
2 PROJECTING FRAME / SILL  
3/8" = 1'-0"



1 BRICK TO PANEL TRANSITION  
3/8" = 1'-0"

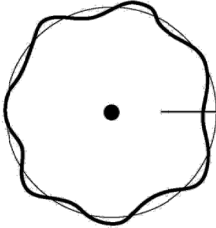





Landscape Plan - ground level





Landscape - plantings

PLANT SCHEDULE			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	REMARKS
	<b>TREES</b>		
	Quercus rubra Northern Red Oak	2" Cal.	4 Single straight trunk, full habit, well branched
	<b>SHRUBS</b>		
	Daphne x transatlantica 'BLAFRA' Eternal Fragrance Daphne	12" Ht. 2 Gal.	28
	Ilex x 'Little Rascal' Little Rascal Japanese Holly	Min. 18" HT. 3 Gal.	6
	Nandina domestica 'Lemon Lime' Lemon Lime Heavenly Bamboo	24" Ht.	14
	Nandina domestica 'Moon Bay' Moon Bay Heavenly Bamboo	24" Ht.	7
	Sarcococca hookeriana var. humilis Himalayan Sarcococca	Min. 12" Ht. 1 -2 Gal.	75
	Taxus x media 'Hicksii' Hicksii Hybrid Yew	6' Ht.	4
	* All plants to be healthy and fully formed and compliance with industry standards ASNS (ANSI Z60.1 ) .		
	<b>PERENNIALS / ORNAMENTAL GRASSES</b>		
	Calluna vulgaris 'Sissi' Sissi Scotch Heather	1 Gal.	16
	Carex 'Feather Falls' Variegated Sedge	1 Gal.	83
	Carex oshmaensis 'EverColor Everillo' EverColor Everillo Sedge	1 Gal.	24
	Epimedium frohnleiten Frohnleiten Epimedium	1 Gal.	32
	Geranium 'Johnson's Blue' Johnson's Blue Cranesbill	1 Gal.	36
	Liriope muscari 'Big Blue' Big Blue Muscari	1 Gal.	72
	Nassella tenuissima Mexican Feather Grass	1 Gal.	25
	Polystichum polybrepharum Tassel Fern	1 Gal.	75
	<b>GROUNDCOVERS</b>		
	Laurentina fluivatilis Blue Star Creeper	4" Pot @ 12" O.C.	60
	Thyme Lemon Lemon Thyme	4" Pot @15" O.C.	82
	Asarum europaeum European Wild Ginger	4" Pot	15
	* All plants to be healthy and fully formed and compliance with industry standards ASNS (ANSI Z60.1 ) .		



Acer rubrum



Carex 'Feather Falls'



Nandina domestica 'Moon Bay'



Carex 'EverColor Everillo'



Daphne 'Eternal Fragrance'



Epimedium x perralchicum 'Frohnleiten'



Thymus 'Lemon'



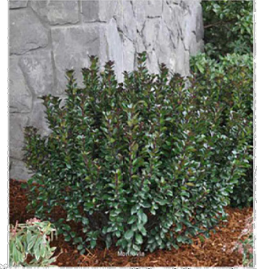
Taxus



Geranium johnson blue



Calluna vulgaris 'Sissi'




Ilex x meservae 'MonNieves'



Laurentia fluviatilis



Nandina domestica 'Lemon Lime'



Liriope 'Majestic'



Polystichum polyblepharum



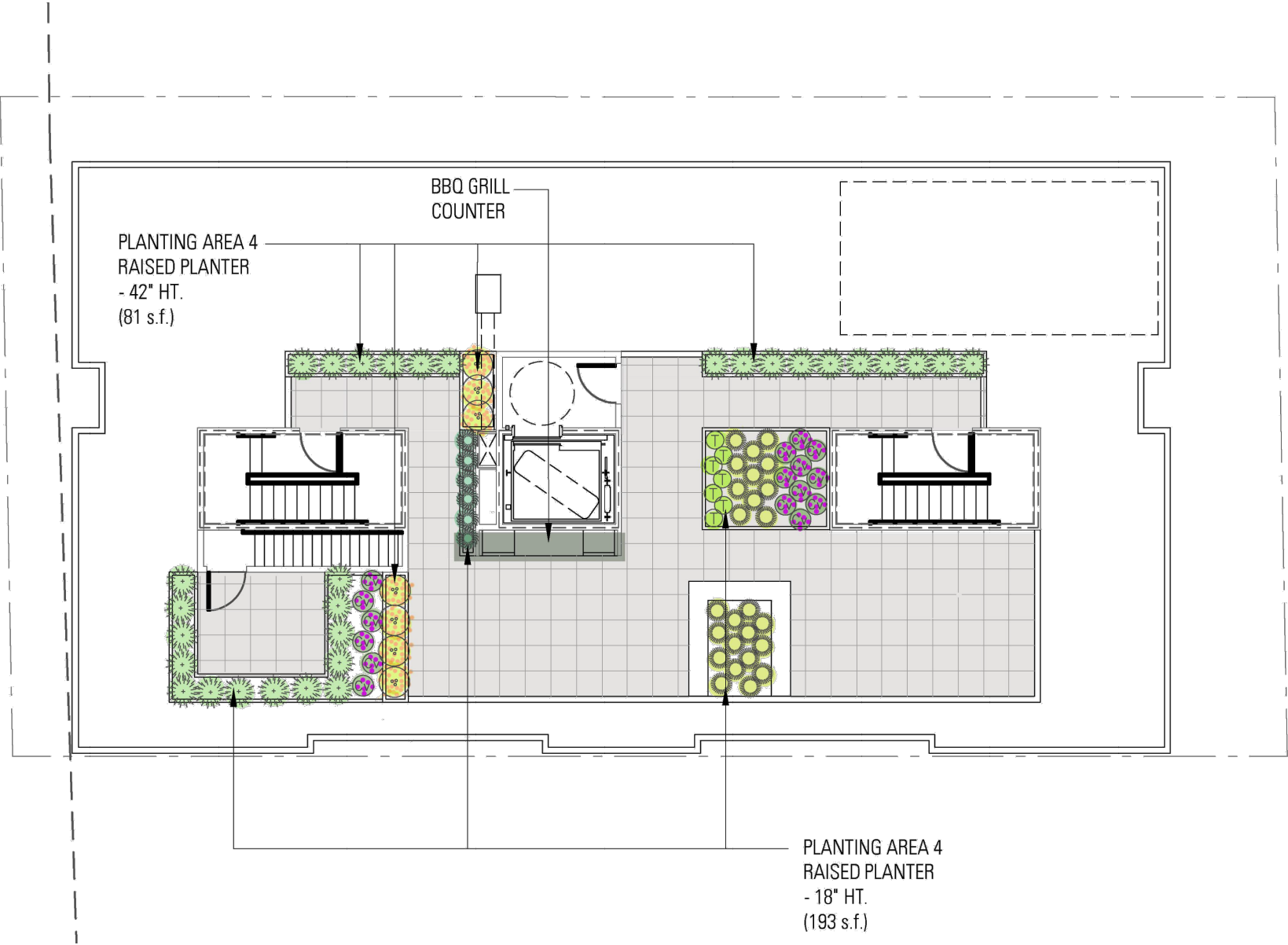
Nassella tenuissima



Sarcococca humilis



Landscape Plan - roof





intentionally blank



Elevations



west elevation



south elevation





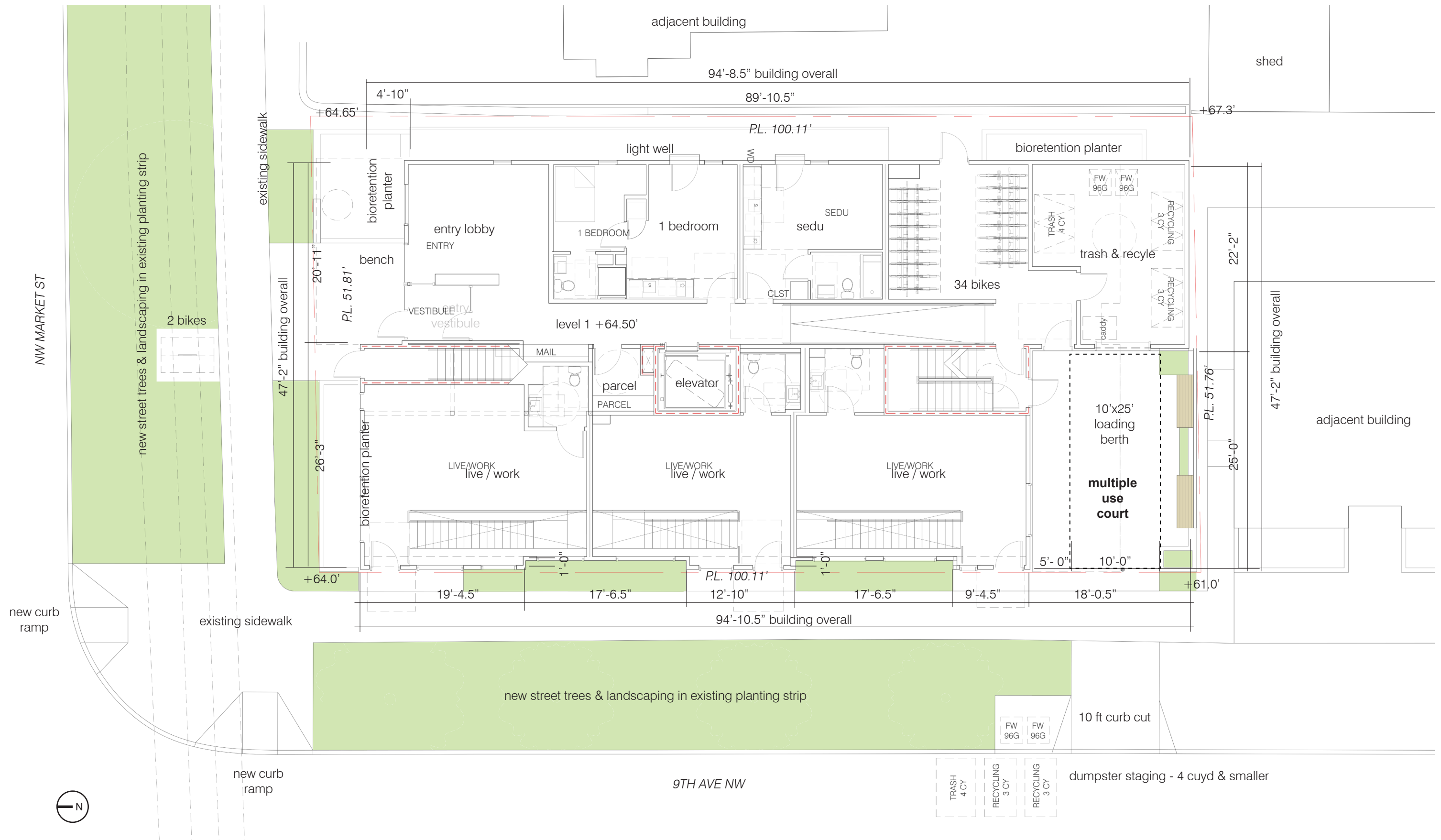
north elevation



east elevation



## Site Plan



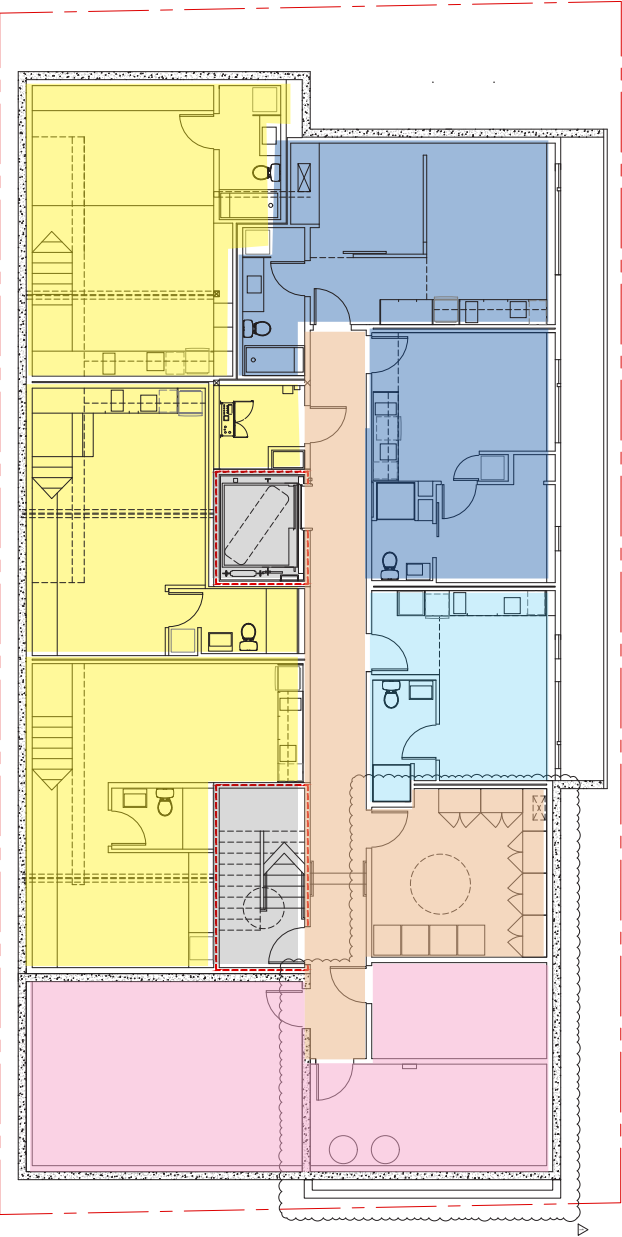


intentionally blank

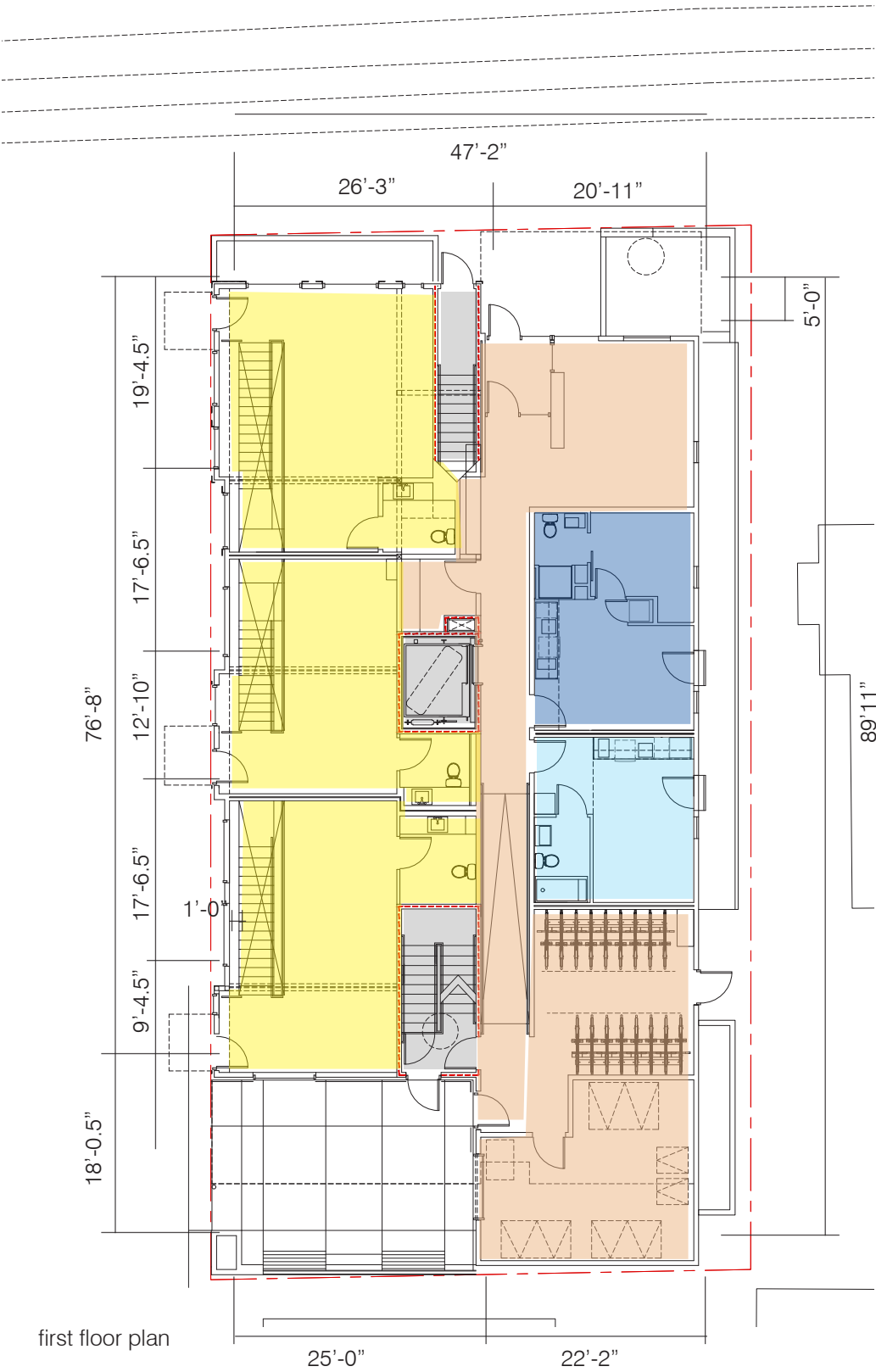


Floor Plans

- live/work unit
- dwelling unit
- SEDU
- common areas
- service / utilities
- stair / elevator

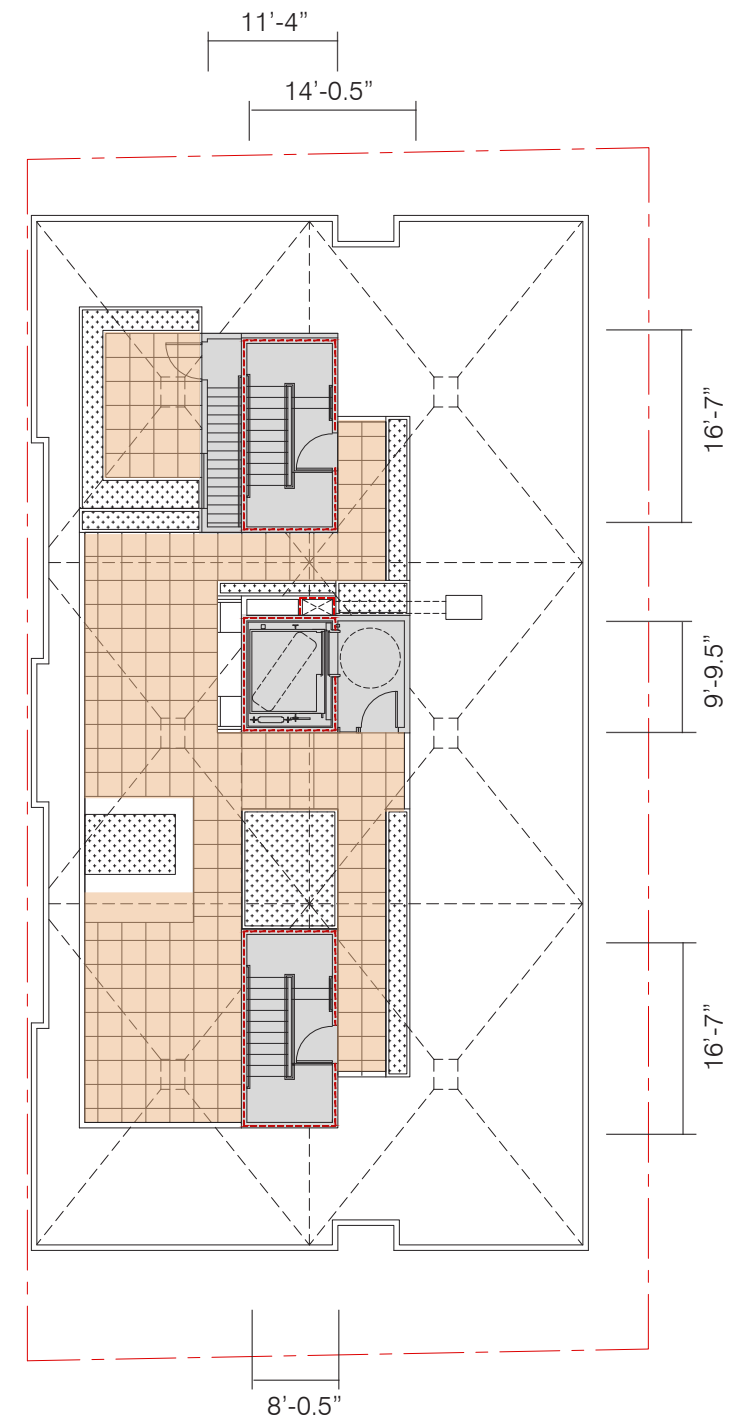
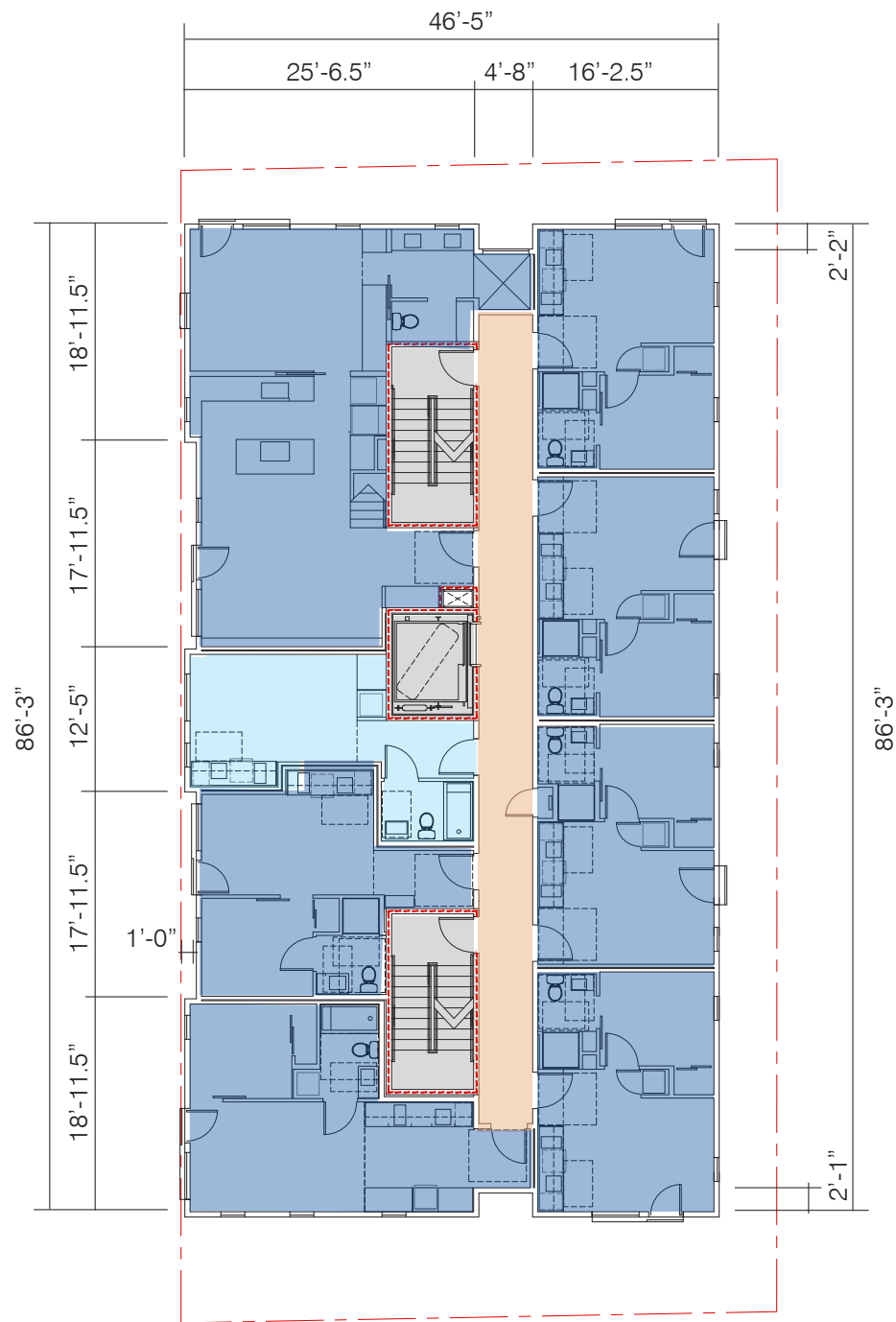
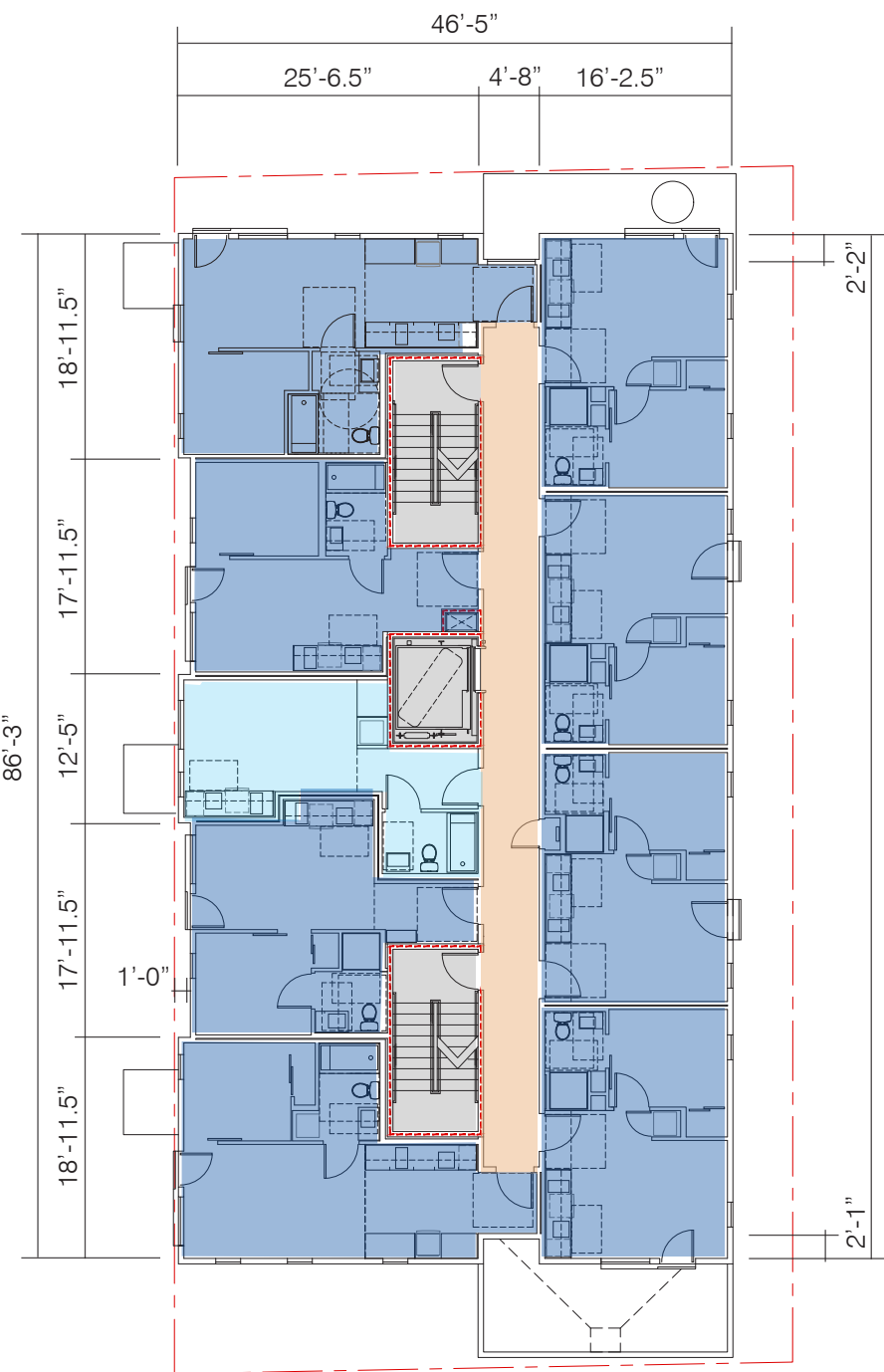


basement plan



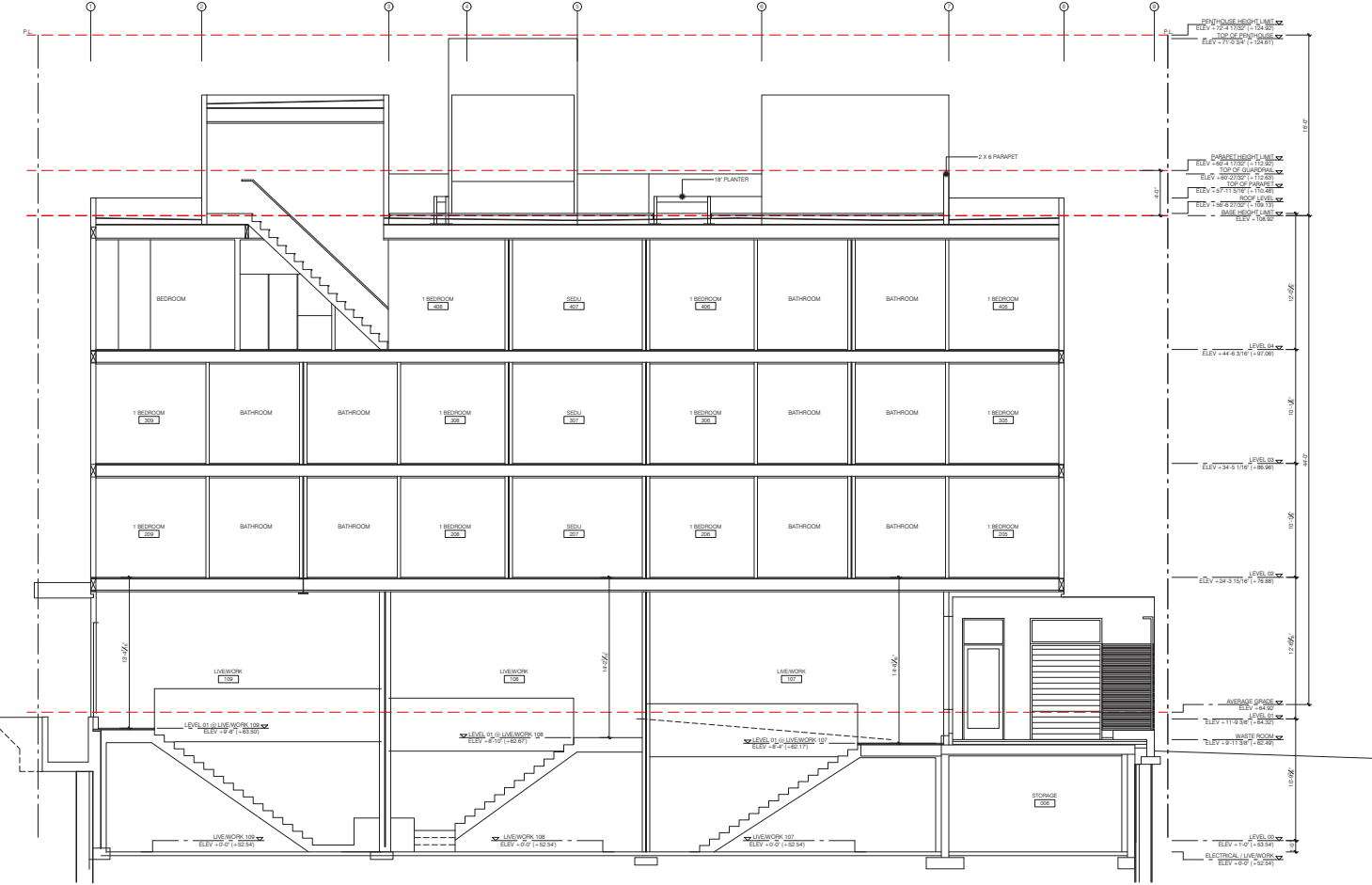
first floor plan



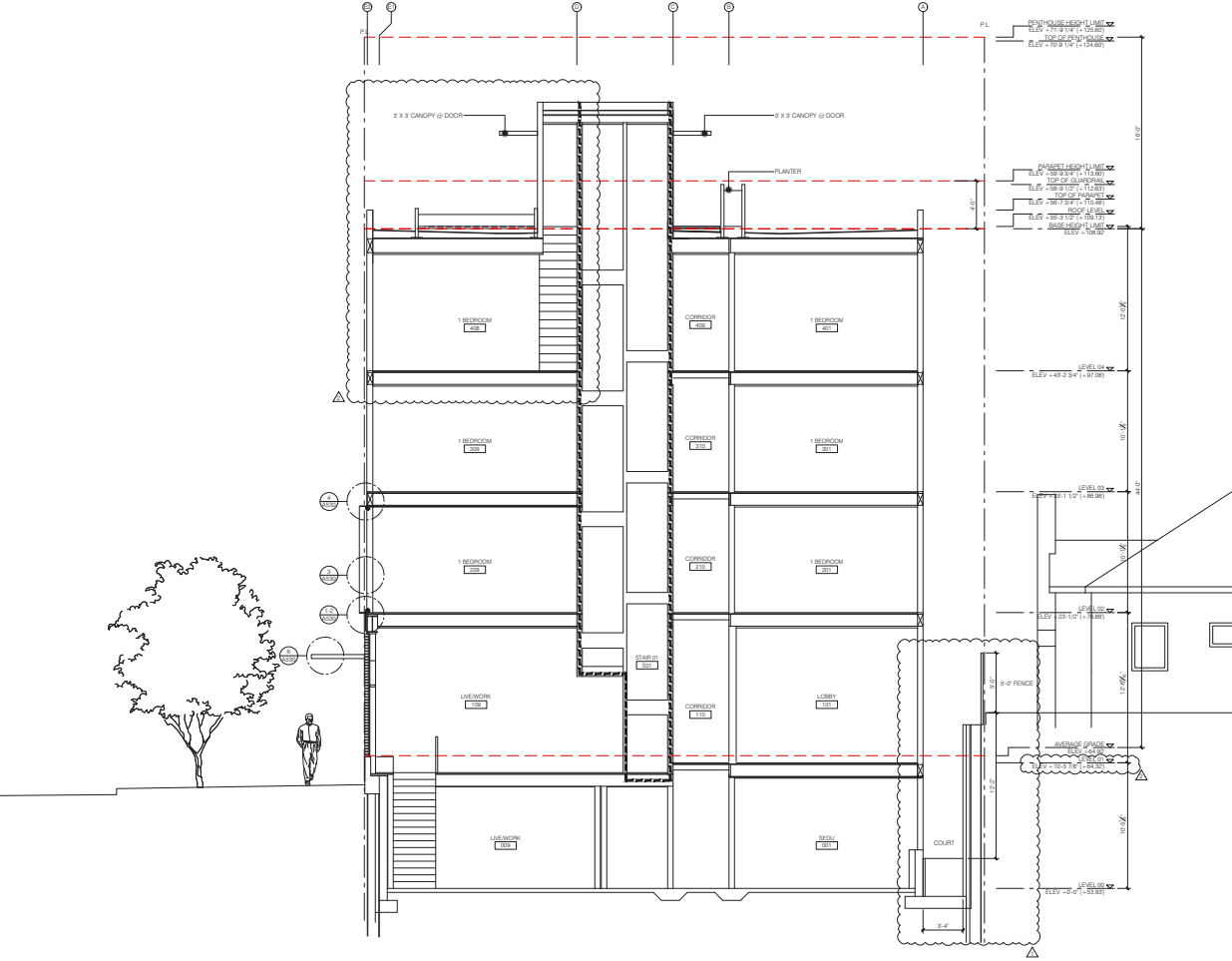




Sections



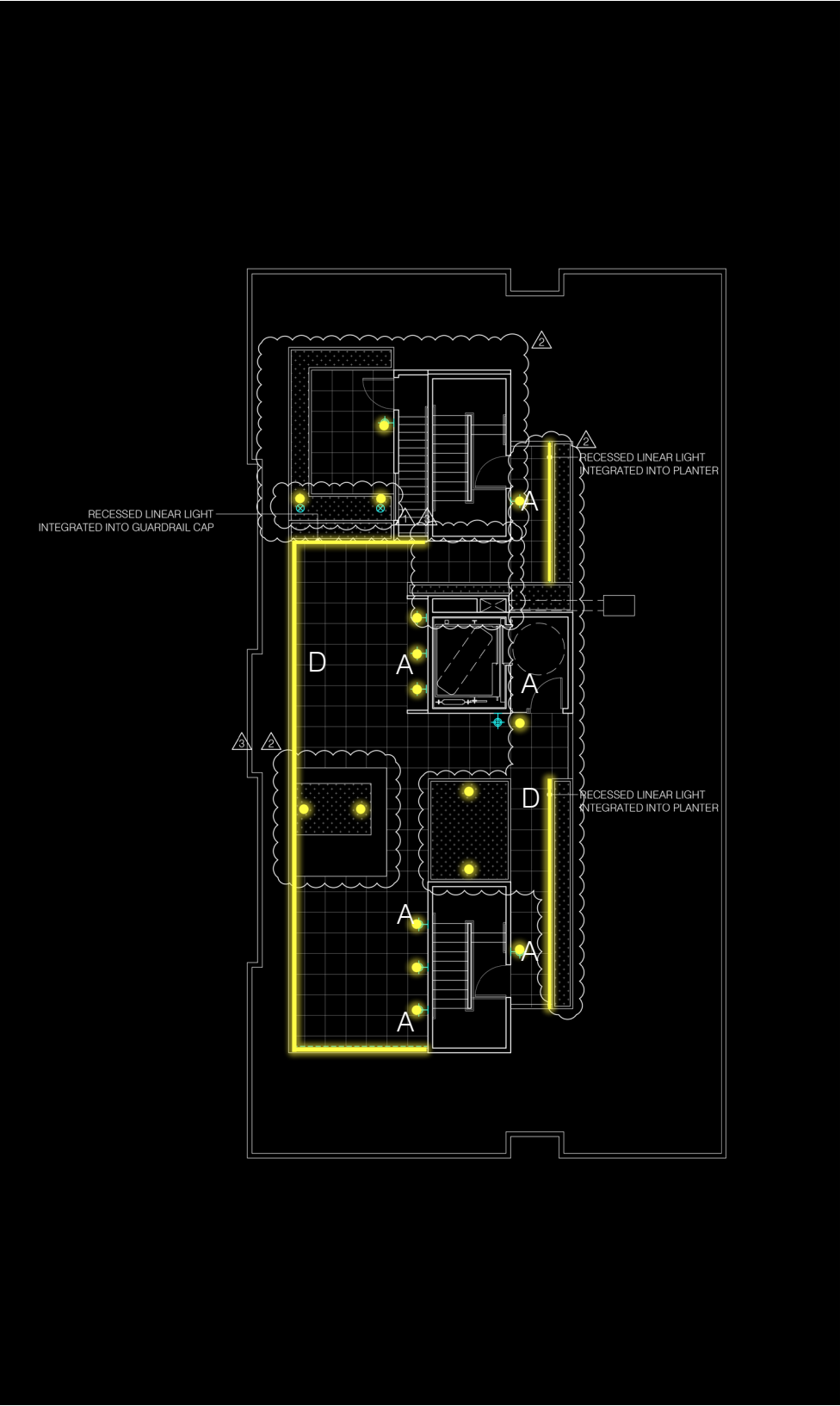
longitudinal section west



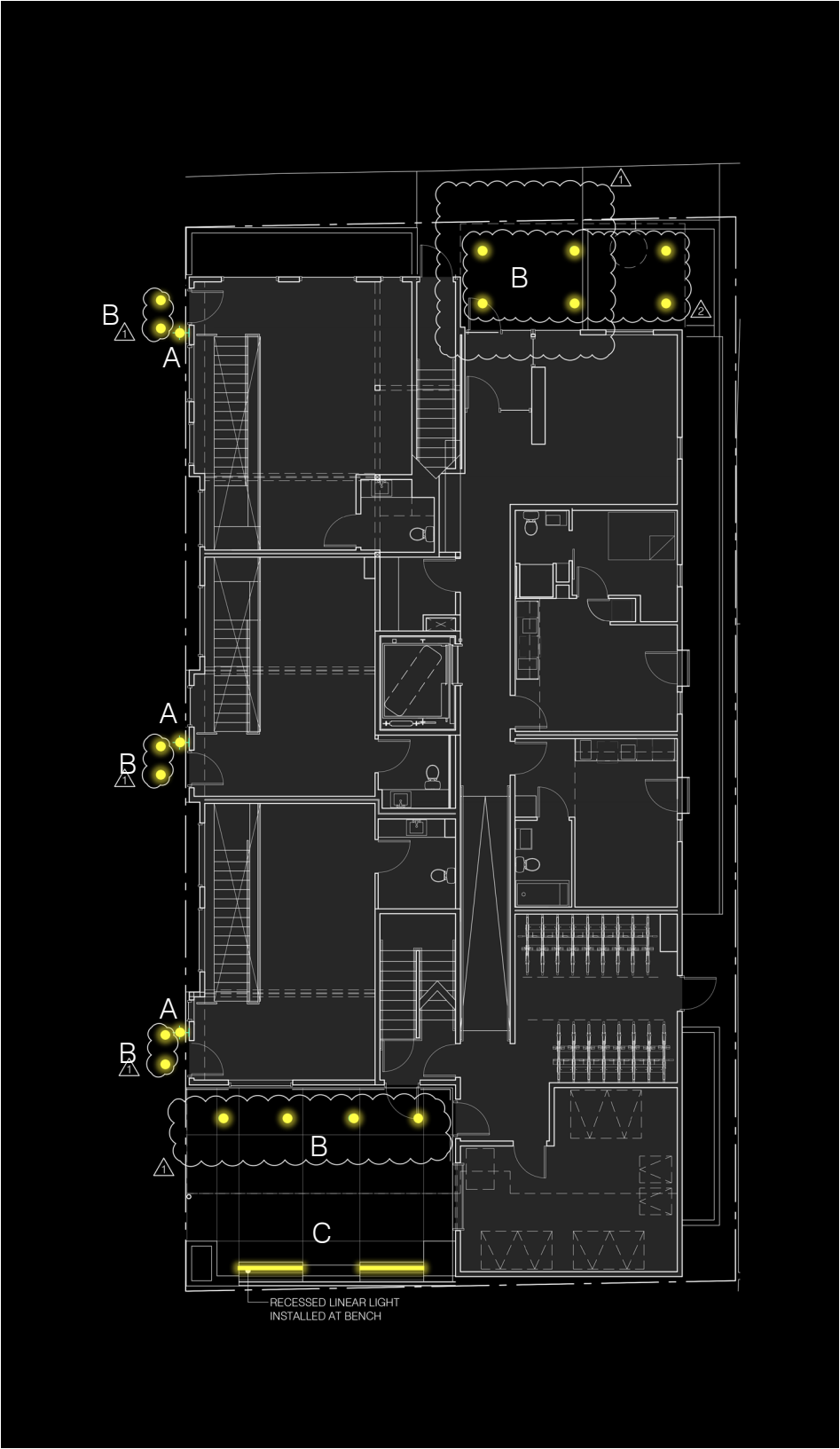
east / west section



Lighting



roof level lighting plan



street level lighting plan



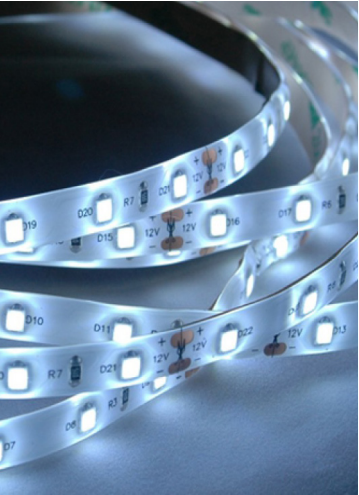
A - downlight wall mounted



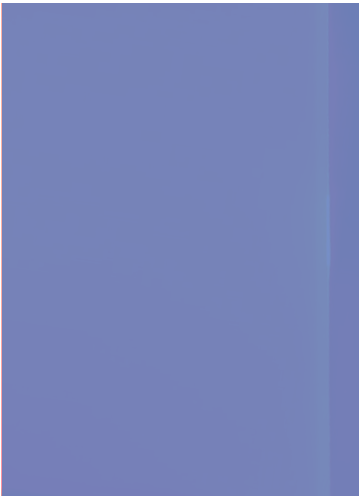
B - recessed downlight



C- string lights



D - recessed linear led cove light

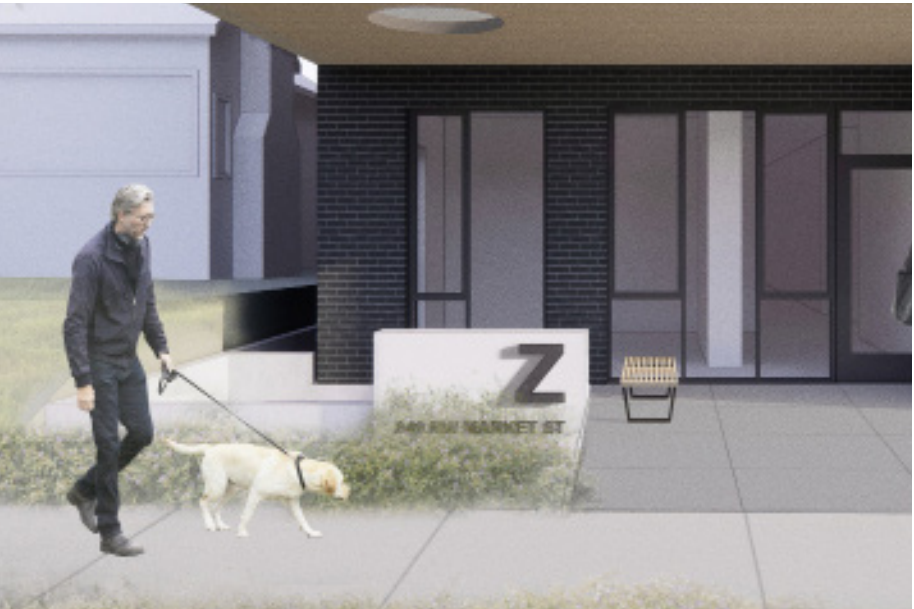


E - backlit acrylic panels





Live/work addressing



Building entry signage



Raised numbering with back light



intentionally blank



# Departure Requests

## Departure Request #1

### Standard

23.47A.005.C.1.d | Street-level uses  
In C1 zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade.

### Proposition

To occupy 54 percent of the NW Market Street level façade with residential uses in order to:

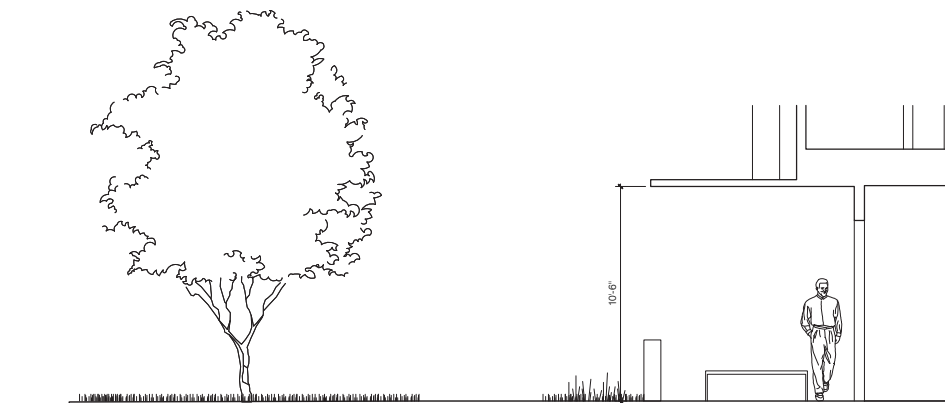
- 1) provide a clearly identifiable entry
- 2) provide a building entry and amenity space that engage with the public realm

### Rationale

The proposed structure is 46'-8" wide, which results in an allowable residential frontage of 9'-4". Accounting for functional wall thicknesses results in a residential lobby of only 8'-4". This is a substandard width for this scale and type of building. Instead, the design proposes 25'-0" of residential frontage to allow for functional residential lounge space adjacent to the entry and to maintain direct visual connections from the entry doors to the elevators and mail area.

The frontage includes a 15'-0" wide canopy that projects from the façade to provide a sheltered entry space. 10 feet tall glazing will enclose the lounge to maximize the street level transparency and connection from the residential amenity area to the public realm. This glass enclosure is setback 5 feet from the building face above to create a broad porch that expands the sidewalk environment and clearly differentiate the residential entry and lounge from the live-work uses.

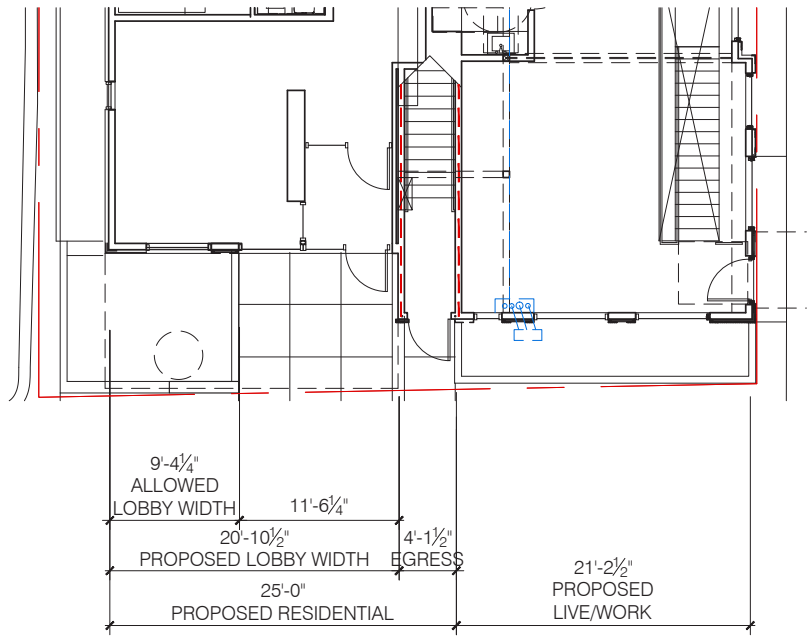
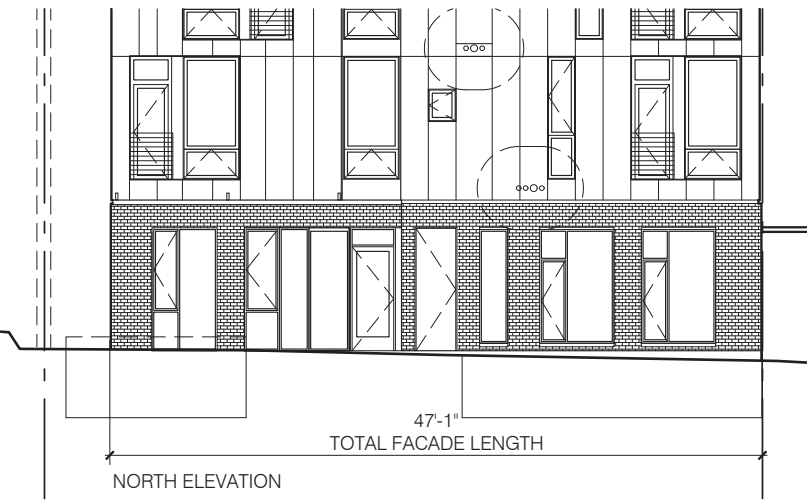
- CS2-B.2. Connection to the Street;
- PL1-A.2. Adding to Public Life;
- PL1-B.3. Pedestrian Amenities;
- PL1-C.3. Year Round Activity;
- PL2-B.3. Street Level Transparency;
- PL3-A. Entries;
- DC1-A. Arrangement of Interior Uses;
- DC2-E.1. Legibility and Flexibility



street level frontage section



north street level view

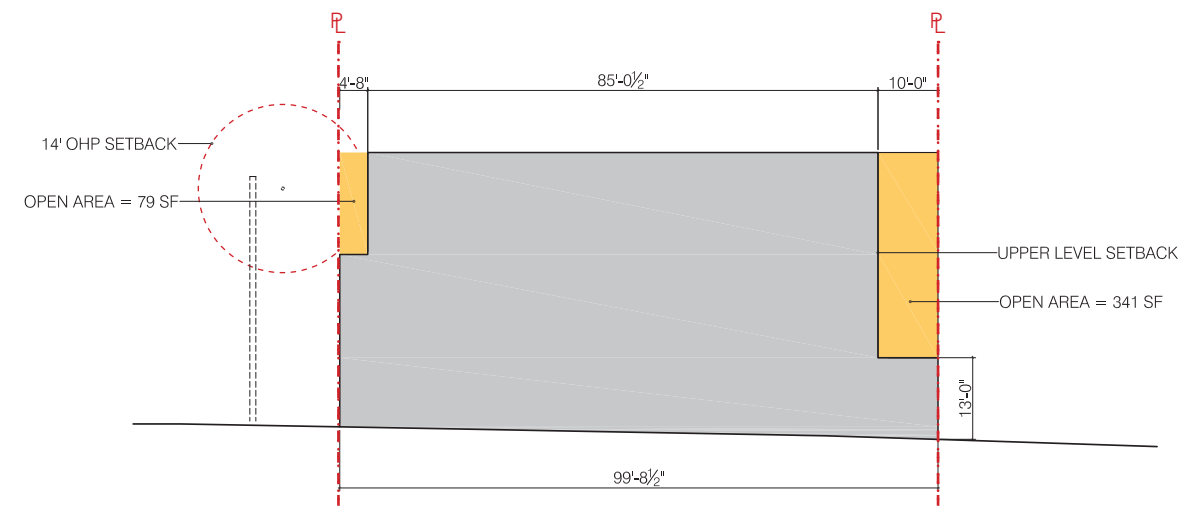


frontage plan and north elevation

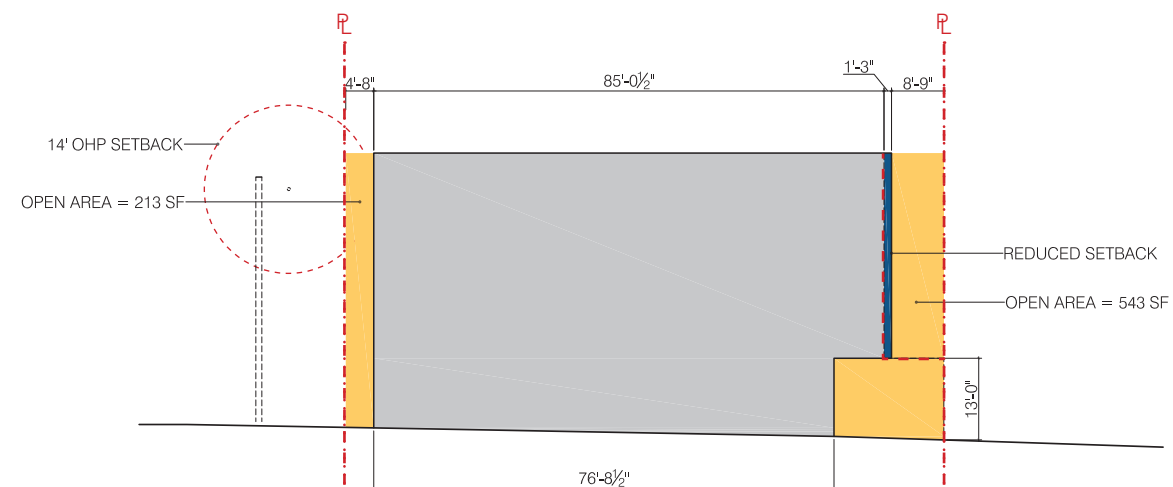




**PREFERRED ALT. SCHEME C, SE VIEW**



**CONFORMING**



**PROPOSED**

## Departure Request #2

### Standard

23.47A.014.B.2.a | Setbacks requirements

An upper-level setback of ten feet, for portions of structures above 13 feet in height, is required along any rear lot line that abuts a lot in an LR zone.

### Proposition

To reduce the upper level setback from the rear lot line to an average of 8'-9" and a minimum of 8'-4" in order to provide additional ground level building setback along the NW Market Street frontage and provide a 17'-4" x 25'-0" ground level open space along the rear lot line.

### Rationale

The rear lot line abuts the rear lot line of an LR2 lot. A project on that lot would be allowed to construct a 40 feet tall rear façade that was at least 5 feet from the shared lot line and averaged 7 feet away.

In the NC1 zone, a project may be constructed with no setback across the entire rear lot line up to a height of 13 feet. The proposed structure has a single-story appurtenance that is 16 feet wide and encloses the waste storage room. This leaves 34 feet of frontage without structure at the lot line. To the west of the waste room is a flexible hardscaped open space with built in seating and landscaping that can be used by tenants for gathering, activities, and as a short loading berth. This space is 17'-4" x 25'-0" at the ground level. The upper levels the building cantilever over this open space to create shelter and to preserve visual openness at the ground level. The proposed location of the south façade is 8'-4" from the lot line at its closest location.

The project is not only expanding the ground level open space at the south side, but at the north side as well. The structure is set back 4'-8" from the NW Market Street lot line. This results in a net upper-level building depth that is 3 feet less than allowed by code and additional setback on Market to provide site features that transition between the sidewalk and the structure.

The expanded the ground level space on both the north and south sides, the net reduction in building depth, and an upper level that is set back more than is required for the adjacent LR2 lot to the south allows the massing of the building to be arranged on a small corner lot in a manner that is more contextually responsive and enables active outdoor spaces.

PL1-C.3. Year Round Activity;  
 CS2-B Adjacent Sites, Streets, and Open Spaces: Site Characteristics  
 DC3-C.1 Open Space Design  
 DC3-C Reinforce existing open space  
 DC4-D.4 Place Making  
 DC2-A Massing  
 DC2-C3 Fit with Neighboring Buildings  
 DC1-C Parking and Service Uses: Multiple Uses  
 DC3-A Building-Open Space Relationship: Interior/Exterior Fit | Connections to Other Open Space



Departure Request #3

Standard

SMC 23.47A.3 | Street Level Development Standards  
Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

Proposition

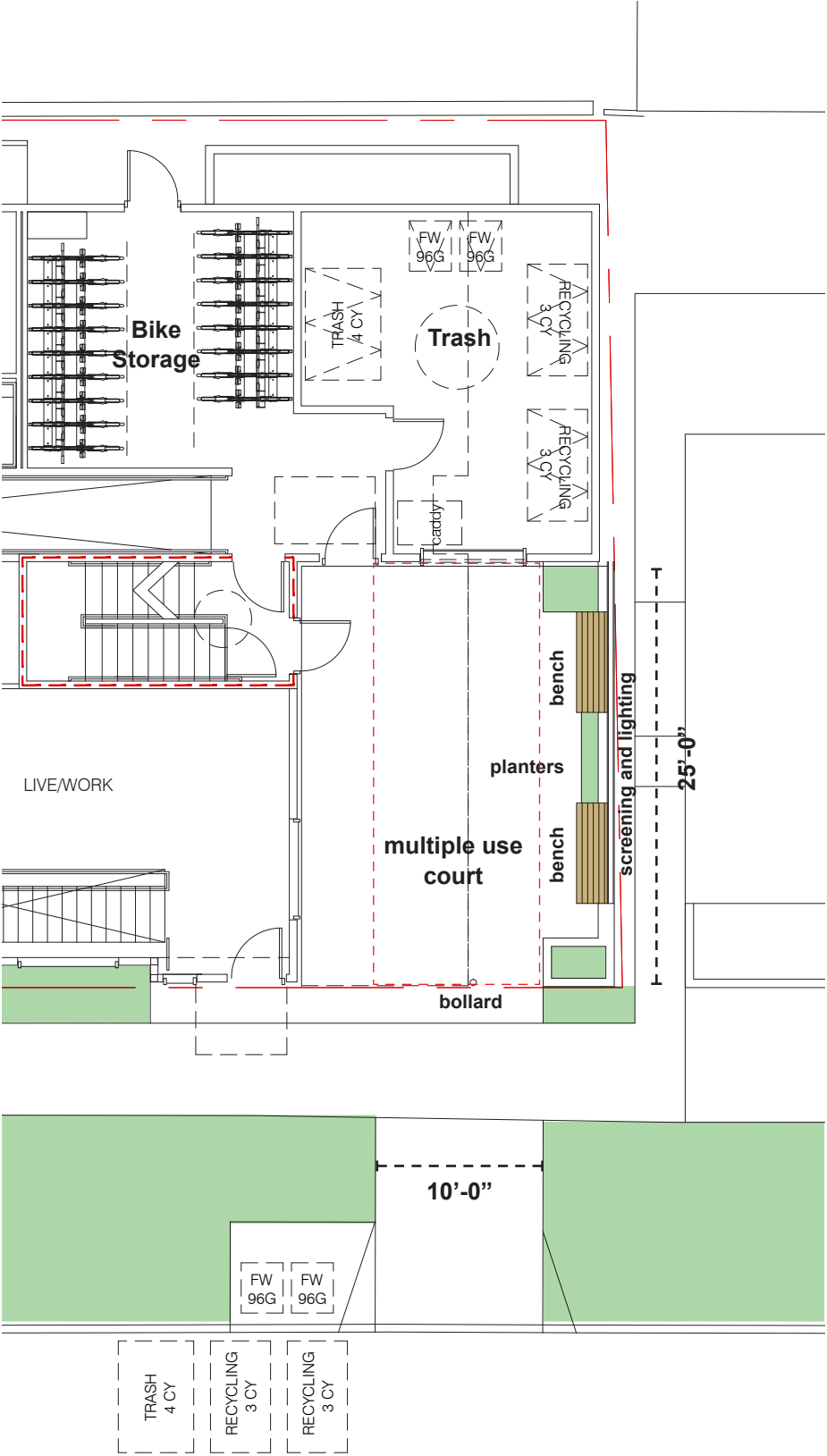
To locate a portion of the street-level, street facing façade 25'-0" from the lot line in order to create a multiuse outdoor space for tenant use and as a short-term loading berth.

Rationale

Plazas and other open spaces are encouraged as acceptable alternatives to lot line fronting structures. The open space will provide for an active and flexible outdoor space with elements that encourage human use including, landscaping, built-in seating, screening, ornamental lighting, and varied materials. The expanded ground level space will present a net reduction in building depth and provide an open space along the lot line, and transition to the LR-2 zone to the south. It creates a massing that is more contextually responsive and enables active outdoor spaces. The additional setback allows for an increased transparency of the south wall of the southern live/work unit.

CS2-B Adjacent Sites, Streets, and Open Spaces: Site Characteristics

- PL1-C.2. Informal Community Uses
- PL1-C.3. Year Round Activity;
- PL3-A.2: Ensemble of Elements
- PL3-B.3 Buildings with Live/Work Uses
- DC1-C Parking and Service Uses: Multiple Uses
- DC2-A.1 Massing: Site Characteristics and Uses
- DC2-C3 Fit with Neighboring Buildings
- DC3-A Open Space Concept: Building-Open Space Relationship
- DC3-B Open Space Concept: Open Space Uses and Activities
- DC3-C.2. Amenities and Features
- DC4 Exterior Elements and Finishes



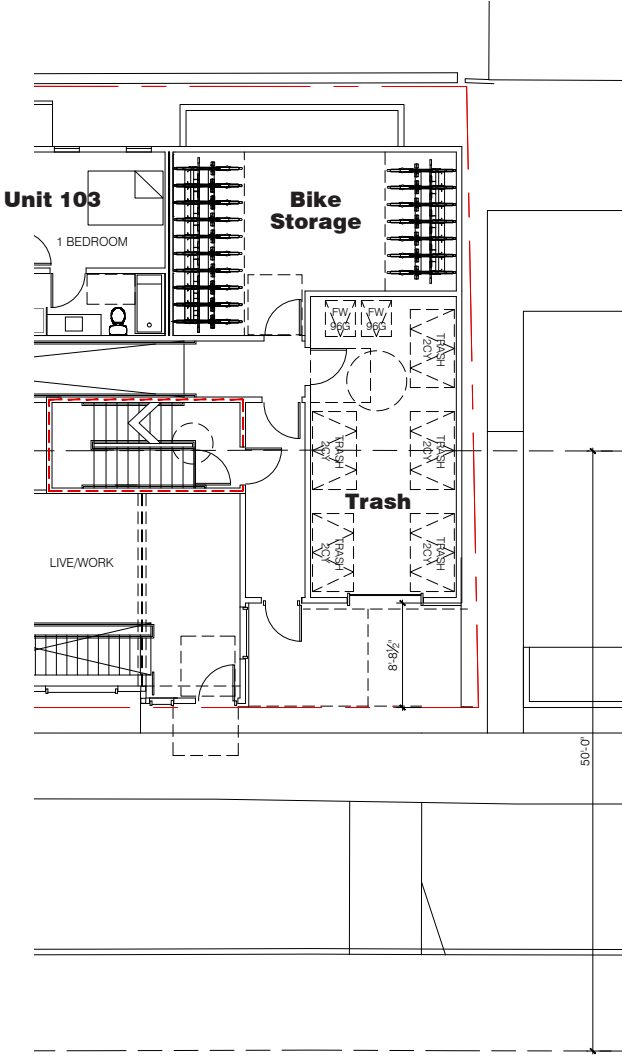


**A. Code Conforming Alternative  
Trash Room Revision**

Center of trash room located 50 feet from point of collection per SPU. Trash collected from within the building.

West facade located 8'-6" from west lot line.

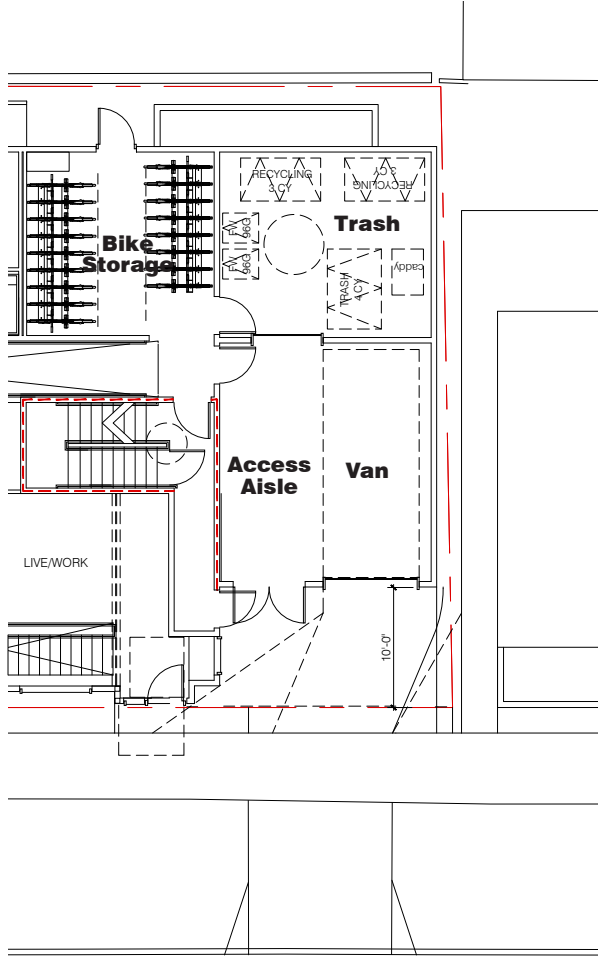
Bike storage located behind trash and dwelling unit 103 is expanded.



**B. Code Conforming Alternative  
Parking within the Structure**

Van accessible parking stall within structure.  
Sight triangles required  
Trash staged in ROW  
Live / Work entry reconfigured  
Egress corridor extended to west.

West facade located 10'-0" from west lot line.





Departure Request #4

Standard

SMC 23.54.035.C.1 | Loading berth requirements and space standards  
C. Standards for Loading Berths.  
1. Width and Clearance. Each loading berth shall be not less than ten (10) feet in width and shall provide not less than fourteen (14) feet vertical clearance.

Proposition

To reduce the required clearance for a loading berth from fourteen (14) feet in height to a clearance of twelve feet six inches (12'-6") in height.

Rationale

Fourteen feet represents highway clearances tall enough for a semi-trailer or a large loading truck. A reduction to 12'-6" will create a more human scaled space beneath the building, maintain a cohesive relationship between the brick datum of the ground floor, and provide enough clearance for a typical moving truck. Given the residential use and small unit size, a typical vehicle capable of holding the belongings of a one bedroom or small apartment would be no larger than a 15 ft moving truck. The dimension of this truck are 22'-6" long x 7'-8" wide x 10'-0" tall.

- PL2-C.3 People Friendly Spaces
- PL3-2 Ensemble of Elements (overhead features)
- PL3-B.4. Street Level Interaction
- DC1-C.3 Multiple Uses
- DC2-D.1 Human Scale

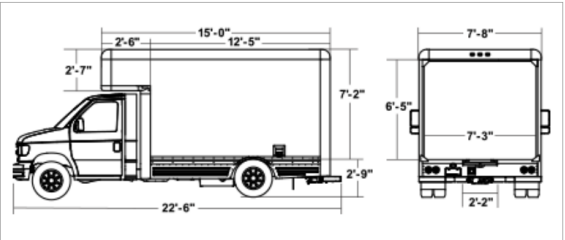


Our 15ft moving truck is most commonly used for moving 2 bedroom apartments and condos. The 15ft truck comes with a low deck & EZ load ramp to make loading and unloading your truck easier. You can easily load a king size mattress, washer and dryer, fridge, tall or short dressers, and a 3 seater sofa in this spacious truck. Store your boxes with fragile items, like picture frames or vases, safely away in Mom's Attic to protect them from any shifting cargo.



How big is a 15' truck?

- Inside Dimensions: 15' x 7'8" x 7'2" (LxWxH)
- Mom's Attic: 2'6" x 7'8" x 2'7" (LxWxH)
- Deck Height from Ground: 2'10"
- Door Opening: 7'3" x 6'5" (WxH)
- Loading Ramp Width: 2'2"
- Max Load: 6,385 lbs.
- Gross Vehicle Weight: 14,500 lbs. max.
- Empty Weight: 8,115 lbs.
- Towing Capacity: Up to 10,000 lbs.
- Volume: 764 cu. ft.



All [rental truck](#) and trailer measurements are approximate. The equipment you receive may vary in size, based on the engineering/design specifications of multiple-production models.

Standard 15' moving truck dimensions



Departure Request #5

Standard

SMC 23.47A.011.E | Outdoor activities  
E. The following outdoor activities shall be located at least 50 feet from a lot in a residential zone, unless the elevation of the lot with the activity is at least 15 feet above the grade of the lot in the residential zone at the common lot line:  
4. Outdoor loading berths.

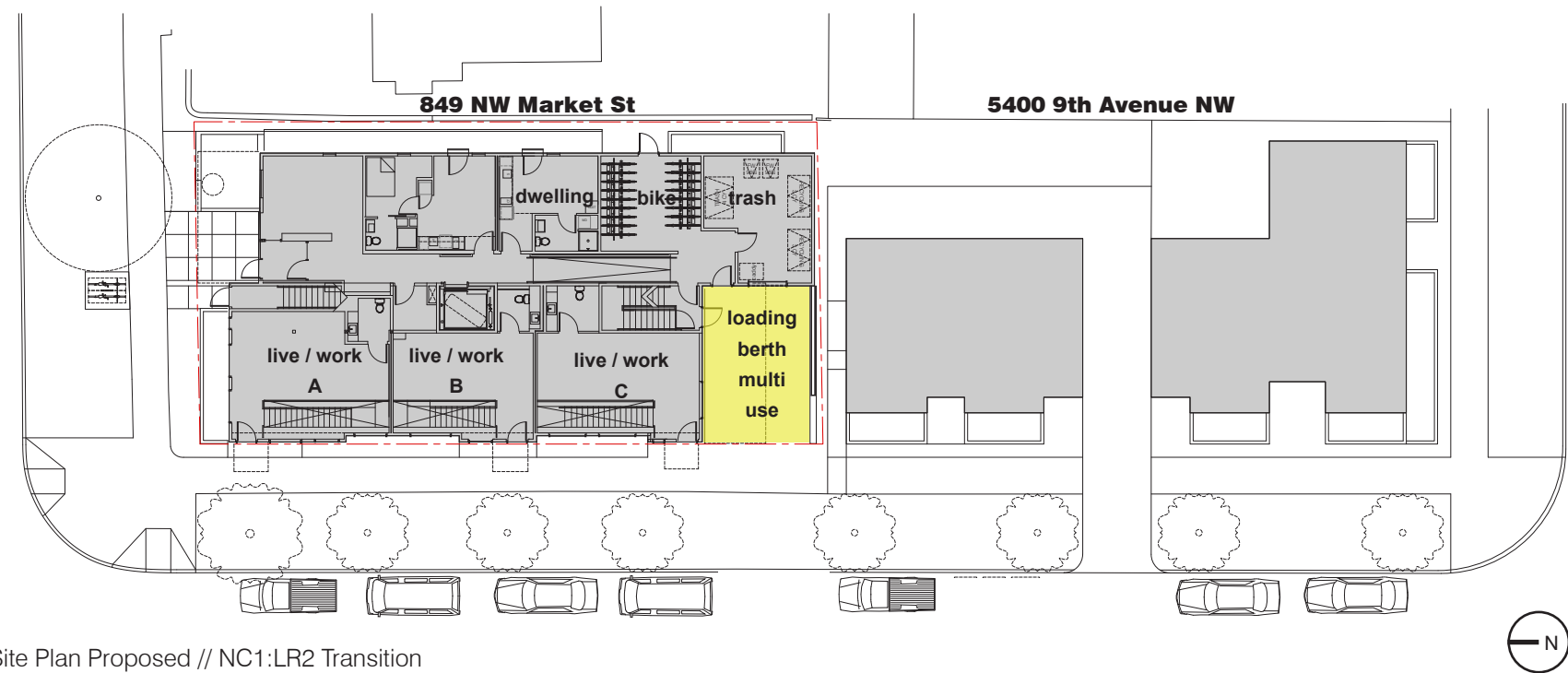
Proposition

To locate a loading berth within 50 feet of a lot in a residential zone.

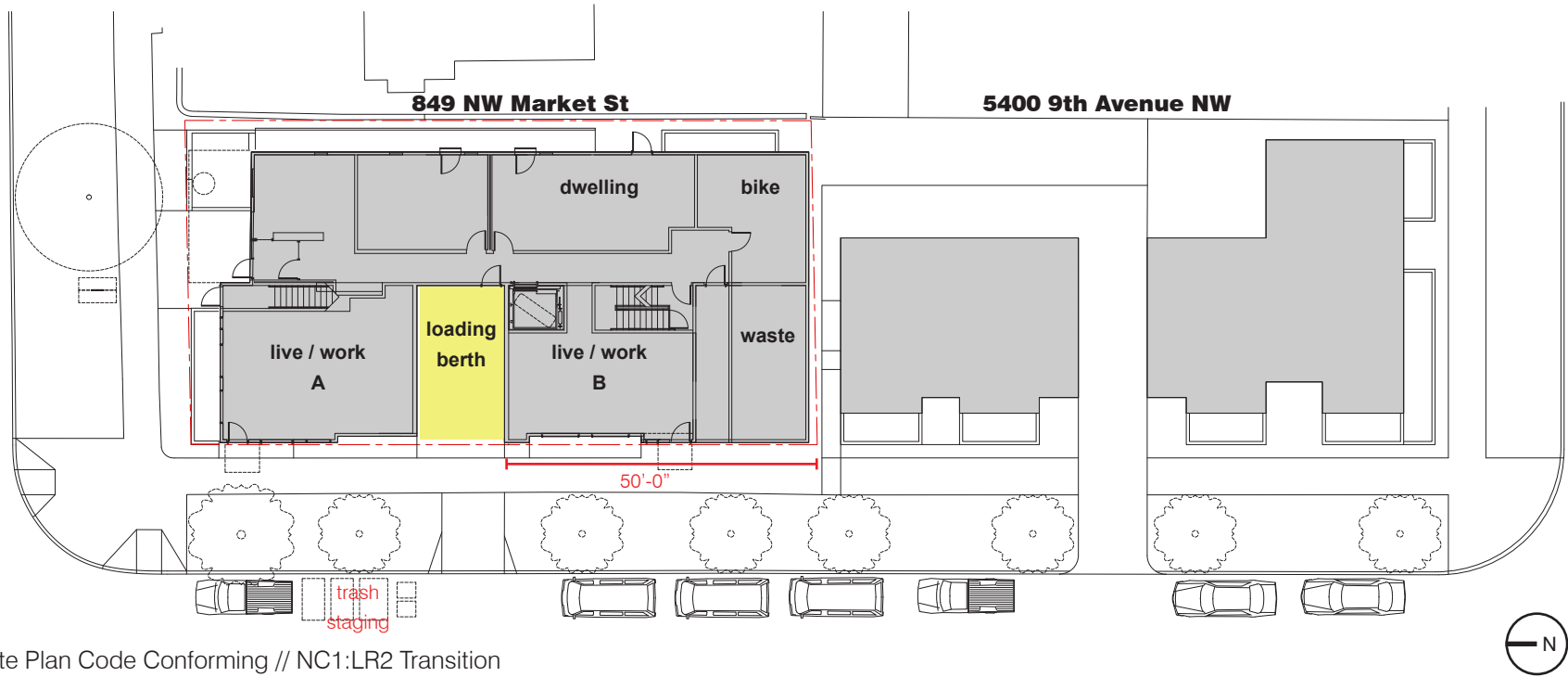
Rationale

Locating the loading berth at the south lot line allows the three live work units to be adjacent and provides a more cohesive street frontage. It transforms what would be a single-use void or blank area within the building frontage to a well-considered multi-use open space. It shifts building mass to the north and replaces a blank wall on the lot line with a multi-use open space that will activate the street frontage and provide more light and air at the zone transition lot line. It increases the amount of landscaping within the site and provides built in elements that will encourage the human use of the outdoor space. As an outdoor space, it will encourage a variety of uses provide flexibility for uses within an evolving context.

- PL1-C.3. Year Round Activity;
- CS2-B Adjacent Sites, Streets, and Open Spaces: Site Characteristics
- CS2-D.5 Respect for Adjacent Sites
- CS3-A.4 Evolving Neighborhoods
- DC3-C.1 Open Space Design
- DC1-C.3 Multiple Uses
- DC4-D.4 Place Making
- DC2-A Massing
- DC2-C3 Fit with Neighboring Buildings



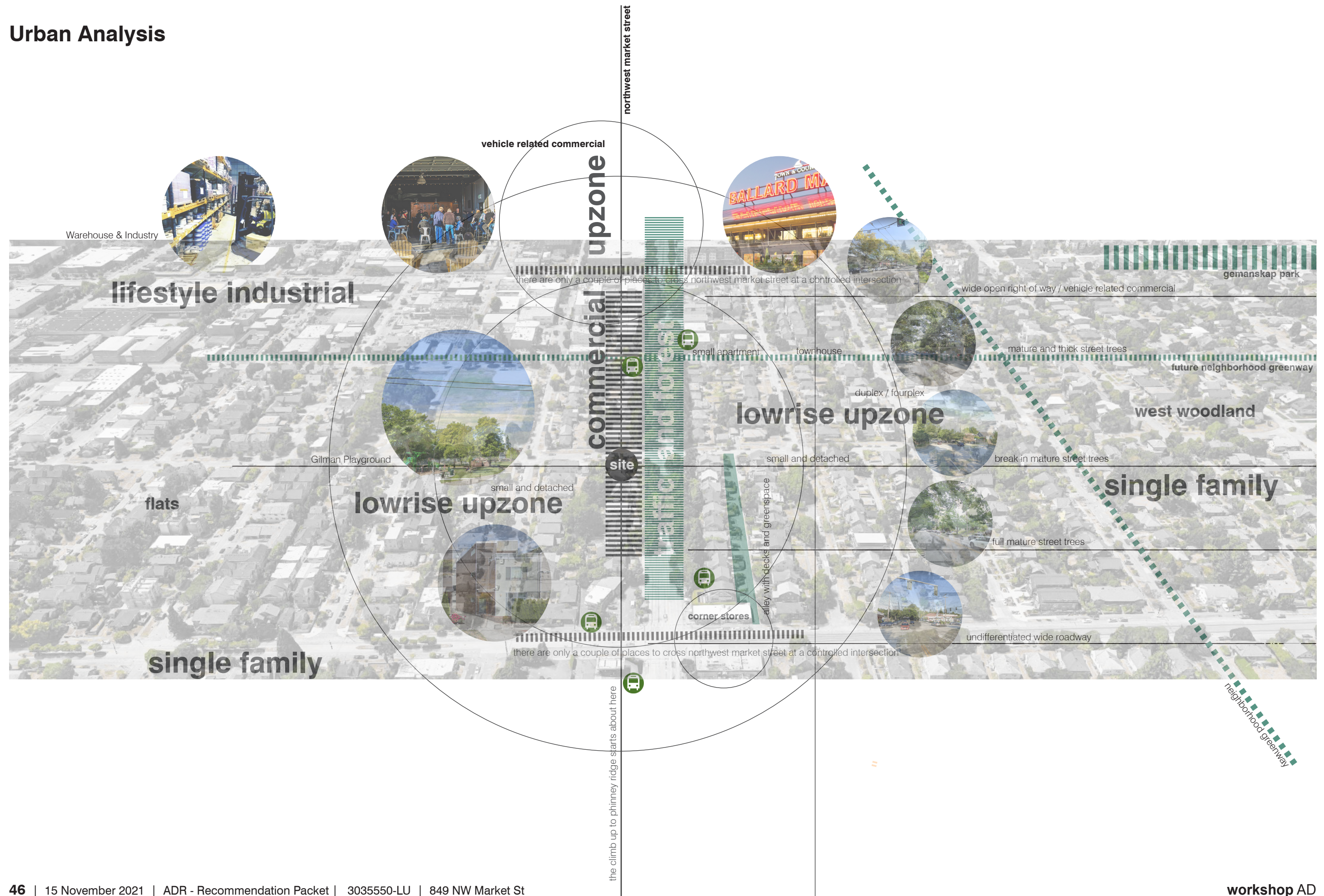
Site Plan Proposed // NC1:LR2 Transition



Site Plan Code Conforming // NC1:LR2 Transition



## Urban Analysis





East Ballard is a topographically flat neighborhood with a diverse mix of uses and often with little transition. Over the past few decades higher density residential developments have followed the zoning changes creating a transition between the single family and low-rise multifamily. The low industrial zone currently to the south and west of the project site is transitioning to a mixed-use commercial district with several general sales and services businesses that are lifestyle focused such as breweries, fitness training centers, small retail establishments, and larger grocery stores.

NW Market Street is lined with mature street trees and links Phinney Ridge, Wallingford, I5, and the U District with Ballard. Between 8th and 14th Avenue NW the blocks are long and heavy vehicular traffic bifurcates north and south pedestrian movement except at stoplights. There is no parallel parking along this stretch so vehicular movement is primary. 15th Ave NW is the primary north-south arterial through NW Seattle with secondary north-south movement along 8th Avenue NW.

The project site, to the south of Market, sits at a transition between zones, uses and both major and minor topographic features. This stretch of Market connects the base of Phinney Ridge and the heart of Ballard. For travelers heading west, there is a noticeable change in roadway orientation, scale, and vegetation to one that is straight, open, and lined by thick street trees with a canopy that stretches across the entire roadway. These changes set up transitional gateway to points west. Topographically, the natural grade is higher than the roadway and slopes from north to south. Existing homes on the north side of Market are perched a full story above the cut bank of the roadway. On the south side, they rest on gently sloping lots behind retaining walls and rockeries that are three to four feet above the right of way.

The blocks are long with missing numbered avenues and pedestrian crossings are few. The nearest crosswalks are five hundred feet east and one thousand two hundred feet west; a full six blocks away from each other. There is a decidedly east/west orientation to the urban fabric. Natural vehicular and pedestrian flow is interrupted by Market so as one reaches the project site, it less a traditional corner, but more a “T” with movement turning to run east or west.

The east/west grain of the neighborhood is further reinforced on the short end of blocks where the sides of homes, parking, and garages provide little interaction with the public realm. Traveling north/south there is a sense of “passing by” and “along” fences, immature street trees, and bare planting strips.



Street Photos



NW Market streetscape looking south

SFR  
Vertical grade separation at sidewalk



Adjacent lot  
retaining wall, yard, stoop transition  
single story SFR



mature street trees  
with shrubs



8th Ave NW

9th Ave NW



Project Site

NW Market streetscape looking north

parking derived urban relationship  
limited engagement between building and public realm



11th Ave NW

flat sites, small porches, elevated first floor  
promising redevelopment sites



domestically scaled pedestrian realm  
wide planting strip, large trees, flat lawns and  
concrete walkways



9th Ave NW







location of proposed 5-story  
multi-family development with  
approx. 128 dwelling units

larger scale multifamily  
“distant” engagement with public realm  
due to pronounced setback and thick landscaping



large scale multifamily  
street level dwelling unit  
directly on sidewalk



mid-century vehicle  
centered commercial use  
redevelopment site in design

11th Ave NW

14th Ave NW



8th Ave NW



perched lots with alley access  
one story above development site  
limited Market engagement /  
active alley urban space

mature tree canopy  
and topographically  
separated dwellings



early childhood learning and laundromat  
high traffic corner / no enhancement of  
public realm

left: mid century/vehicle-  
centric court housing  
limited engagement with  
public realm  
right: lowrise infill with no  
street engagement





Street Photos



9th Ave NW streetscape looking east

NW 57th St



simple single family homes fronting east - west streets  
limited engagement with 9th Ave NW



NW 56th St

North of Market  
grain of neighborhood is east - west  
9th Ave NW bisects neighborhood with  
little definition or urban elements



9th Ave NW streetscape looking west

South of Market  
stronger definition by urban elements  
planting strip, mature trees, park



Gilman Playground



opposite development site  
typical side yard with fence and / or shrubs adjacent  
to sidewalk





view of site across  
south property line



view down sidewalk to  
the north



view down sidewalk to  
the north



NW Market St



Project Site

NW MARKET ST



NW 56TH ST



Shadow Study

9am

12pm

3pm

march / september 21



june 21



december 21





intentionally blank