



907 NW MARKET ST

RECOMMENDATION MEETING
NORTHWEST BOARD | 02/07/2022
3036107-LU

skidmore
janette | architecture
planning
design

Karen Kiest | Landscape Architects

Greenbank
Holdings, LLC

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VICINITY MAP

OVERVIEW

Address | 907 NW MARKET ST
 Site Area | 26,495 SF
 Zone | NC2-55 (M2)
 Overlays | Ballard Hub Urban Village

Proposed FAR | 3.75

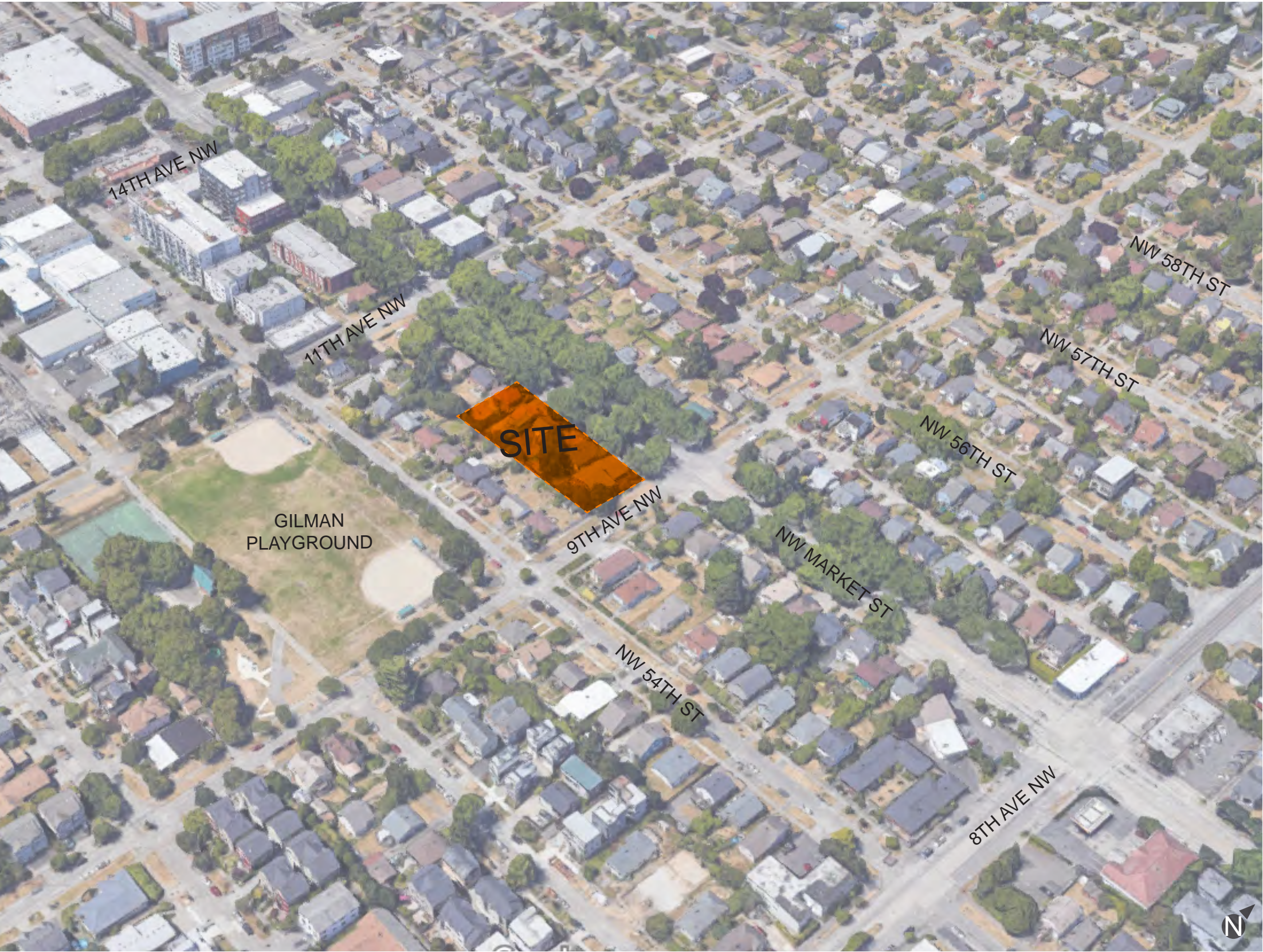
Proposed Height | 55 feet

Proposed # of Dwelling Units: 228 Dwelling Units
 Proposed Vehicle Parking: None, not required

Proposed Bicycle Storage: 197 Stalls

OBJECTIVES

The proposed development represents an extension of the multi-family density currently located further west along Market, and will help bridge the density along 15th Ave NW with that along 8th Ave NW to the east. The project will strive to emulate positive elements of other multi-family development along Market while also establishing new patterns and precedent for future development in this evolving area. The proposal prioritizes engaging the corner at street-level with high visibility uses that provide interaction with the neighborhood while modulating the upper stories, both with horizontal setbacks and vertical massing shifts, to break down the height ,bulk, and scale to reflect the existing context. The project will look to be complimentary but distinct from the immediately adjacent Senior Housing project of similar scale.



AERIAL CONTEXT

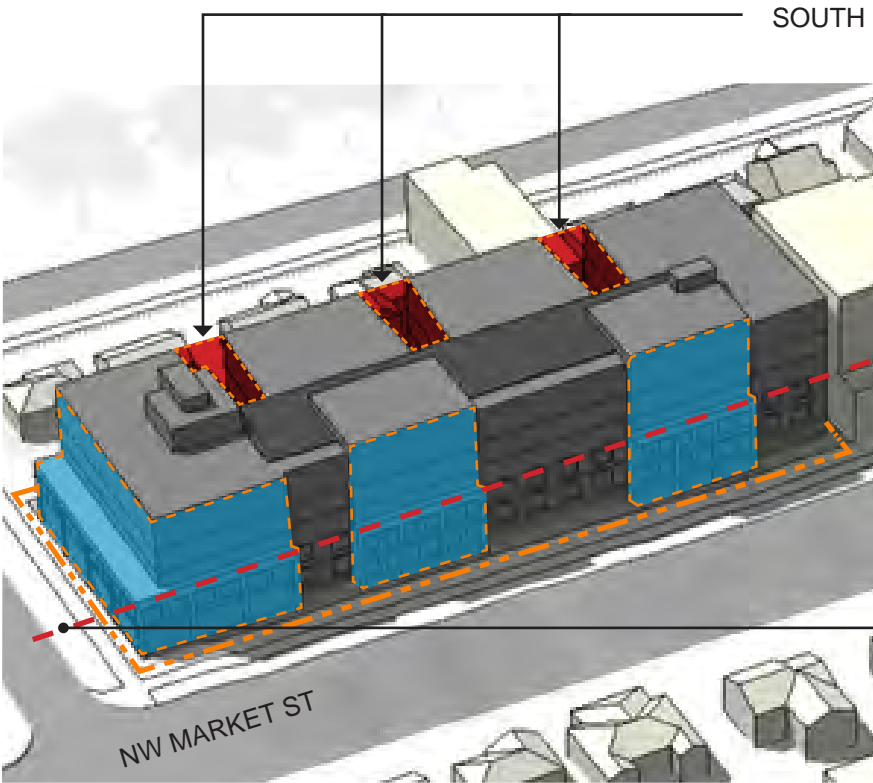
EARLY DESIGN GUIDANCE RESPONSES |
MASSING OPTIONS & DESIGN CONCEPT

BOARD GUIDANCE |
a) The Board generally supported the changes to the north facade of Option A shown within the EDG 2 packet. The supported changes include the legible rhythm of projecting and recessed elements, the coordination of secondary elements like entries and balconies within the facade design, and the alignment of facade setbacks with the locations of street trees along NW Market Street.

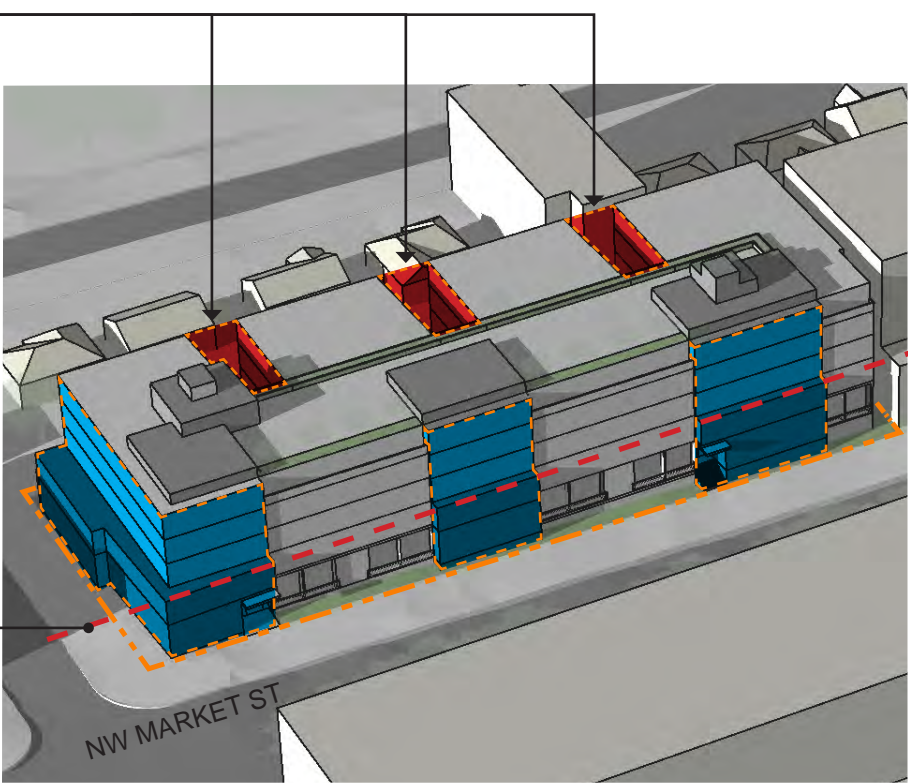
APPLICANT RESPONSE |
The proposed design reflects a refined evolution of massing Option A and the provided conceptual sketch from the EDG 2 presentation. The rhythm of the alternating recessed and projecting masses in response to the existing street trees, private deck activation at street level, and multiple entries have all been retained as part of the proposed design.

BOARD GUIDANCE |
b) The board supported the reduction of the podium scale in Option A which reflects the residential character of the surrounding area.

APPLICANT RESPONSE |
The two-story podium at the northeast corner as presented at the EDG 2 presentation has continued to evolve but maintained the traits the board appreciated from the preliminary massing and design. The masonry volumes are expressed as distinct masses, to establish a primary pedestrian realm organizing/hierarchical element. The brick volumes organization with unique transparent corners and punched windows reflect the residential character of structure, in contrast to a more commercial “pilaster frame” expression shown in earlier studies. Steel accents, deck railings, and warm accent colors at the entries add human scale and visual interest to the streetscape. These elements are repeated at the base of the protruding bays along the north facade, including the secondary west entry to mitigate the building mass facing Market Street.



EDG 1 OPTION A (PRESENTED TO BOARD ON 10/19/2020)



EDG 2 EVOLUTION (PRESENTED TO BOARD ON 2/8/2021)



PROPOSED DESIGN

EARLY DESIGN GUIDANCE RESPONSES |
STREETSCAPE ACTIVATION (ENTRIES)

BOARD GUIDANCE |
a) The Board acknowledged the additional study in the EDG 2 packet of potential residential entry locations and supported the conceptual placement of the primary building entrance at the street corner due to its incorporation into the massing expression and the improved relationship of the ground level with adjacent grade along NW Market Street.

APPLICANT RESPONSE |
a) The proposed design incorporates the street-level programming and design elements presented and preferred by the board during the EDG 2 presentation. The primary building entrance and lobby are located at the northeast corner, allowing the lobby common space to provide activation at the prominent street corner, along Market.

BOARD GUIDANCE |
b) The Board emphasized the need for active residential patios along the NW Market St frontage to enhance the street frontage and encouraged the applicant to design the patios to enhance street activation. The Board also specifically identified the need for additional balcony depth.

APPLICANT RESPONSE |
Elevated residential decks provide further opportunities for activation and visual interaction, while maintaining a robust landscaped area between the building and sidewalk to preserve a sense of security and separation for residents. The separation promotes the residential activation by providing “prospect and refuge”. The patios are nestled among the protruding brick volumes along Market Street, providing opportunities for residents to interact with the neighborhood and provide “eyes on the street”. The patios are of sufficient size for a table and chairs and are protected from weather by the overhead building, encouraging the patios to be usable throughout the year.

BOARD GUIDANCE |
c) The Board encouraged additional emphasis of the secondary entry along the west side of the NW Market Street frontage, stating that the entrance could become well-used due to its proximity to the future transit hub as well as the existing transit and retail destinations west of the site.



EAST ENTRY



WEST ENTRY

EARLY DESIGN GUIDANCE RESPONSES |
STREETSCAPE ACTIVATION (ENTRIES)

BOARD GUIDANCE |

b) The Board emphasized the need for active residential patios along the NW Market St frontage to enhance the street frontage and encouraged the applicant to design the patios to enhance street activation. The Board also specifically identified the need for additional balcony depth.

APPLICANT RESPONSE |

Elevated residential decks provide further opportunities for activation and visual interaction, while maintaining a robust landscaped area between the building and sidewalk to preserve a sense of security and separation for residents. The separation promotes the residential activation by providing “prospect and refuge”. The patios are nestled among the protruding brick volumes along Market Street, providing opportunities for residents to interact with the neighborhood and provide “eyes on the street”. The patios have been increased in depth by 33%, from 3’-0” to 4’-0” depth, directly meeting the board’s guidance and providing additional area for furniture, container gardening, and other personalization that promote activation and interaction along the streetscape. Additional design elements such as privacy screens between the patios, planters, warm wood accent walls, and articulated railings further improve the usability of the spaces as well as the tactility of the street frontage. The patios are recessed underneath the building above encouraging use through multiple seasons as well as strengthening the facade composition and design parti as presented at the early design guidance meetings. The patios, with these updates incorporated, satisfy the board’s guidance in relation to departures #2 and #3 by providing additional patio depth and maintaining the overall massing concept and composition that was preferred by the board.

INCREASED PATIO DEPTH PROVIDES OPPORTUNITY FOR FURNITURE AND PERSONALIZATION TO IMPROVE USABILITY AND FOSTER INTERACTION (PL2.B1 EYES ON THE STREET, PL3.B4 INTERACTION)



EAST STREET LEVEL PATIOS ALONG MARKET

PARTIAL OVERHANG PROVIDES WEATHER PROTECTION AND ENCOURAGES MULTI-SEASON USE (PL1.C3 YEAR ROUND ACTIVITY, PL3.B4 INTERACTION)



WEST STREET LEVEL PATIOS ALONG MARKET

EARLY DESIGN GUIDANCE RESPONSES | ZONING TRANSITION

BOARD GUIDANCE |

a) The Board supported the width and depth of the courtyards for the purposes of creating an appropriately scaled zone transition. However, the Board reiterated its livability concerns from the first EDG, related to the effect of the courtyard widths and privacy and access to light for the residential units along the courtyards. The Board requested the following information at the Recommendation phase to address these concerns:

- i. Detailed information related to unit proximity and window patterns within the courtyards showing that privacy will be maintained among units.
- ii. Additional study showing the availability of light to residential units, especially for those located within the deepest parts of the courtyards.

APPLICANT RESPONSE |

The courtyards along the south facade have maintained the increased width and reduced depth from the EDG 2 presentation. The interior program has also been reorganized to maximize opportunities for light and air to the residential units. At the western courtyard, the direct connection with the west lobby and corridor has been retained, while the central and east courtyard units have been situated at the south end of the courtyard, allowing those units to get additional light and air while also reducing the number of units with fenestration facing each other, alleviating privacy concerns. Studies of window patterns and privacy can be found on page 44.

BOARD GUIDANCE |

b) While supporting the proposed intent for large tree plantings within the courtyards, the Board expressed concern that insufficient light into the courtyards would inhibit their growth. The Board requested additional information at the Recommendation phase showing how trees can thrive within the courtyard spaces.

APPLICANT RESPONSE |

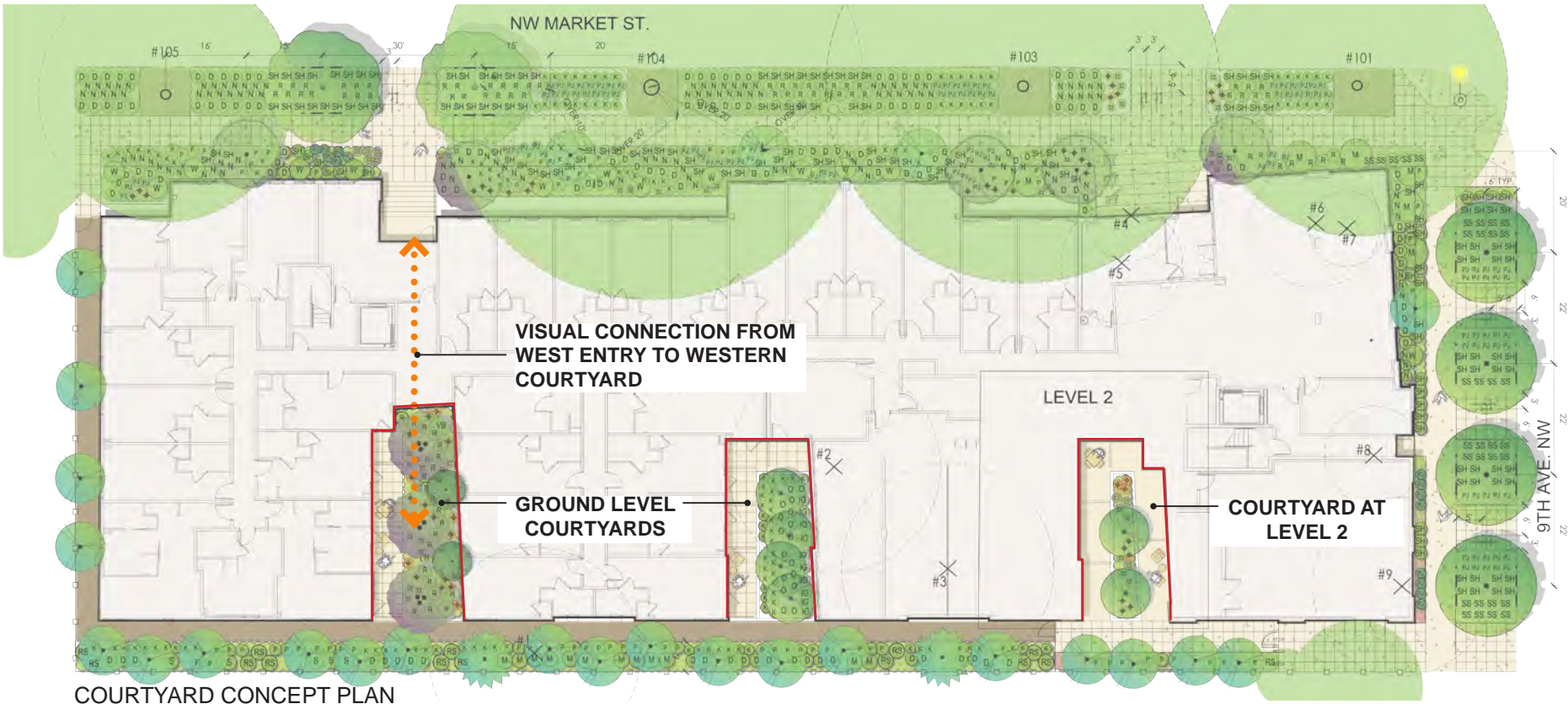
The depth of the courtyards have been reduced to mitigate the board’s concern about insufficient light within the courtyards. The landscaping in the courtyards has been carefully selected and coordinated to provide a design and palette that will thrive within the provided light conditions.

BOARD GUIDANCE |

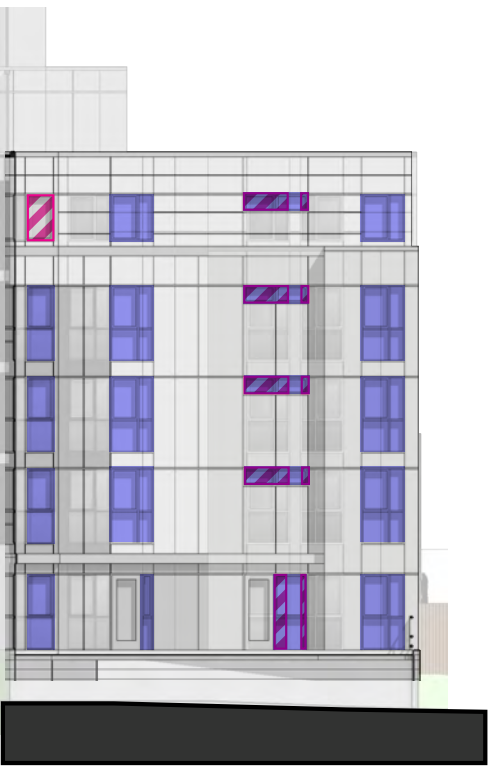
c) The Board supported the alignment of the westernmost courtyard with the secondary lobby along the NW Market Street frontage as a method to visually connect it to the interior spaces and the street frontage.

APPLICANT RESPONSE |

The direct visual connection from the west entry stoop, through the lobby to the westernmost courtyard has been maintained, and the width and alignment of the lobby further refined to take full advantage of the connection. The visual connection and access to light and air has also been preserved at the upper levels, allowing light from the southern courtyard to spill into the corridor and provide a small-scale communal amenity at each level.



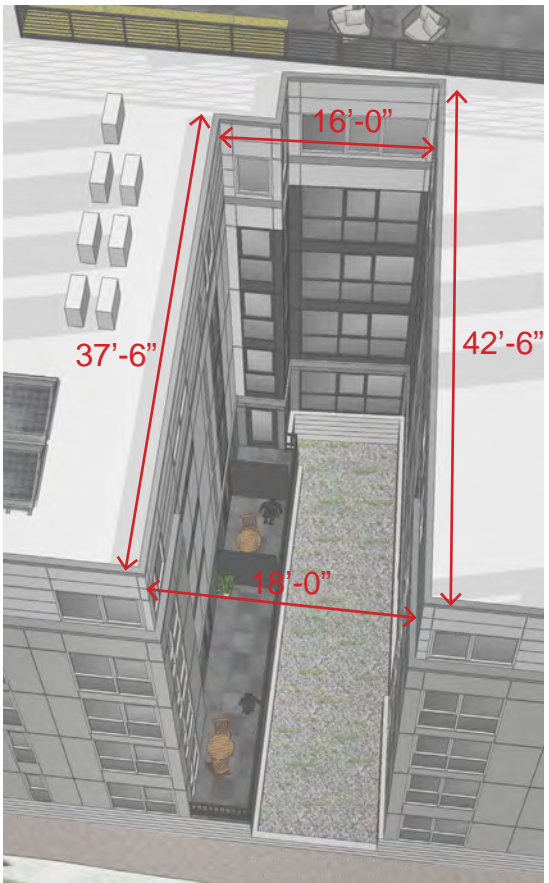
COURTYARD CONCEPT PLAN



PRIVACY STUDY - WEST COURTYARD

KEY

- WINDOW OF ADJACENT COURTYARD FACE
- WINDOW OVERLAP WITH ADJACENT FACE



COURTYARD DIMENSIONS

EARLY DESIGN GUIDANCE RESPONSES | MATERIALITY

BOARD GUIDANCE |

a) The Board supported the simplification of the proposed material palette in the EDG 2 packet to follow the massing pattern of the street-facing facades with dark masonry at lower floors and lighter materials at the upper floors.

APPLICANT RESPONSE |

The proposed material palette aligns with the preliminary massing diagram and character sketch provided at the EDG 2 meeting. The massing is divided into distinct expressions that repeat along all four facades of the building, establishing a unified composition for the overall project. Darker tones and human scale elements at the lower levels provide visual interest and ground the structure. Lighter tones at the upper volumes and manipulations in the pattern and application of the siding materials accentuate the massing shifts while being subtle enough to retain the simple massing concept preferred by the board.

BOARD GUIDANCE |

b) The Board questioned the continuation of the brick podium material along the south facade, stating that it could be an imposing material adjacent to smaller scale residential buildings. The Board requested additional information at the Recommendation phase to show how the south facade materials relate well to the smaller-scale dwellings to the south, while allowing for a well-designed transition from the street-facing facades.

APPLICANT RESPONSE |

The materiality and architectural expression along the south facade are lighter and more residential in nature in response to the adjacent smaller scale residential development. The masonry wraps only at the lower levels of the east end of the structure to provide a graceful transition between the lighter tone south facing facade and the robust masonry base along 9th ave.

BOARD GUIDANCE |

c) The Board supported the use of wood materials at ground-level for its texture, and steel secondary elements within the brick base material for durability and detailing. The board emphasized the need for well-designed secondary features, such as building entries, balcony railings and the top of the brick facades, and specifically requested character sketches of the street facing entries at Recommendation phase to show how these elements will be articulated within the facades.

APPLICANT RESPONSE |

The proposed materiality at street-level is primarily masonry, ebony-stained wood, and glazing. Use of fiber cement siding along the street level is limited to very small areas in order to provide a consistent language with the non street-facing facades or as a substrate for art at the building entries. The overall materiality is consistent with the design parti and spirit of the design presented at the EDG presentation. Where the sidewalk grade slopes away from the building to the west, concrete with horizontal reveals preserve a sense of human-scale and detail appropriate for the pedestrian realm.



EARLY DESIGN GUIDANCE 2 PROPOSAL
DARK MASONRY BASE, LIGHTER FIBER CEMENT AT UPPER LEVELS



PROPOSED DESIGN
DARK MASONRY BASE, LIGHTER FIBER CEMENT AT UPPER LEVELS



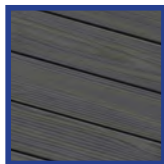
PROPOSED DESIGN
SOUTHEAST CORNER

LIGHT COLOR FIBER CEMENT AT MAJORITY OF SOUTH FACADE

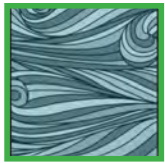
CONSISTENT TWO-STORY MASONRY BASE AT SOUTHEAST CORNER



DARK COLORED MASONRY



EBONY STAINED WOOD



ARTWORK / MURAL OPPORTUNITY
*REPRESENTATIVE / CONCEPT ONLY



FIBER CEMENT PANEL CHARCOAL

STREET LEVEL MATERIAL PALETTE



DESIGN PROPOSAL

AERIAL VIEWS



LOOKING NORTHWEST



LOOKING SOUTHWEST



LOOKING SOUTHEAST



LOOKING NORTHEAST

STREET VIEWS



LOOKING SOUTHWEST



LOOKING SOUTHEAST



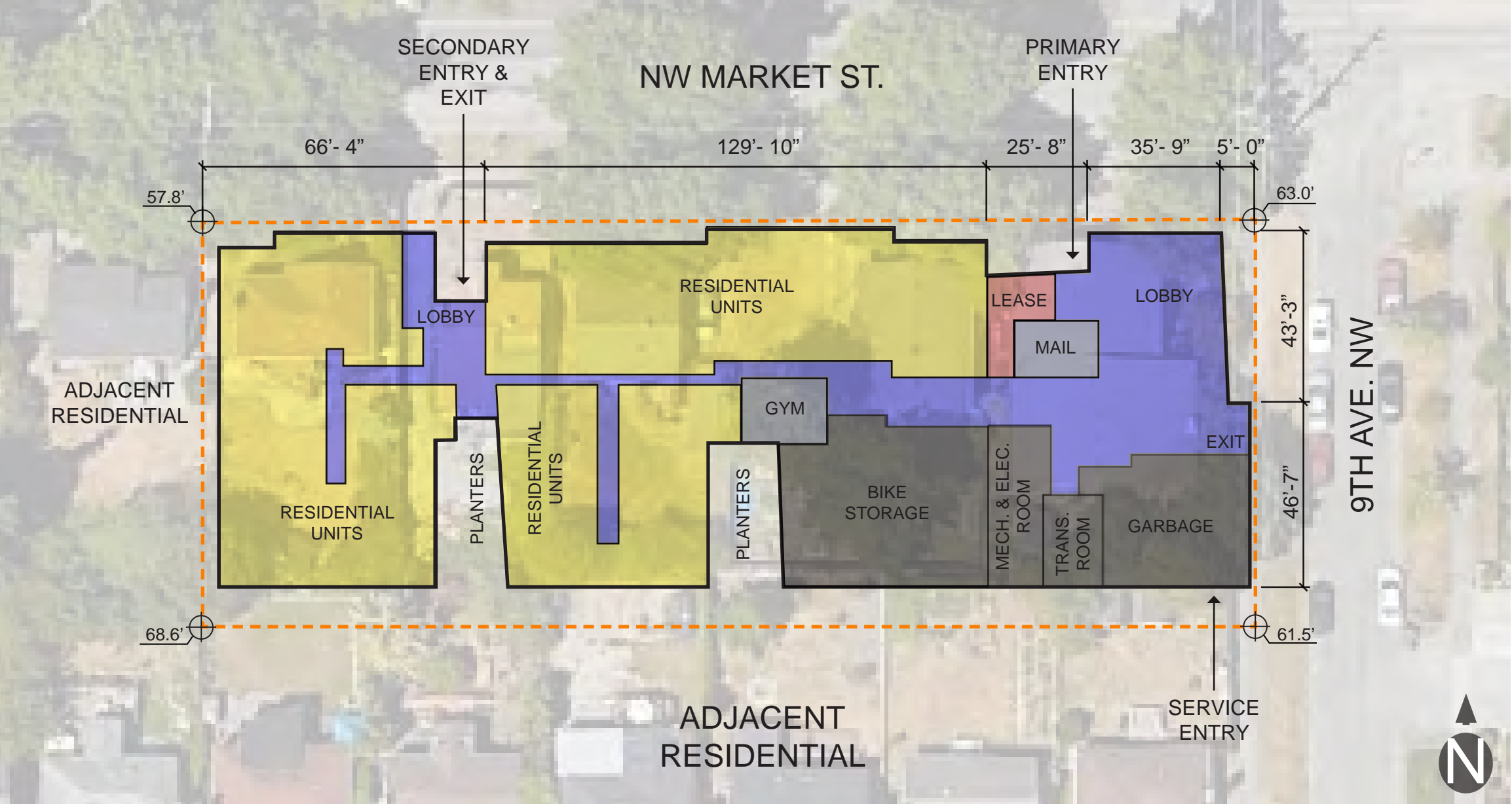
LOOKING NORTHEAST



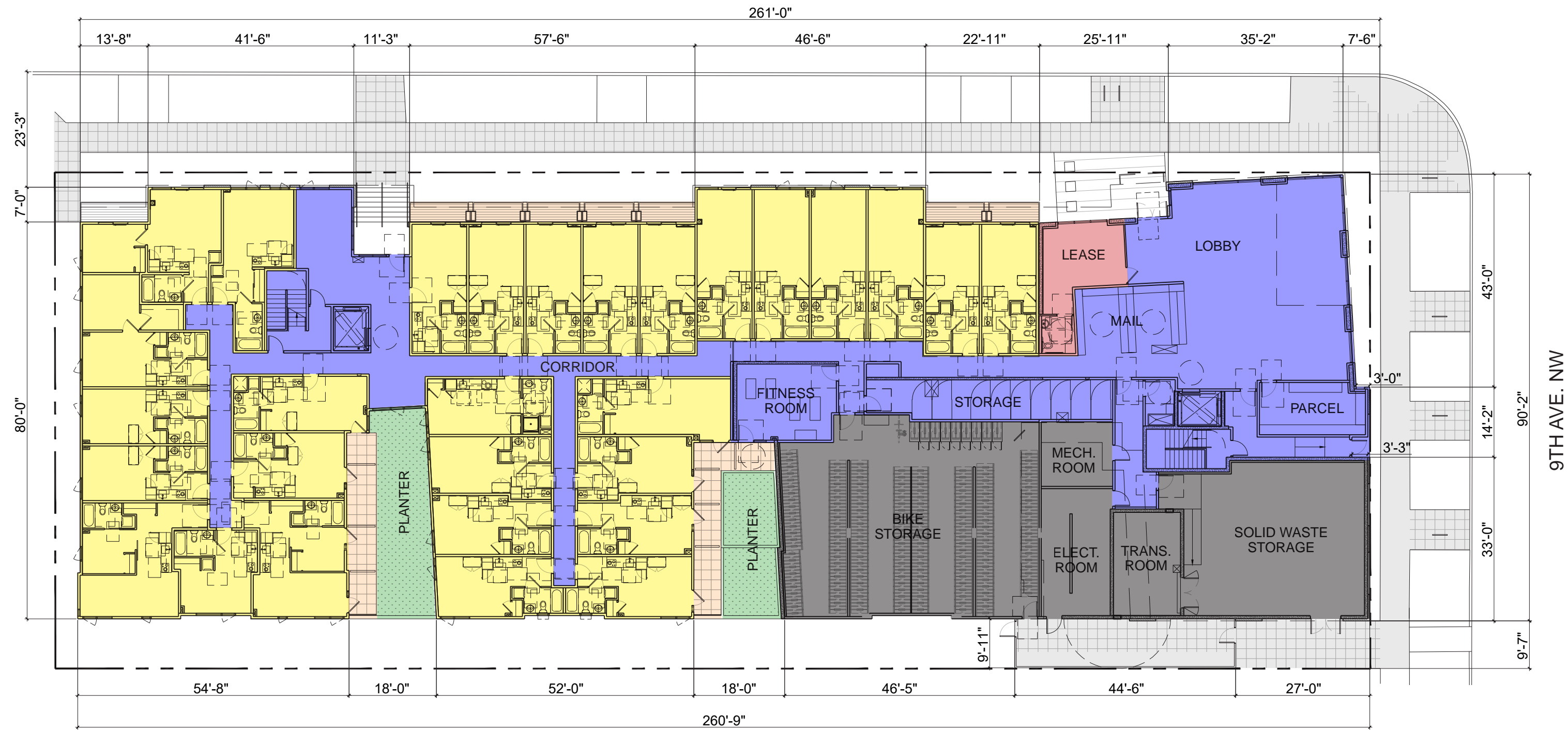
LOOKING NORTHWEST



LOOKING SOUTH

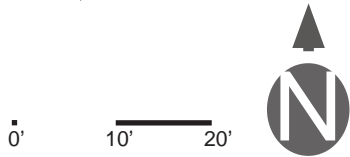


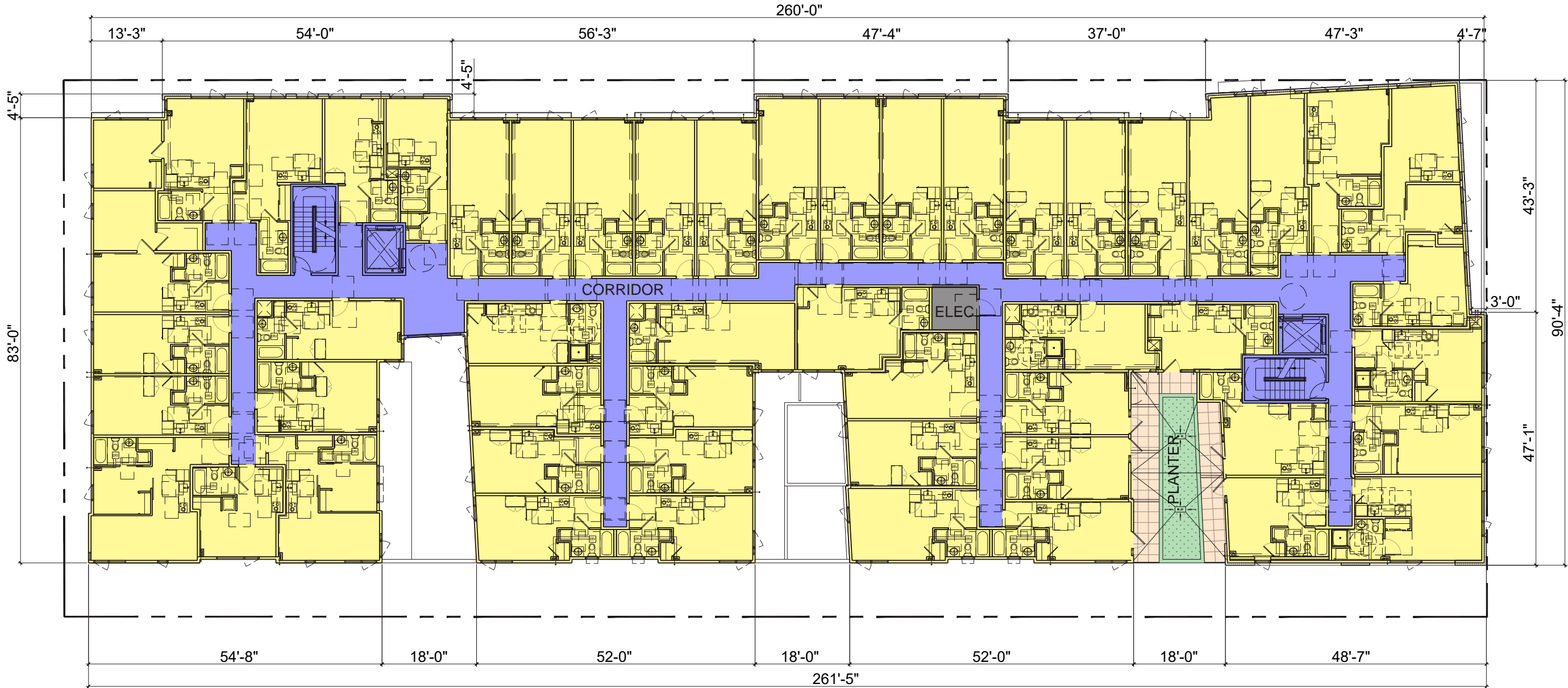
NW MARKET ST.



KEY

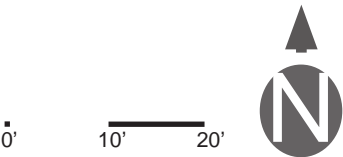
- | | | |
|-------------|------------------------|----------------------------|
| LEASING | COMMON / CIRCULATION | SERVICE |
| RESIDENTIAL | LANDSCAPE / GREEN ROOF | PRIVATE AMENITY (EXTERIOR) |

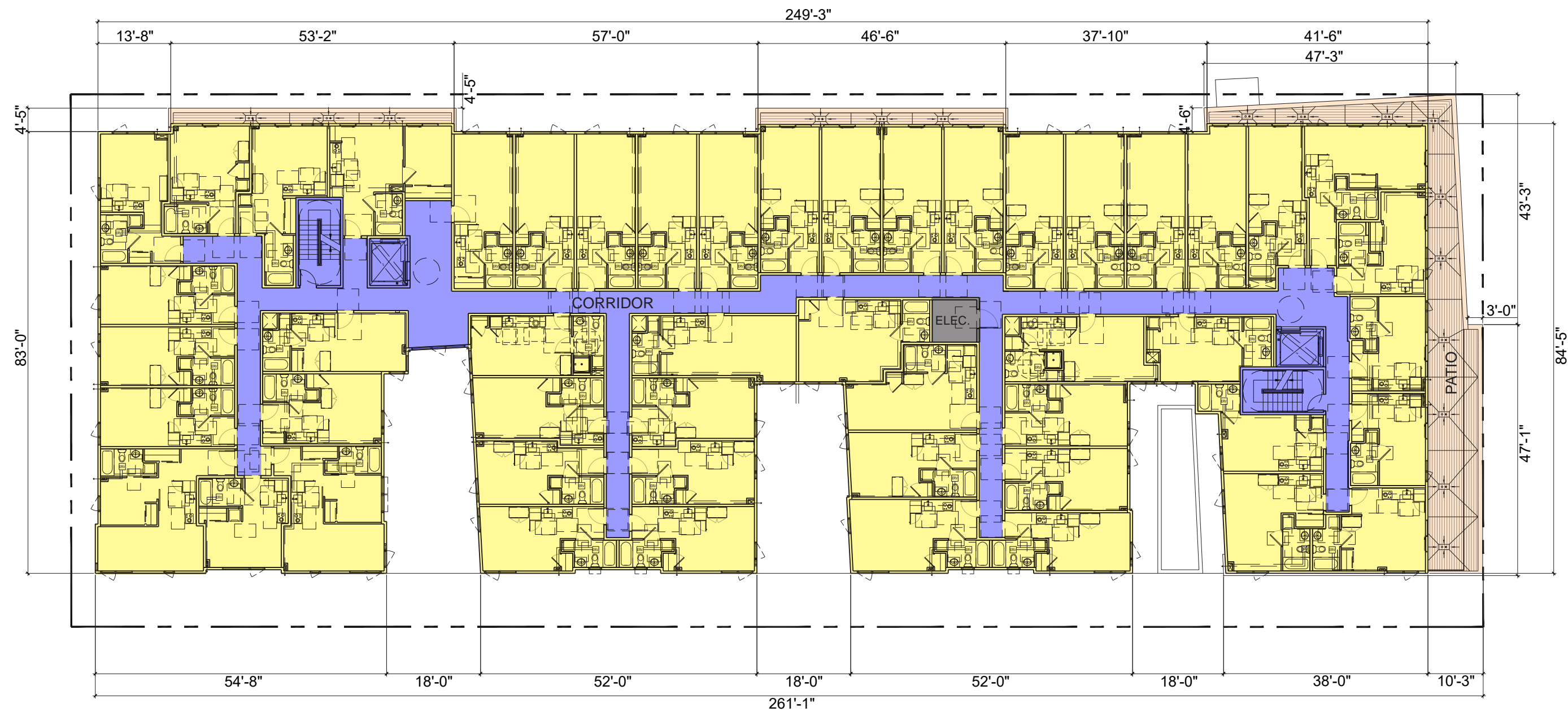




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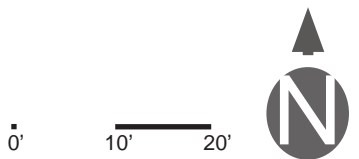
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|-------------|------------------------|----------------------------|
| LEASING | COMMON / CIRCULATION | SERVICE |
| RESIDENTIAL | LANDSCAPE / GREEN ROOF | PRIVATE AMENITY (EXTERIOR) |

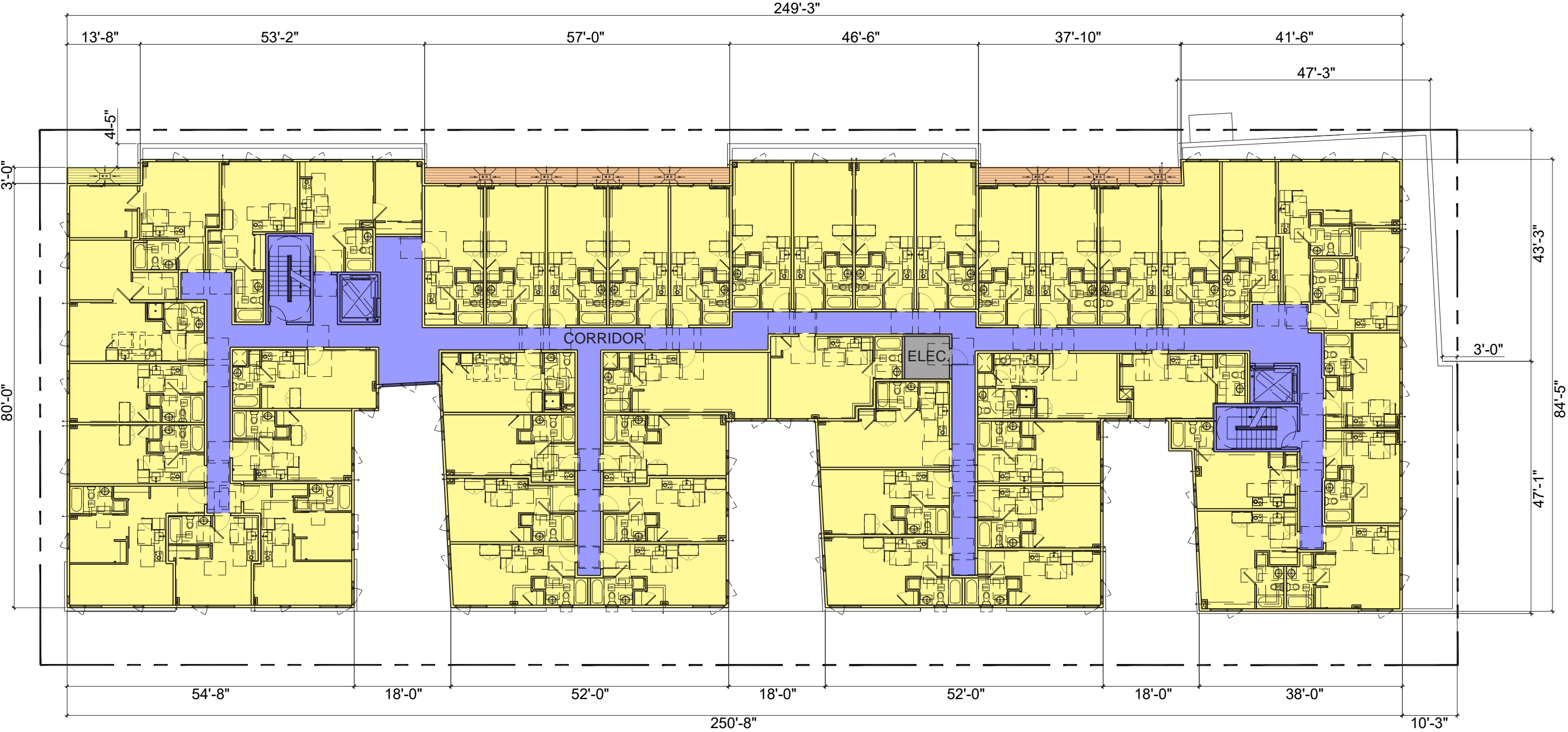




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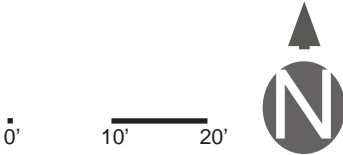
- | | | |
|-------------|------------------------|----------------------------|
| LEASING | COMMON / CIRCULATION | SERVICE |
| RESIDENTIAL | LANDSCAPE / GREEN ROOF | PRIVATE AMENITY (EXTERIOR) |

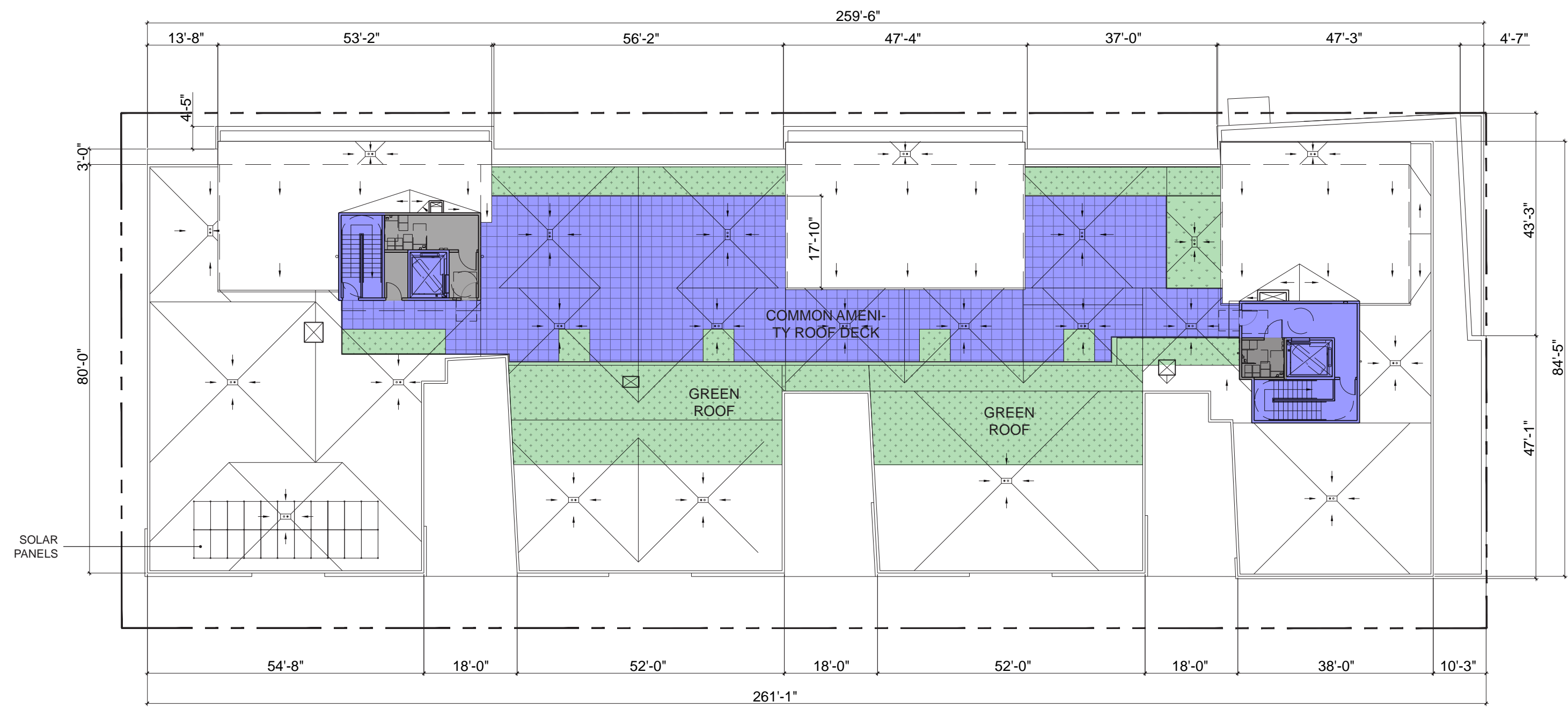




KEY

- | | | |
|-------------|------------------------|----------------------------|
| LEASING | COMMON / CIRCULATION | SERVICE |
| RESIDENTIAL | LANDSCAPE / GREEN ROOF | PRIVATE AMENITY (EXTERIOR) |





KEY

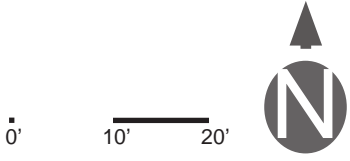
LEASING

RESIDENTIAL

COMMON / CIRCULATION

LANDSCAPE / GREEN ROOF

SERVICE



ELEVATION | NORTH



KEY

- 01

FIBER CEMENT PANEL SIDING | SLATE GRAY
- 02

FIBER CEMENT PANEL SIDING | KENDALL CHARCOAL
- 03

FIBER CEMENT PANEL SIDING | SILVER GRAY
- 04

FIBER CEMENT PANEL SIDING | STONINGTON GRAY
- 05

BRICK VENEER | COAL CREEK
- 06

CAST IN PLACE CONCRETE | NATURAL (SEALED)

07

METAL ACCENT | BLACK

08

METAL ACCENT | RED

09

CEDAR | EBONY STAIN

10

STOREFRONT | BLACK ANODIZED

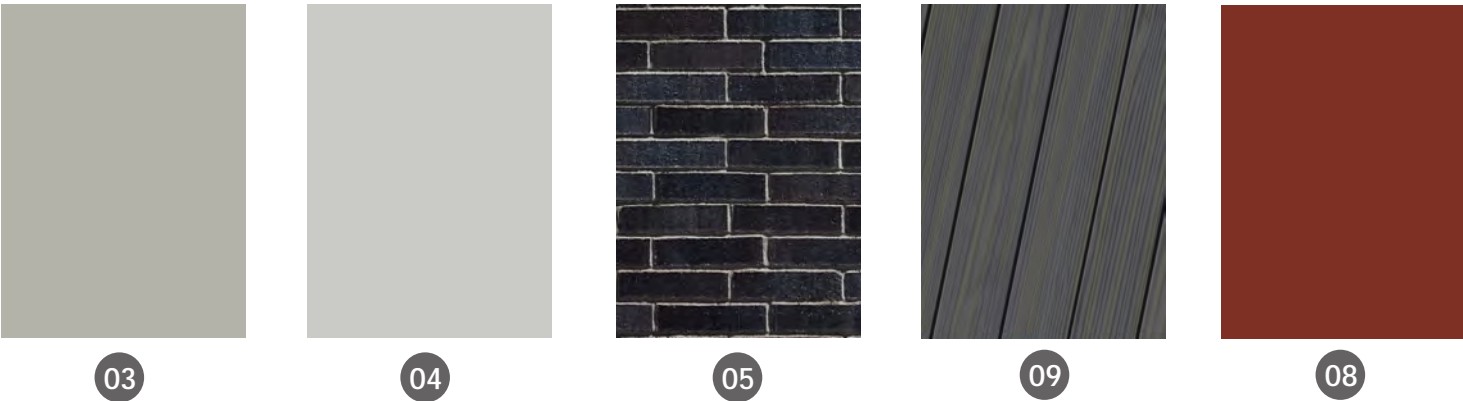
11

VINYL WINDOWS | BLACK

12

VINYL WINDOWS | WHITE

AREA OF POTENTIAL ARTWORK, SEE PAGE 24



ELEVATION | SOUTH



- KEY
- 01

FIBER CEMENT PANEL SIDING | SLATE GRAY

02

FIBER CEMENT PANEL SIDING | KENDALL CHARCOAL

03

FIBER CEMENT PANEL SIDING | SILVER GRAY

04

FIBER CEMENT PANEL SIDING | STONINGTON GRAY

05

BRICK VENEER | COAL CREEK

06

CAST IN PLACE CONCRETE | NATURAL (SEALED)
- 07

METAL ACCENT | BLACK

08

METAL ACCENT | RED

09

CEDAR | EBONY STAIN

10

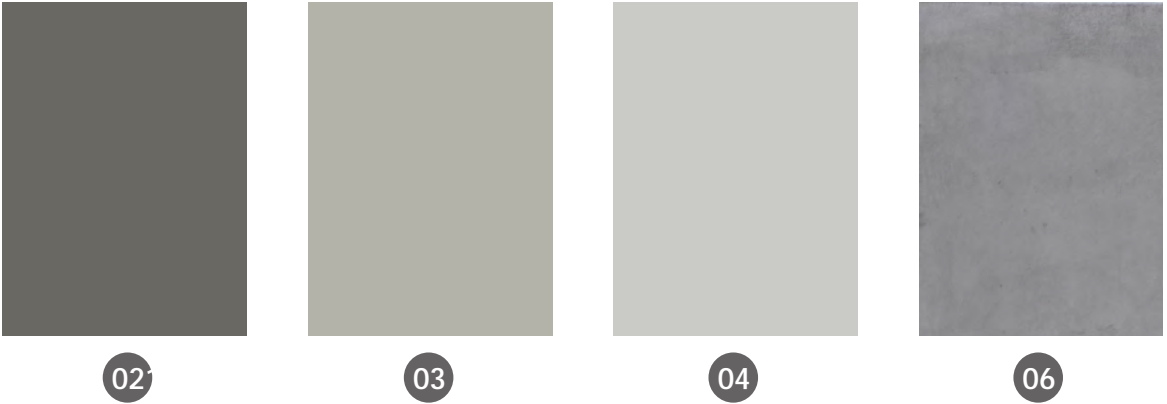
STOREFRONT | BLACK ANODIZED

11

VINYL WINDOWS | BLACK

12

VINYL WINDOWS | WHITE



ELEVATION | EAST

KEY

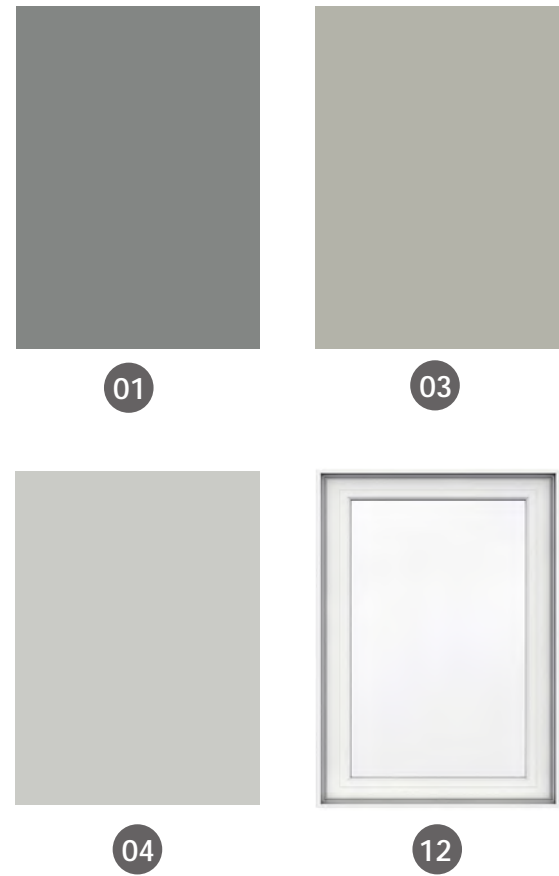
- 01 FIBER CEMENT PANEL SIDING | SLATE GRAY
- 02 FIBER CEMENT PANEL SIDING | KENDALL CHARCOAL
- 03 FIBER CEMENT PANEL SIDING | SILVER GRAY
- 04 FIBER CEMENT PANEL SIDING | STONINGTON GRAY
- 05 BRICK VENEER | COAL CREEK
- 06 CAST IN PLACE CONCRETE | NATURAL (SEALED)
- 07 METAL ACCENT | BLACK
- 08 METAL ACCENT | RED
- 09 CEDAR | EBONY STAIN
- 10 STOREFRONT | BLACK ANODIZED
- 11 VINYL WINDOWS | BLACK
- 12 VINYL WINDOWS | WHITE



ELEVATION | WEST

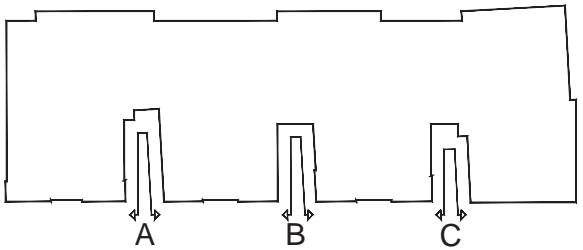
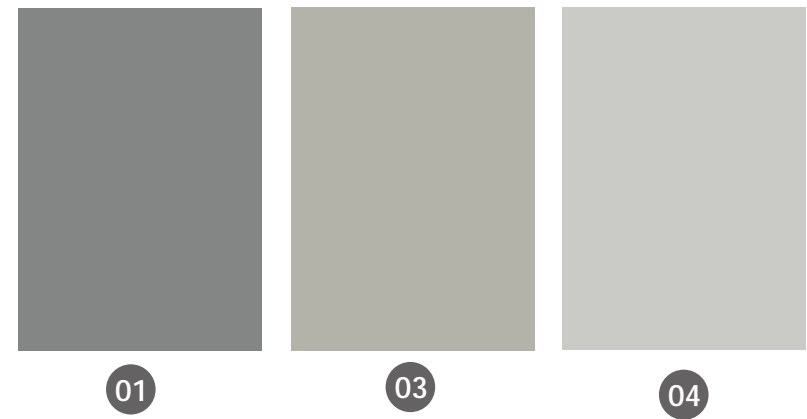
KEY

- 01 FIBER CEMENT PANEL SIDING | SLATE GRAY
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- 03 FIBER CEMENT PANEL SIDING | SILVER GRAY
- 04 FIBER CEMENT PANEL SIDING | STONINGTON GRAY
- 05 BRICK VENEER | COAL CREEK
- 06 CAST IN PLACE CONCRETE | NATURAL (SEALED)
- 07 METAL ACCENT | BLACK
- 08 METAL ACCENT | RED
- 09 CEDAR | EBONY STAIN
- 10 STOREFRONT | BLACK ANODIZED
- 11 VINYL WINDOWS | BLACK
- 12 VINYL WINDOWS | WHITE

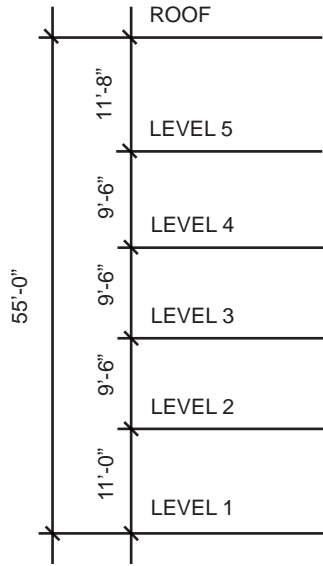


ELEVATION | SOUTH COURTYARDS

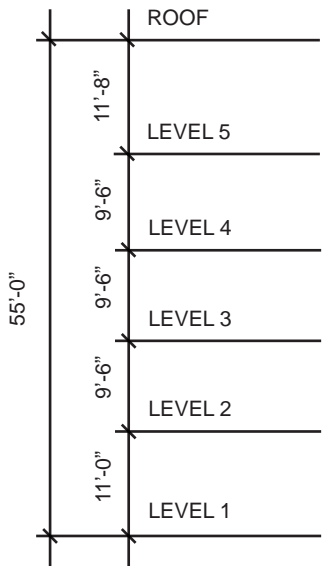
- KEY
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 - 06 CAST IN PLACE CONCRETE | NATURAL (SEALED)
 - 07 METAL ACCENT | BLACK
 - 08 METAL ACCENT | RED
 - 09 CEDAR | EBONY STAIN
 - 10 STOREFRONT | BLACK ANODIZED
 - 11 VINYL WINDOWS | BLACK
 - 12 VINYL WINDOWS | WHITE



SOUTH COURTYARDS ELEVATION PLAN KEY



A WEST COURTYARD ELEVATIONS
1/8" = 1'-0"



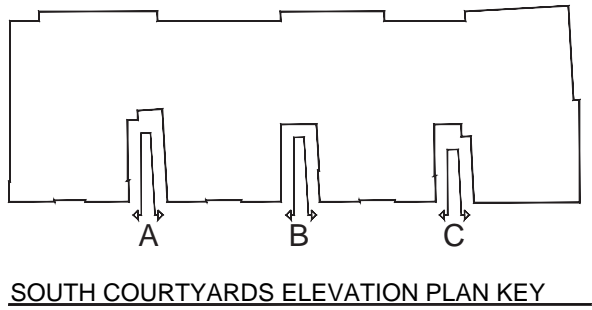
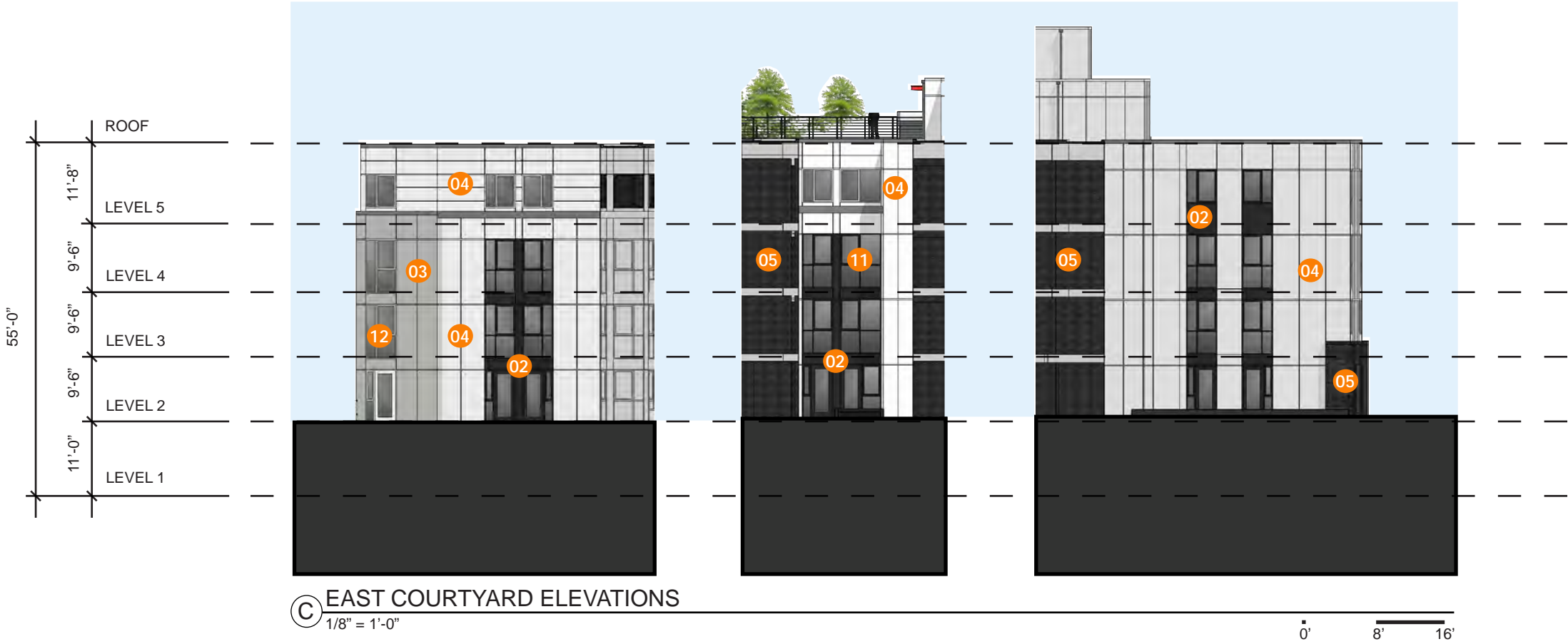
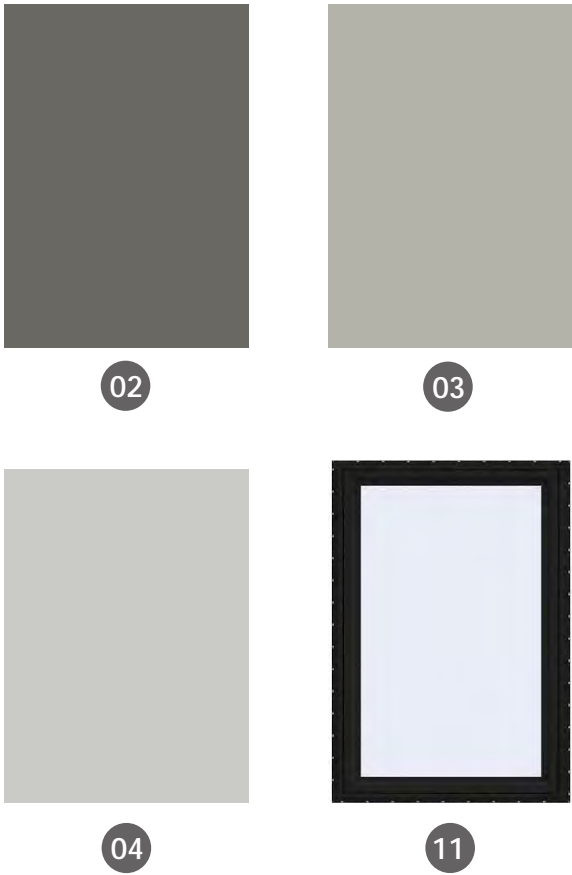
B CENTRAL COURTYARD ELEVATIONS
1/8" = 1'-0"

0' 8' 16'

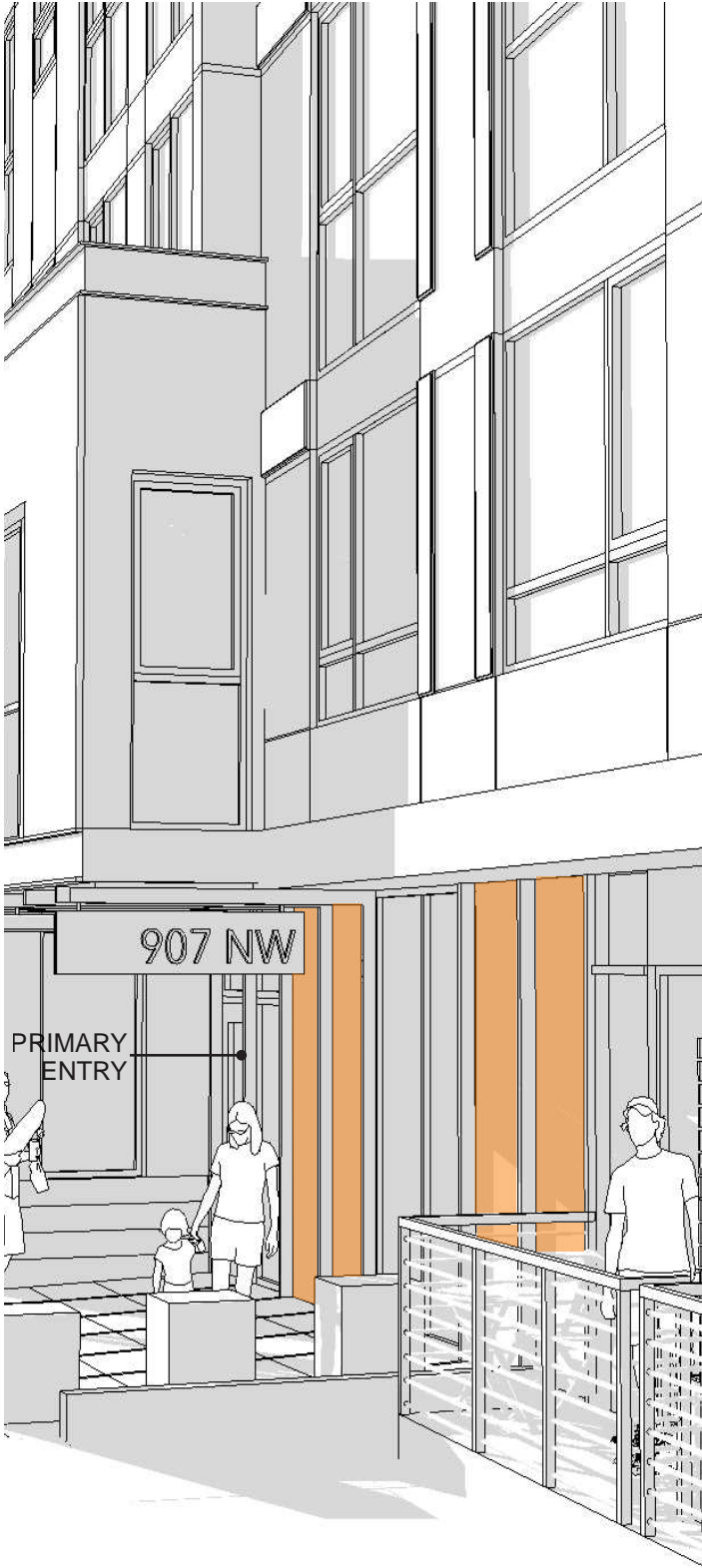
ELEVATION | SOUTH COURTYARDS

KEY

- 01 FIBER CEMENT PANEL SIDING | SLATE GRAY
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- 03 FIBER CEMENT PANEL SIDING | SILVER GRAY
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- 08 METAL ACCENT | RED
- 09 CEDAR | EBONY STAIN
- 10 STOREFRONT | BLACK ANODIZED
- 11 VINYL WINDOWS | BLACK
- 12 VINYL WINDOWS | WHITE

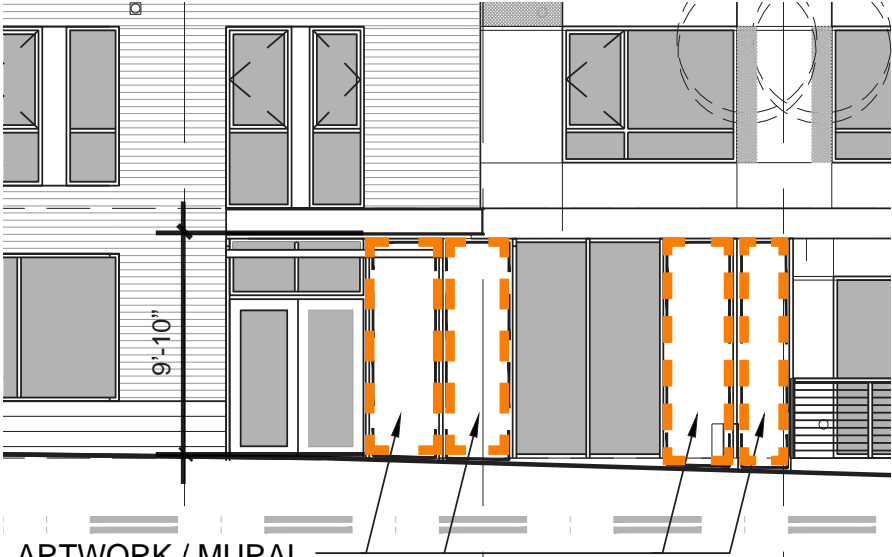


ARTWORK



PROPOSED ART LOCATIONS IN COLORED REGIONS

PRIMARY (EAST) ENTRY



ARTWORK / MURAL
LOCATION

SECONDARY (WEST) ENTRY



ARTWORK / MURAL
LOCATION

The proposed project provides opportunity for artwork / murals at both the east and west entries to the building along Market. The artwork is incorporated into the ensemble of elements at the entry sequence that also includes overhead weather protection, landscaping, seating opportunities, patterned hardscape, and human-scale materials and textures. The art would add character and vibrancy to the street-frontage, while also serving as a way-finding element to further distinguish the entries. The mural areas are incorporated into the architecture, following the rhythm of the storefront and interacting with the canopies and steel accent elements. The proposed graphics and examples shown in this packet are for inspiration only and the design team will work with an artist to develop a final concept and design for the artwork.

EXAMPLES OF LOCAL NEIGHBORHOOD ARTWORK



MURAL BY SHOWDEER FOR LAGUNITAS BREWERY



DEEP SEA DIVER BY SARAH ROBBINS

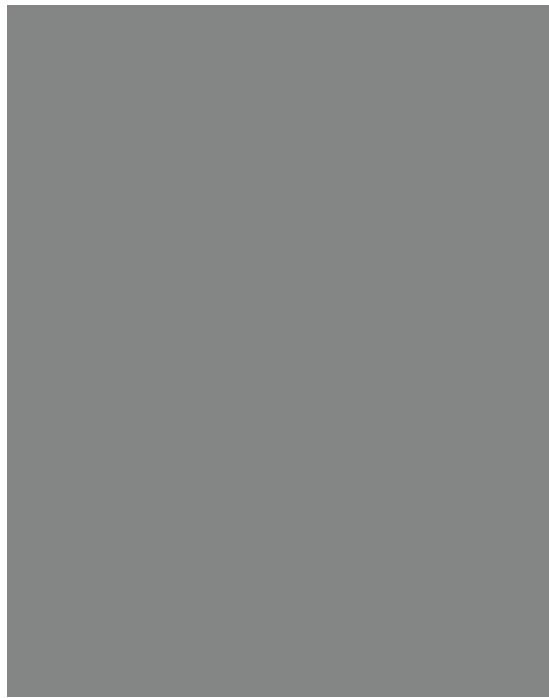


EXAMPLE OF ARTWORK FROM A LOCAL ARTIST,
INTERACTING WITH THE ARCHITECTURE
(FROM A RECENT SKIDMORE JANETTE APD PROJECT)



UTILITY BOX ART BY STEVIE SHAO

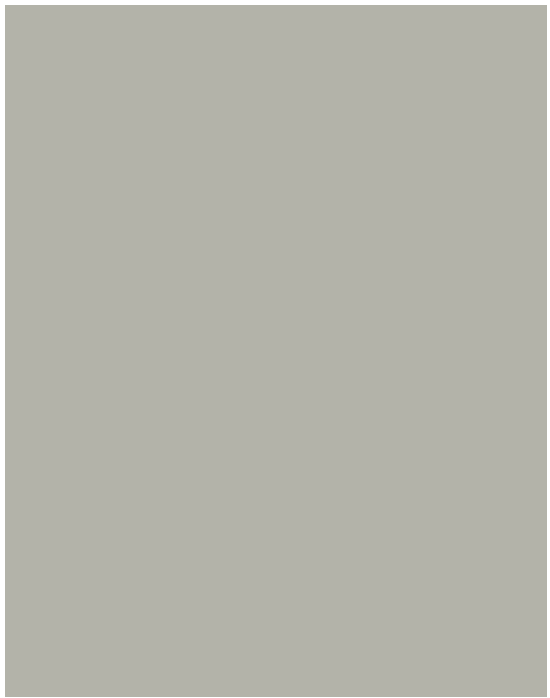
MATERIALS



01 MAIN FIELD | SLATE GRAY
FIBER CEMENT PANELING



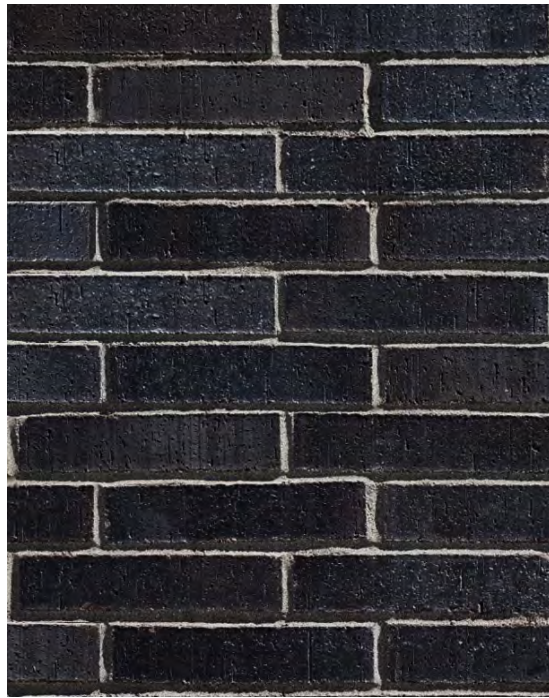
02 SECOND FIELD | KENDALL CHARCOAL
FIBER CEMENT PANELING



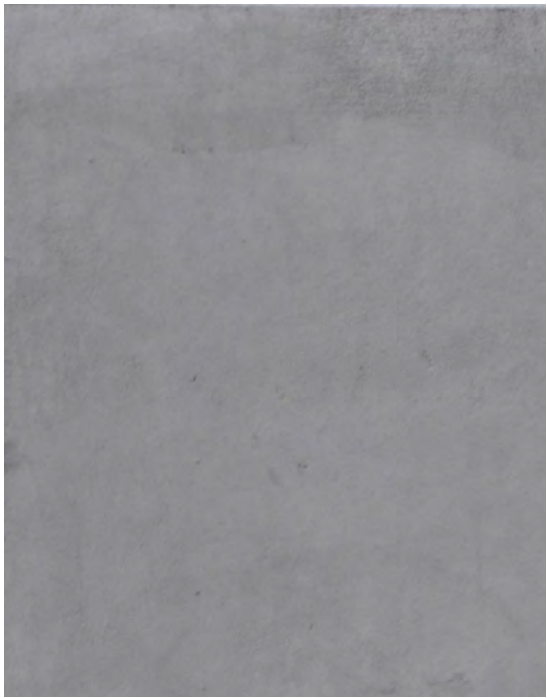
03 THIRD FIELD | SILVER GRAY
FIBER CEMENT PANELING



04 MAIN FIELD | STONINGTON GRAY
FIBER CEMENT PANELING



05 BRICK VENEER | COAL CREEK
BRICK VENEER



06 SITE WALLS
CAST IN PLACE CONCRETE



08 ACCENT COLOR
CANOPY, SIGNAGE

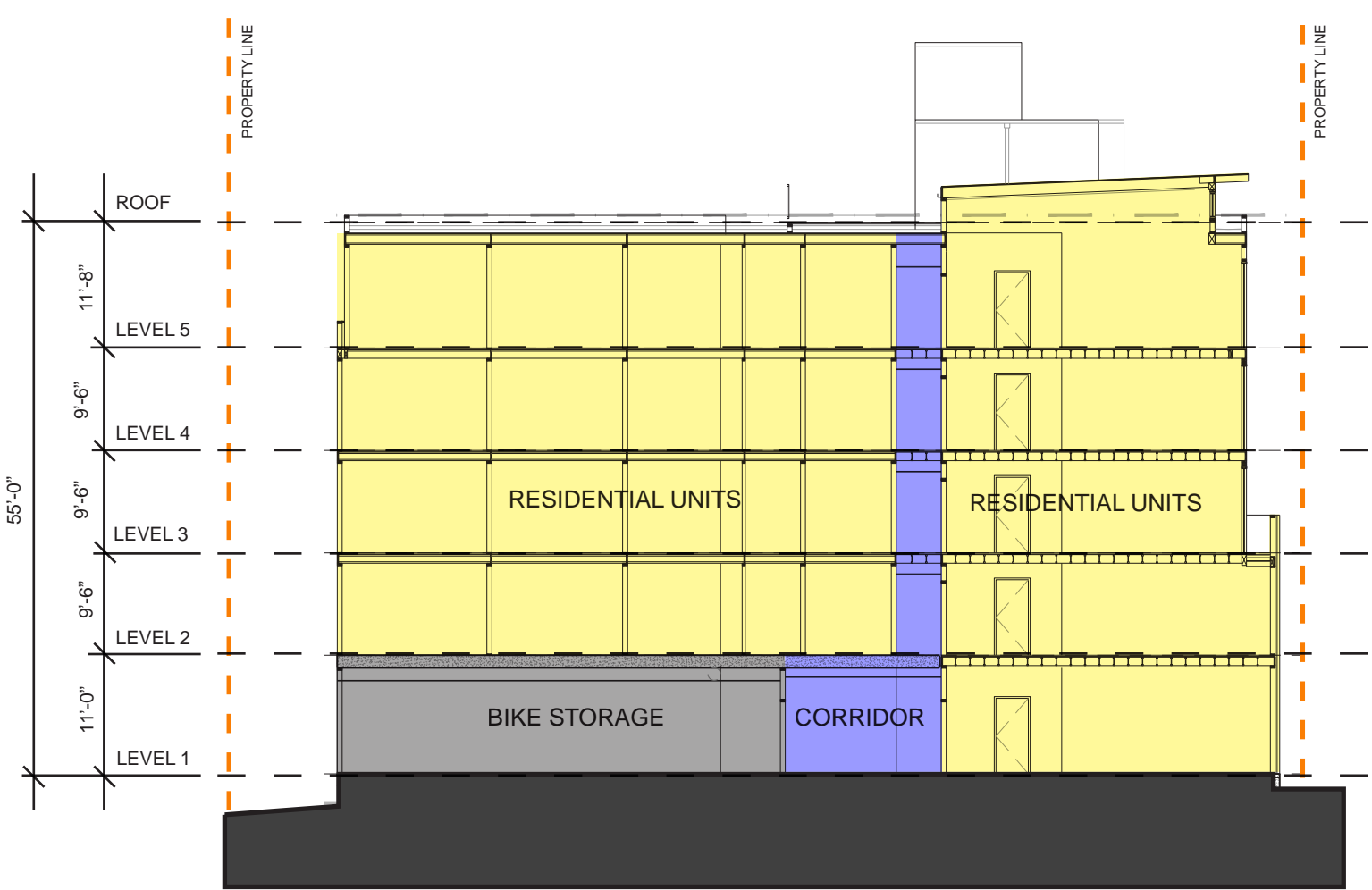


11 WINDOWS | BLACK
VINYL

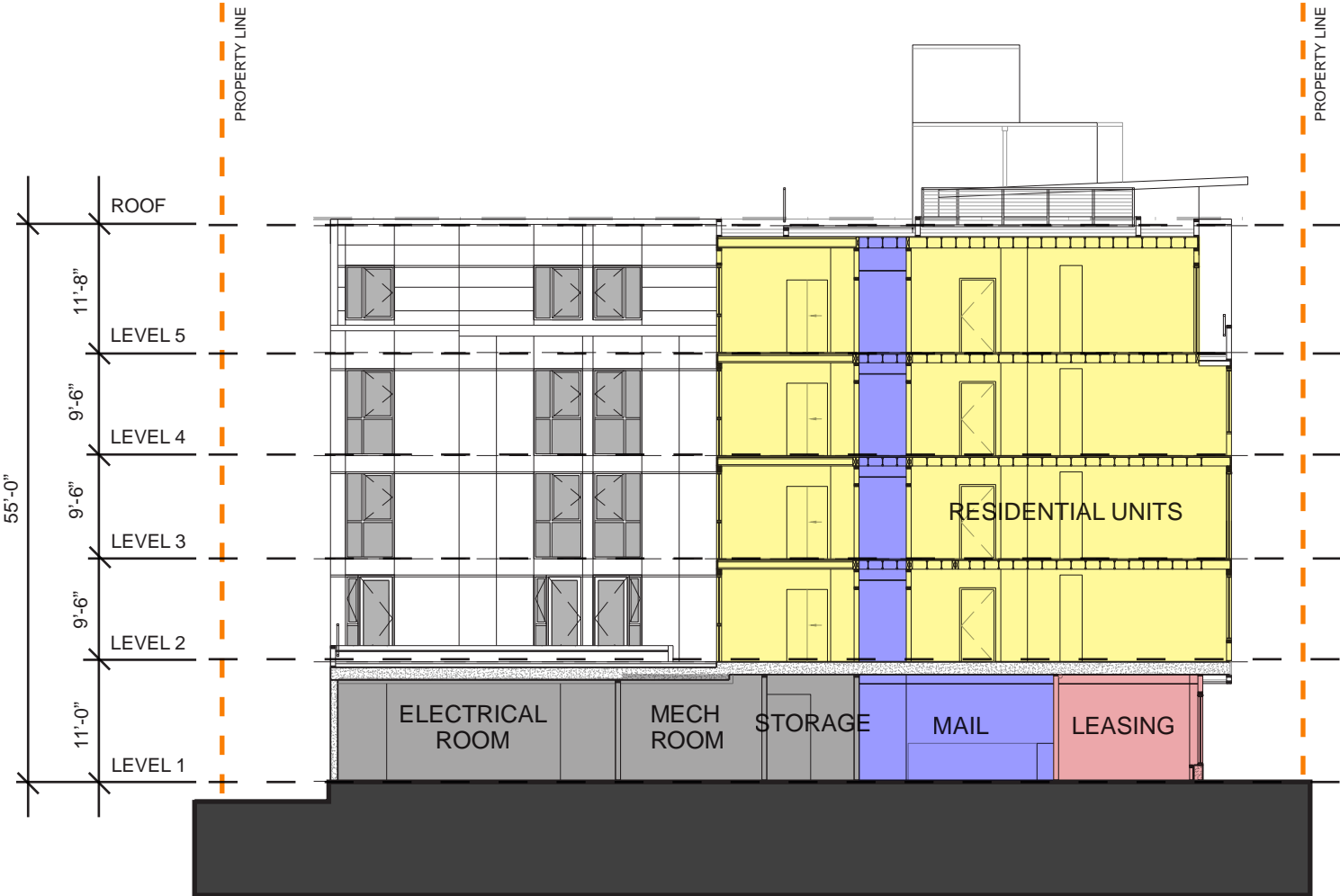


12 WINDOWS | WHITE
VINYL

BUILDING SECTION - NORTH / SOUTH

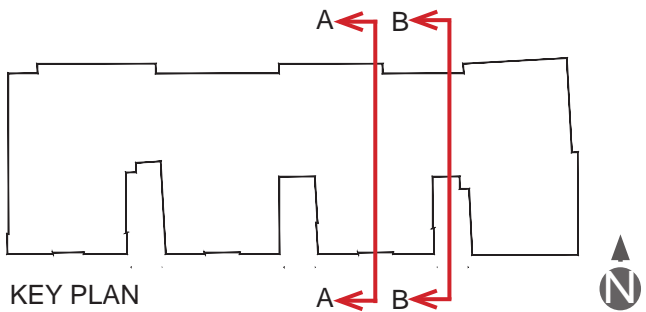


A NORTH - SOUTH SECTION
1/16" = 1'-0"



B NORTH - SOUTH SECTION
1/16" = 1'-0"

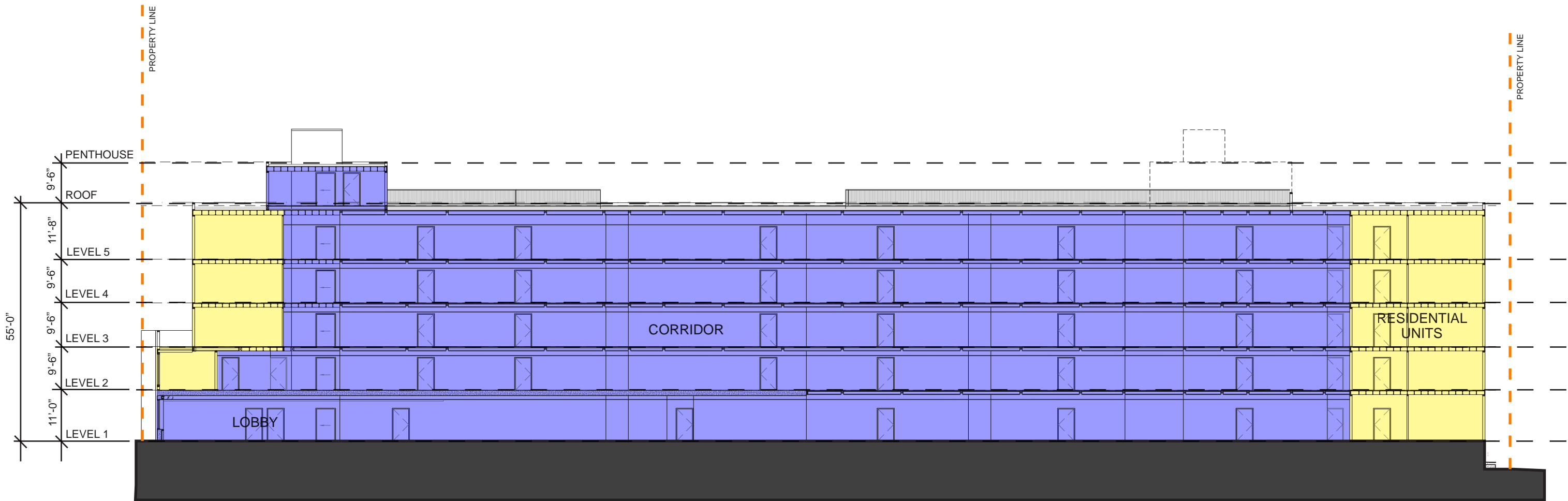
0' 16' 32'



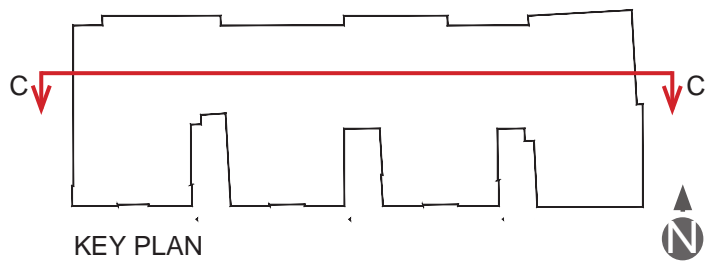
KEY

- | | | |
|---|--|---|
| COMMERCIAL | COMMON / CIRCULATION | SERVICE |
| RESIDENTIAL | LANDSCAPE / GREEN ROOF | |

BUILDING SECTION - EAST / WEST



© EAST - WEST SECTION
1/16" = 1'-0"



KEY

 COMMERCIAL	 COMMON / CIRCULATION	 SERVICE
 RESIDENTIAL	 LANDSCAPE / GREEN ROOF	

STREETSCAPE VIEWS



NORTHEAST CORNER



WEST (SECONDARY) ENTRY



EAST (PRIMARY) ENTRY

STREETSCAPE VIEWS



SOUTHEAST CORNER



LOOKING SOUTHWEST



MARKET STREET FRONTAGE



MARKET STREET PRIMARY ENTRY

AMENITY SPACES



SECONDARY ENTRY



SOUTH COURTYARD AMENITY



SOUTH COURTYARD AMENITY



EAST-SIDE PATIOS

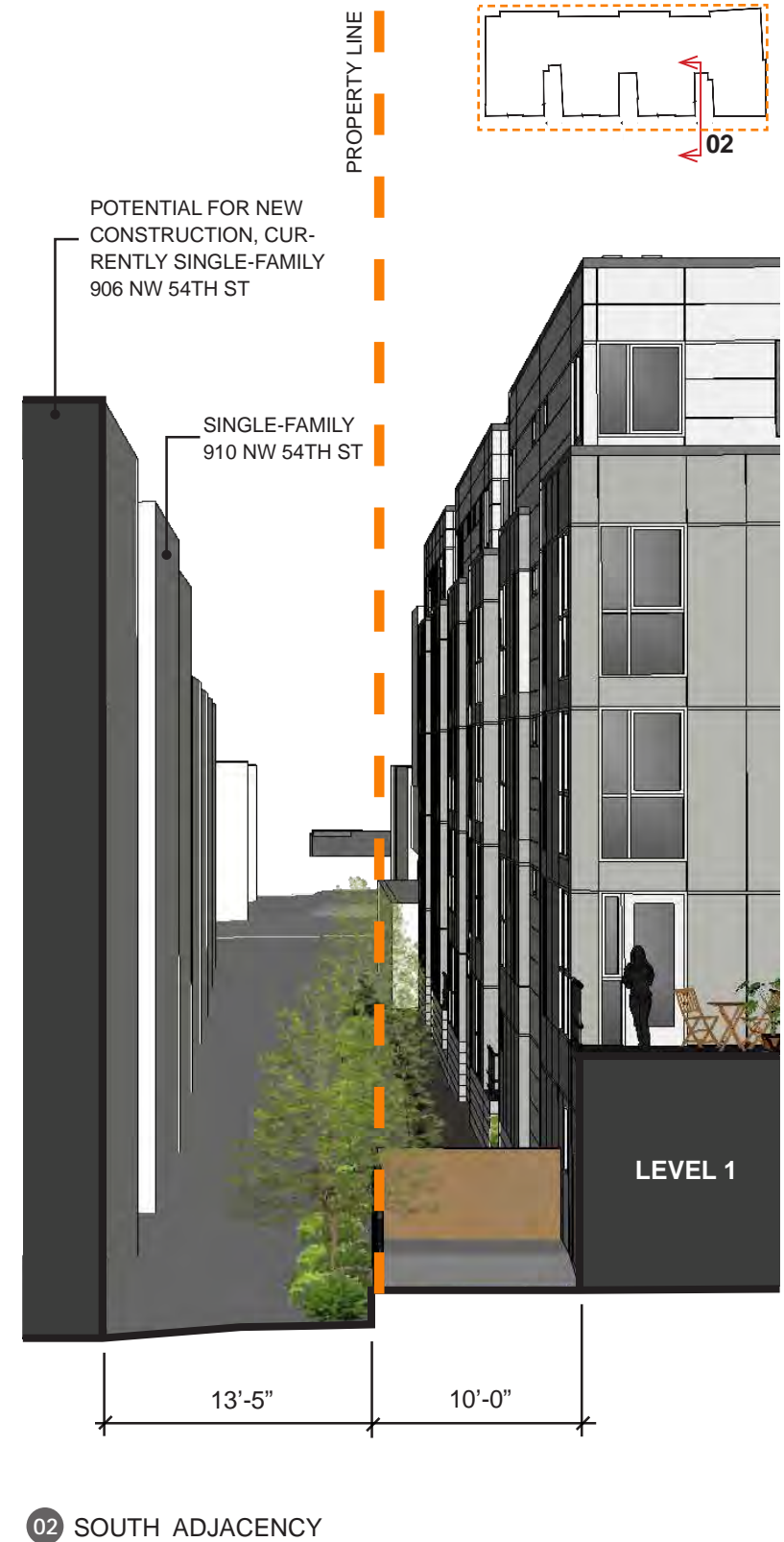


ROOFTOP AMENITY LOOKING NORTHWEST

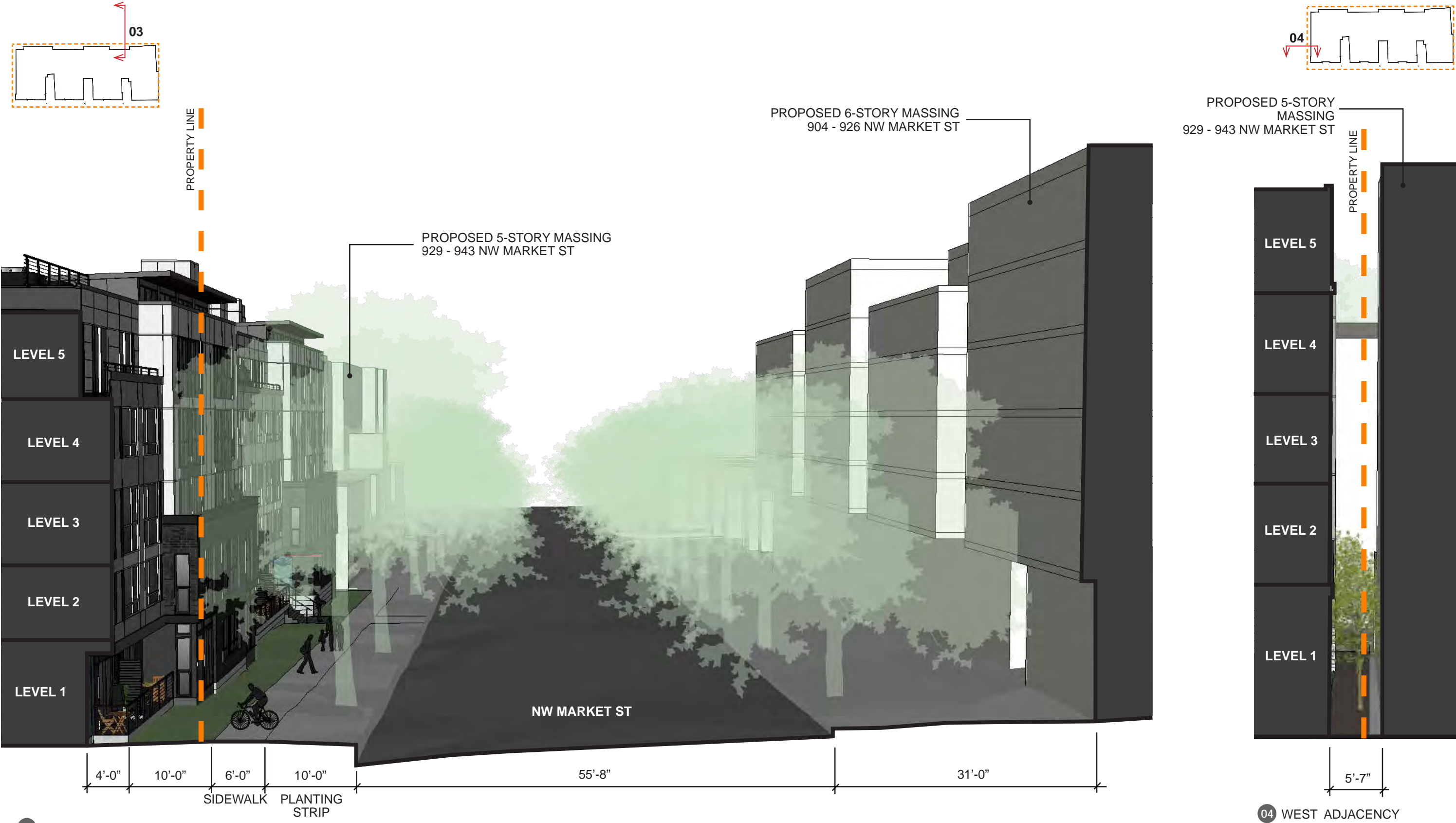


ROOFTOP AMENITY LOOKING NORTHWEST

ADJACENCIES



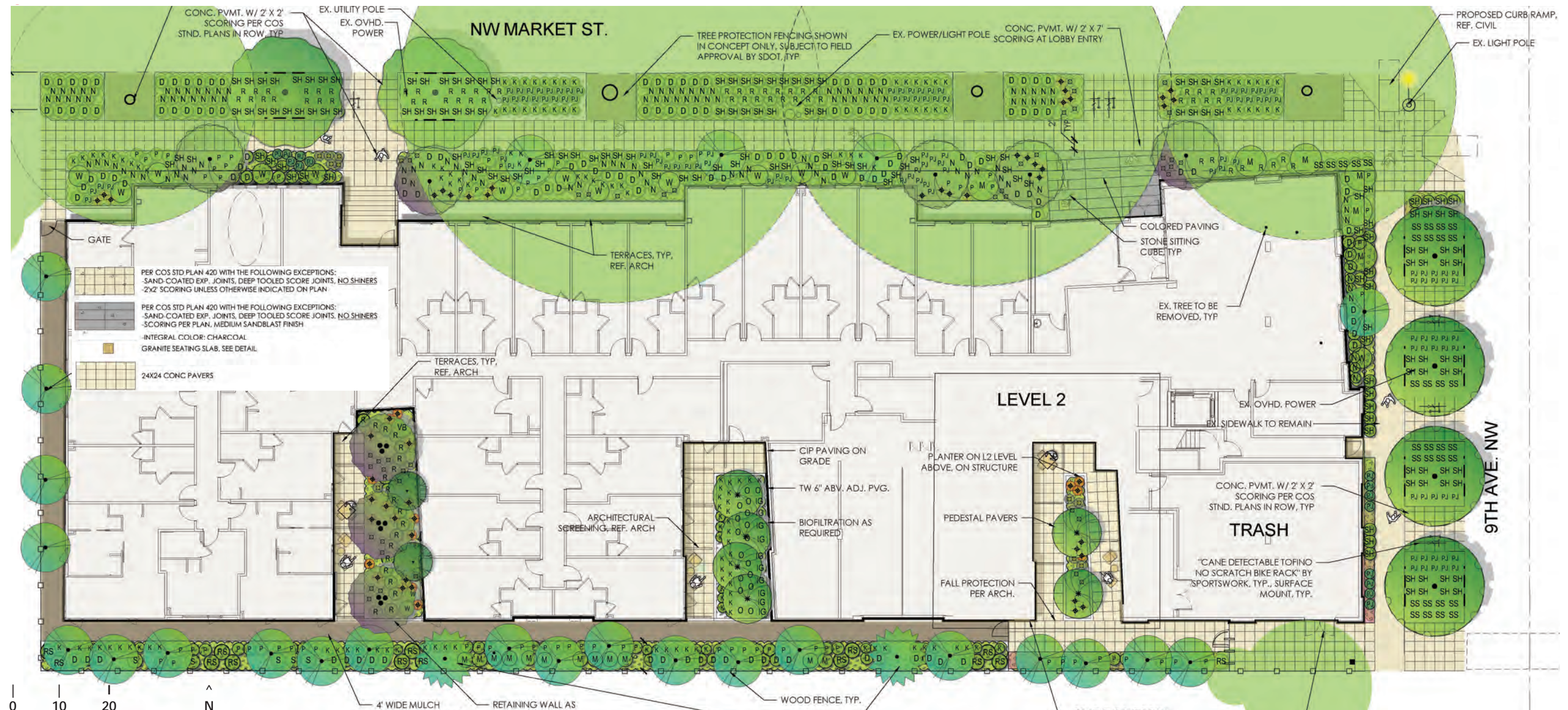
ADJACENCIES



03 NORTH ADJACENCY

04 WEST ADJACENCY

LANDSCAPE



terraces and generous landscape



seatcubes and charcoal colored concrete



courtyard bioretention planters

LANDSCAPE



fire and view



fire and friends

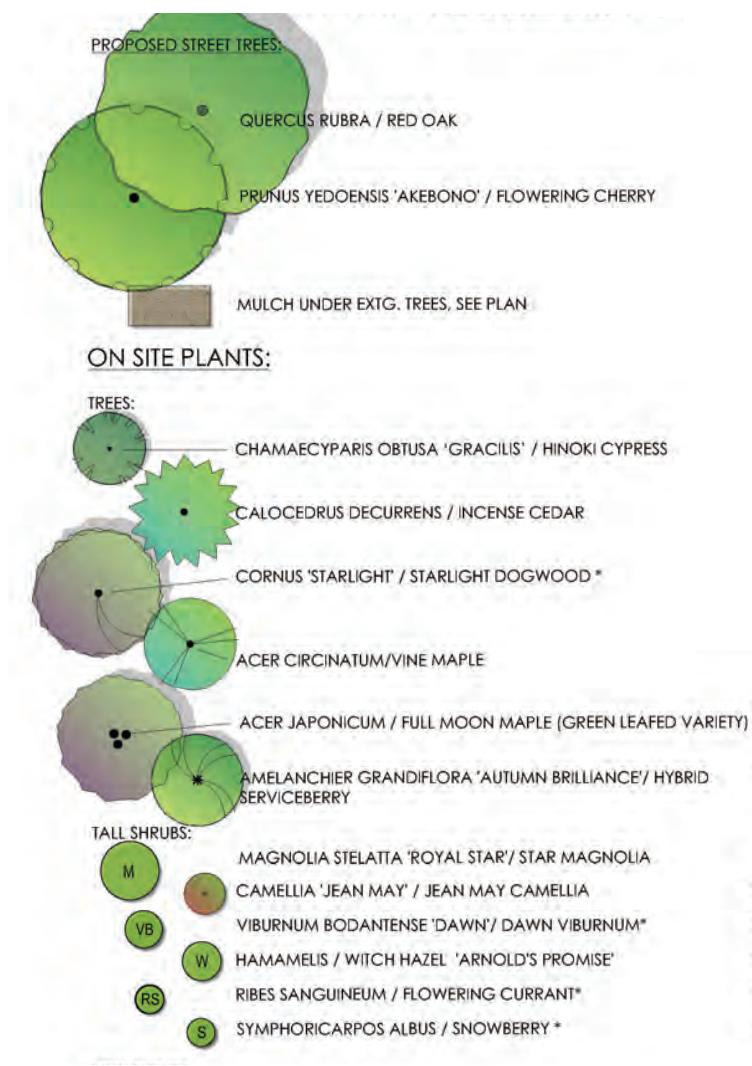


food



hangout

LANDSCAPE



PLANT SCHEDULE ROOF

TREES	BOTANICAL NAME	COMMON NAME
	LAGERSTROEMIA INDICA	CRAPE MYRTLE
SHRUBS	PARROTIA PERSICA	PERSIAN PARROTIA
	PHYLLOSTACHYS AUREA	GOLDEN BAMBOO
GROUND COVERS	SEDUM X 'AUTUMN JOY' *	AUTUMN JOY SEDUM
	OPHIPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS
	SEDUM X *	SEDUM TILE 'COLORMAX'



Quercus rubra
Red Oak



Cornus kousa 'Starlight'
'Starlight' Dogwood



Magnolia stellata
Star Magnolia



Lagerstroemia 'Tuscarora'
Tuscarora Crape Myrtle



Betula nigra 'Dura Heat'
Dura Heat River Birch



Acer circinatum
Vine Maple



Camellia sasanqua 'Jean May'
'Jean May' Camellia



Parrotia persica
Persian Ironwood



Chamaecyparis obtusa
Hinoki cypress



Acer japonicum
Full Moon Maple



Viburnum bodnantense 'Dawn'
Dawn Viburnum



Phyllostachys aurea
Golden Bamboo



Prunus yedoensis 'Akebono'
'Akebono' Cherry



Amelanchier 'Autumn Brilliance'
'Autumn Brilliance' Amelanchier

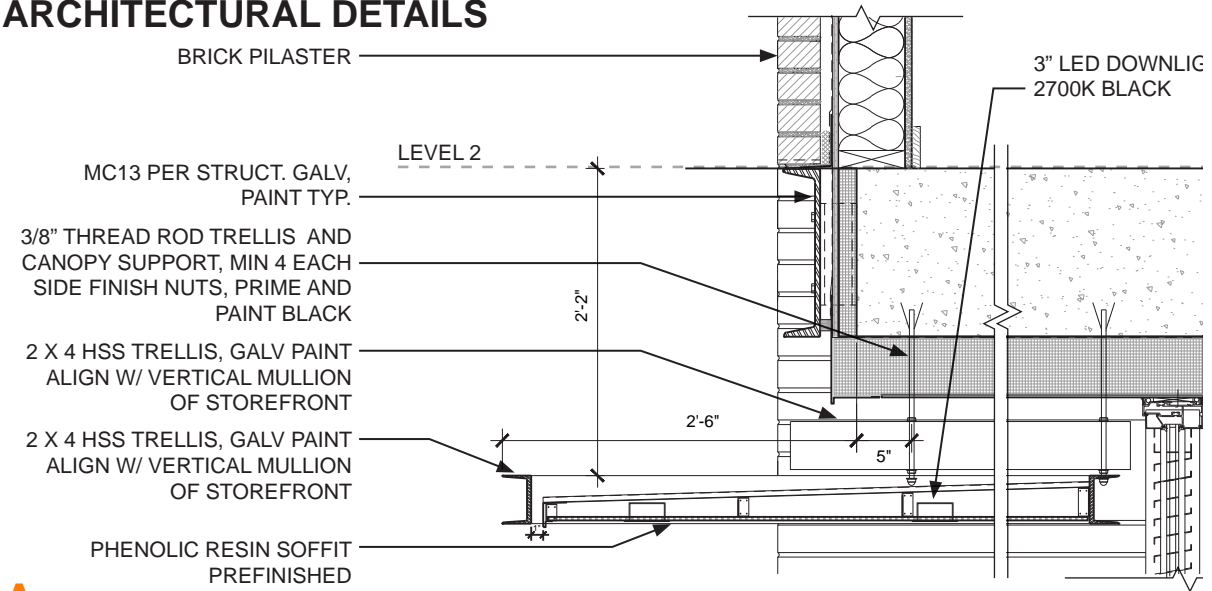


Hamamelis 'Arnold's Promise'
'Arnold's Promise' Hamamelis

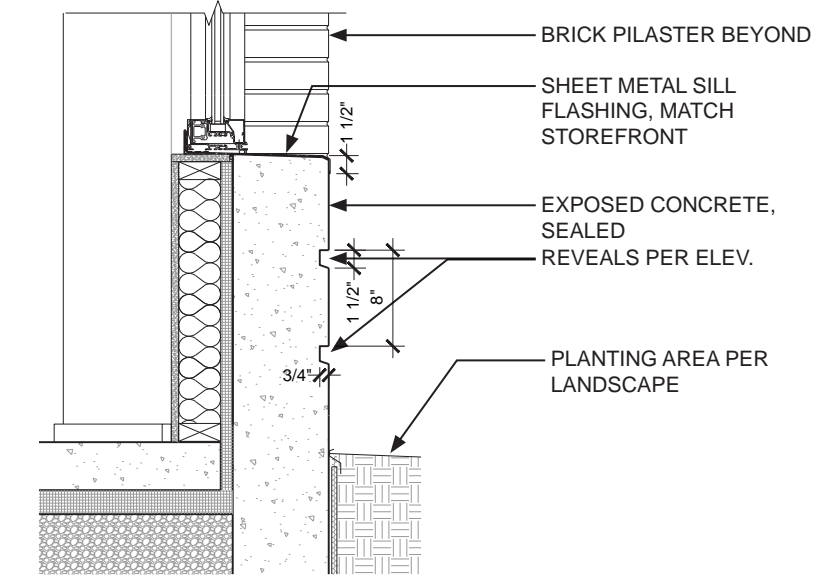


Sedum 'Autumn Joy'
'Autumn Joy' Sedum

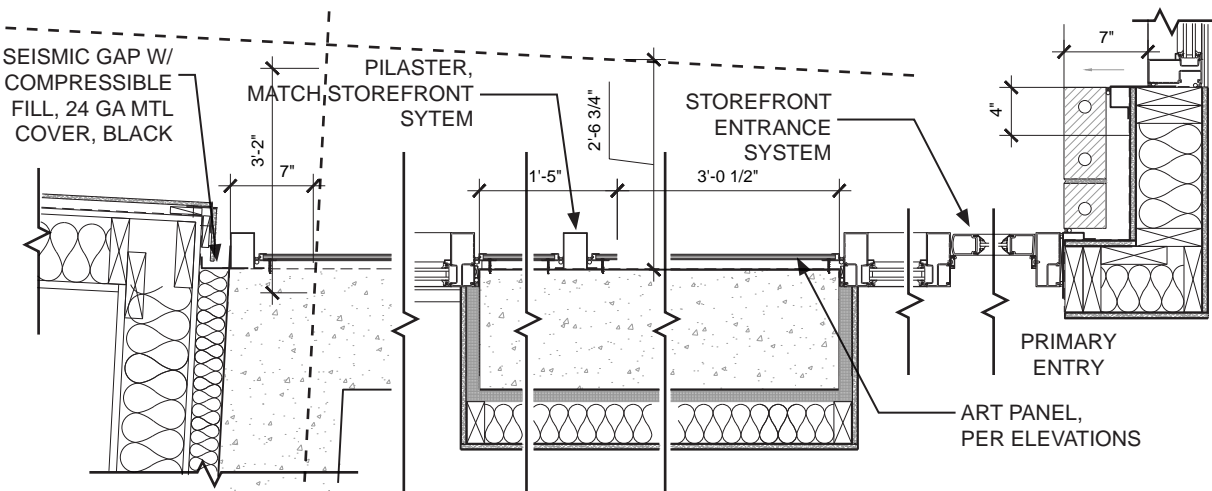
ARCHITECTURAL DETAILS



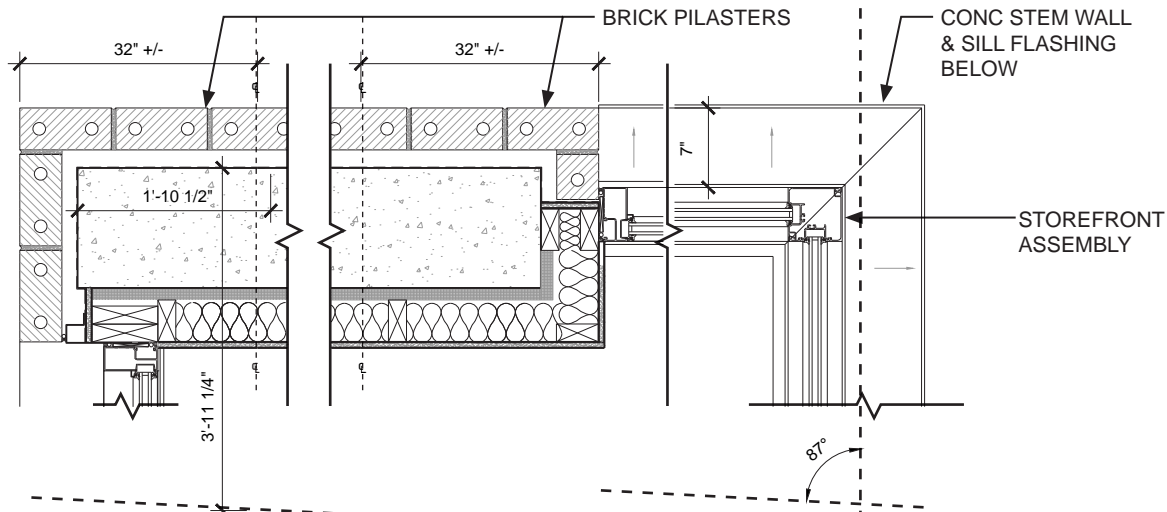
A | ENTRY CANOPY



B | CONCRETE BASE

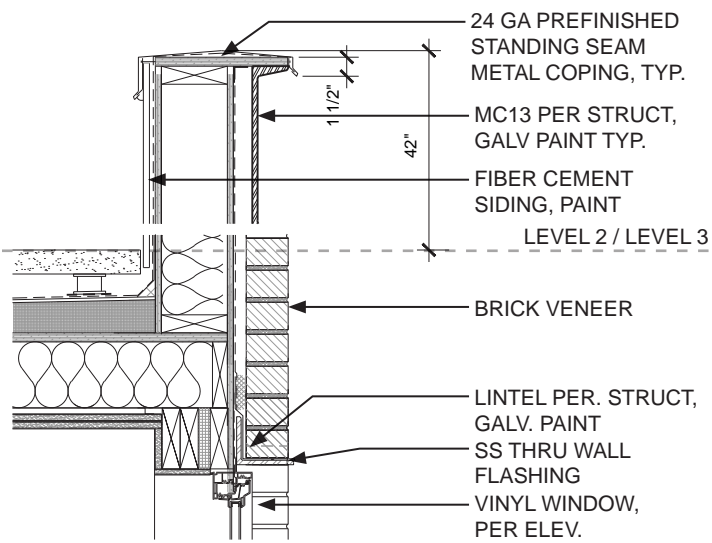


C | EAST ENTRY & LEASING OFFICE DETAIL - PLAN

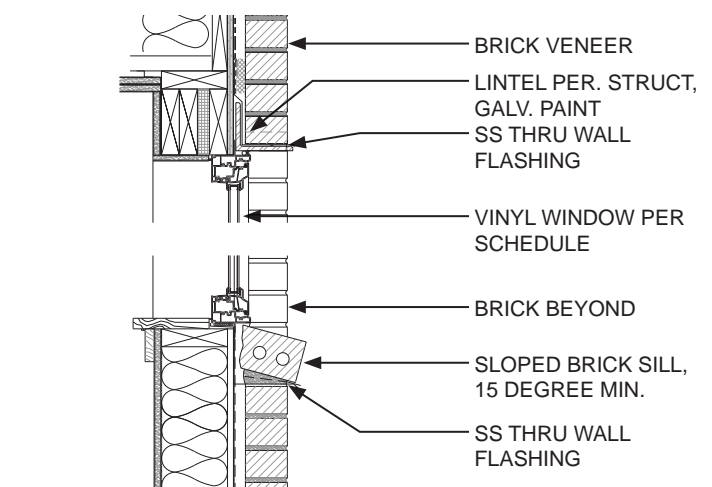


D | STREET-LEVEL PILASTER & CORNER STOREFRONT - PLAN
RECOMMENDATION
02/07/2022 3036107-LU

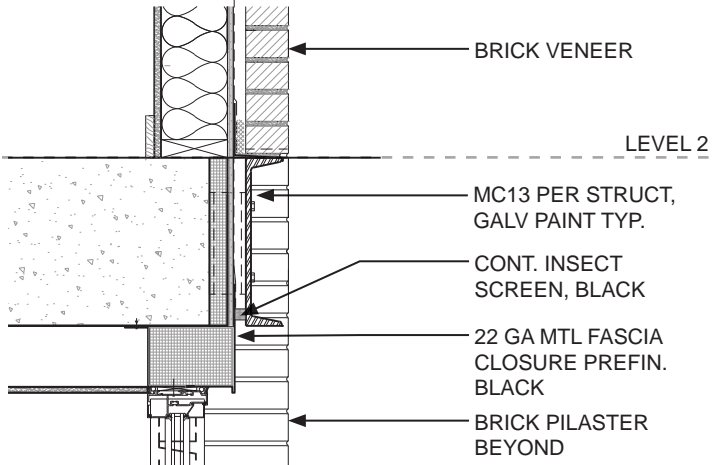
ARCHITECTURAL DETAILS



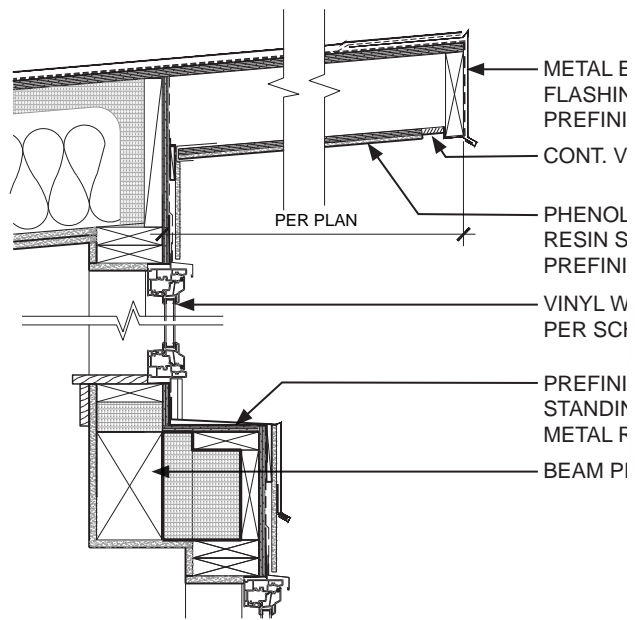
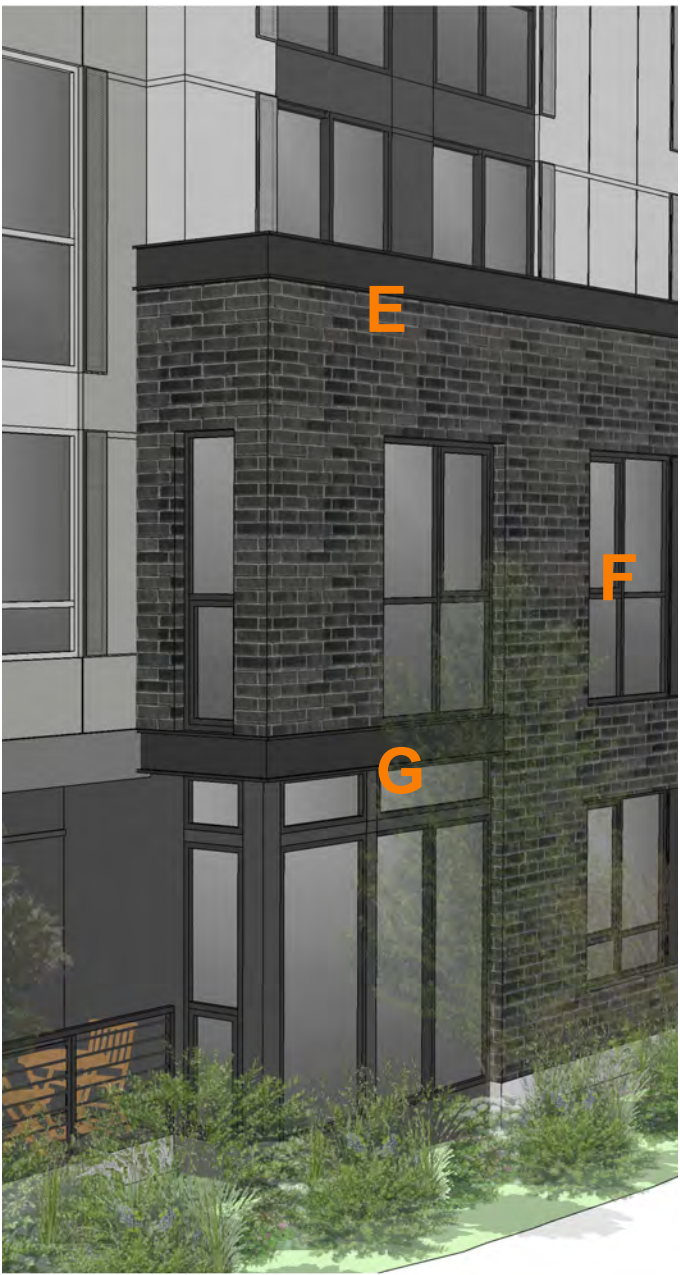
E | BRICK PARAPET AT DECK



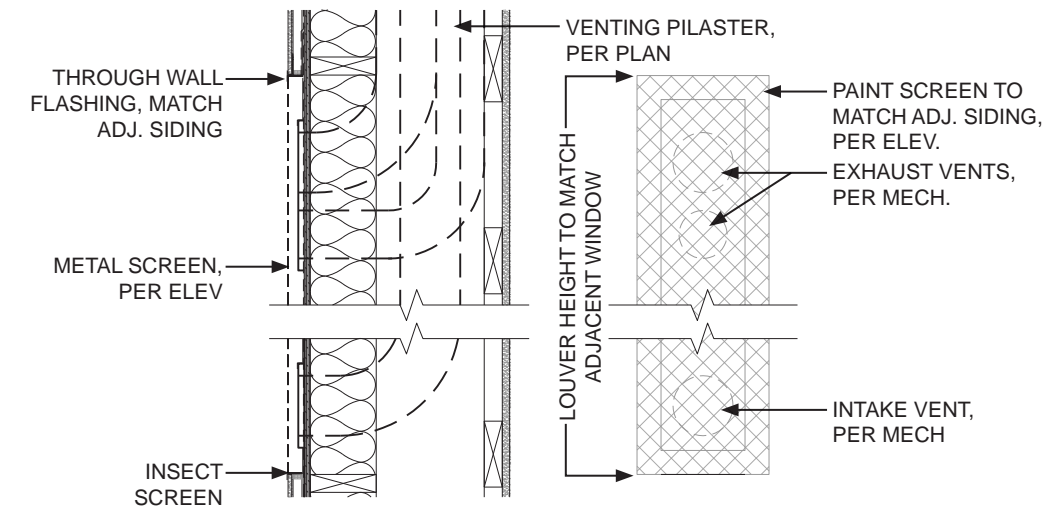
F | WINDOW DETAIL AT BRICK



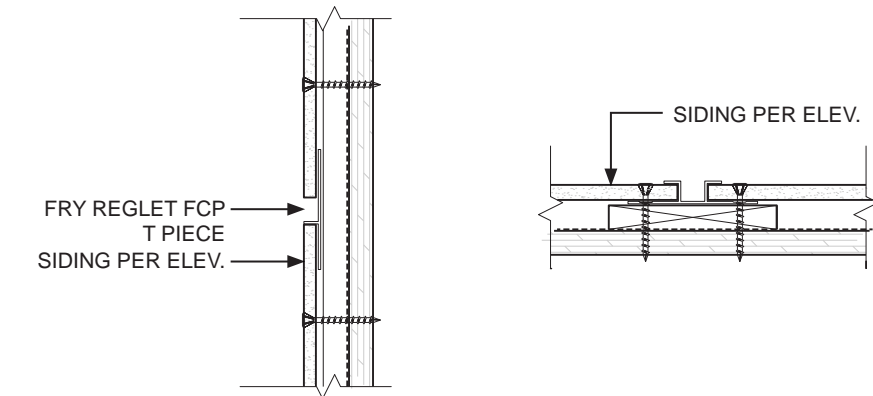
G | WINDOW DETAIL AT BRICK



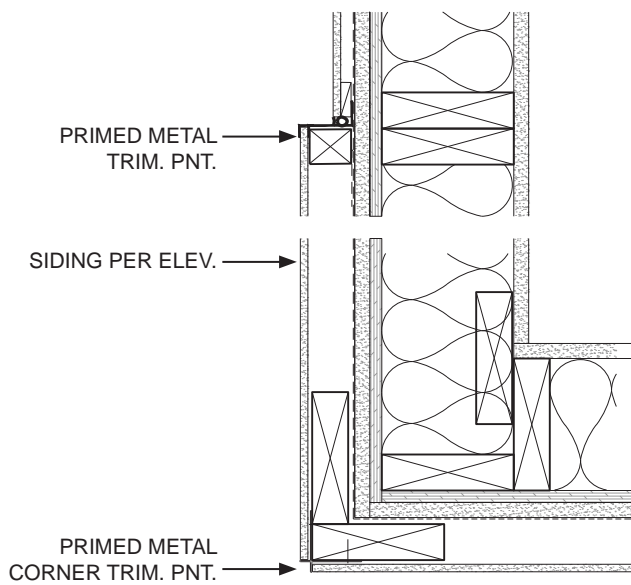
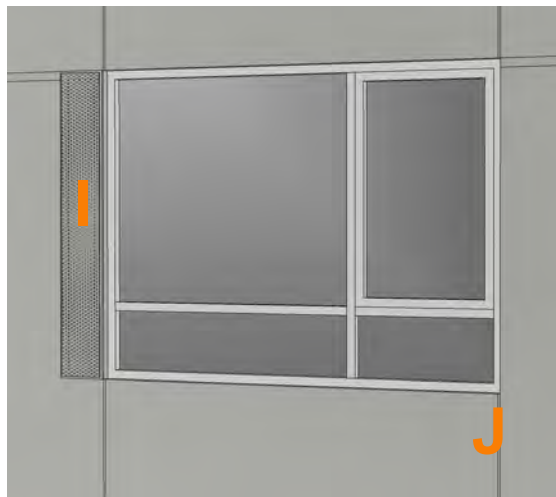
H | CLERESTORY ROOF TRANSITION



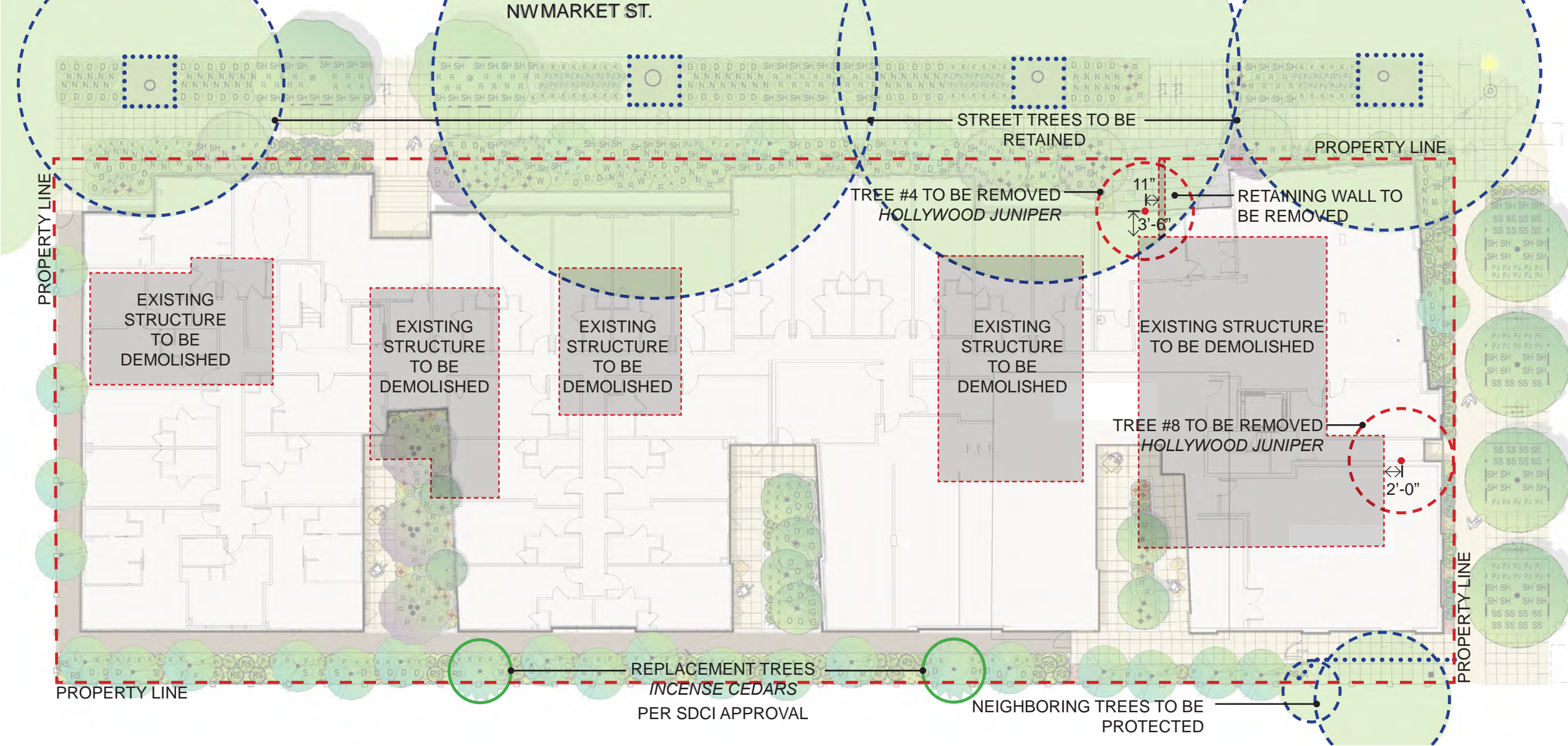
I | VENT LOUVER WITH SCREEN



J | TYPICAL FIBER CEMENT TRANSITION & JOINT DETAILS



TREE PRESERVATION



TREE PRESERVATION PLAN

- KEY**
- EXCEPTIONAL TREE TO BE REMOVED (SEE ARBORIST REPORT)
 - REPLACEMENT TREE PER SDCI APPROVAL
 - ADJACENT TREES TO BE RETAINED
 - TREE PROTECTION FENCING
 - EXISTING STRUCTURE TO BE DEMOLISHED



TREE #4, HOLLYWOOD JUNIPER - 14" DBH, 26' HT
Removal Proposed
ARBORIST DESCRIPTION: Somewhat suppressed by oak, at edge of retaining wall.



TREE #4, HOLLYWOOD JUNIPER - 12" DBH, 18' HT
Removal Proposed
ARBORIST DESCRIPTION: Shrub-like, poor form, 2 to 3 feet from building foundation

TREE PRESERVATION

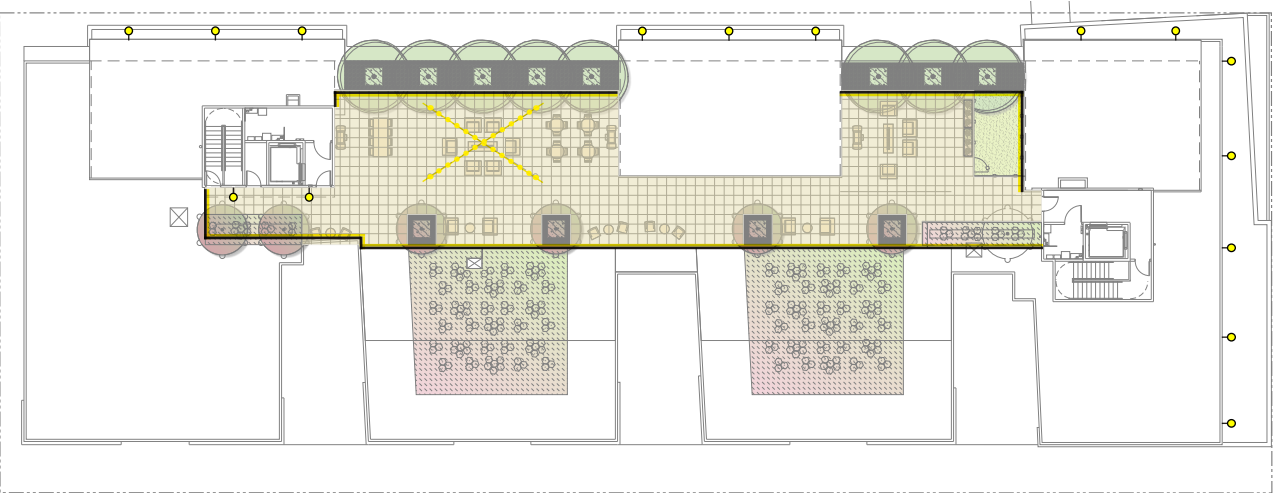
There are two trees on-site that are deemed exceptional, per the arborist. However due to their proximity to their condition and location adjacent to the existing structures to be demolished, they are unlikely to withstand the demolition and construction process. Per coordination with the city arborist during the review process, the arborist's recommendation to remove the trees and replace with two incense cedars along the south side of the site has been approved. The replacement trees are incorporated into a landscape buffer along the south property line. The replacement of the trees along the north and west site edge allow the building to better engage the pedestrian realm (CS2.B2 - Connection to the Street) The replacement trees are incorporated into a landscape buffer along the south property line that helps provide privacy and an appropriate transition between the proposed building and abutting multi-family parcels. (CS2.D3 - Zoning Transitions, CS2.D5 - Respect for Adjacent Sites

Per the arborist report, "Trees #4 and #8, the Hollywood Junipers, actually exceed the diameter threshold for being considered 'exceptional'. This species would be 'exceptional' at 10.3 inches in diameter. Unfortunately, both are located very close to the existing house at 901 NW Market Street. #4 is at the corner of the building foundation and up against a concrete wall that will both need to be removed, comprising its ability to remain standing. #8 is approximately 2 to 3-feet from the existing foundation. The demolition of the building and basement foundation would compromise tree stability as all of the tree's canopy is to the east away from the house. Given the proximity to existing improvements, the subjects could not withstand the demolition phase and will need to be removed. The subjects shall be replaced as part of the landscape plan."

Arborist recommended tree protection fencing will be provided to protect the Market St street trees and trees on the neighboring property to the south.



STREET-LEVEL LIGHTING PLAN



ROOF LIGHTING PLAN

PROPOSED FIXTURES

WALL SCONCE | BLACK

MANUFACTURER:
DWELED

DIMENSIONS: 5" W X 14" H

LOCATION(S):
UNIT PATIOS, ROOF DECK



DOWNLIGHT | BLACK

MANUFACTURER:
HINKLEY LIGHTING

DIMENSIONS: 8.0" W X 3.25" H

LOCATION: CANOPIES & BUILDING
OVERHANGS



DOWNLIGHT UNDER RAILING

MANUFACTURER:
TBD / CUSTOM

LOCATION : ROOF DECK



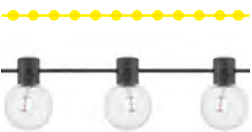
CATENARY LIGHTS | BLACK

MANUFACTURER:
AMERICAN LIGHT

FIXTURE: FESTOON LIGHT STRING

DIMENSIONS: 2 3/8" BULBS

LOCATION: ROOFTOP AMENITY



PROPOSED SIGNAGE



A RESIDENTIAL ENTRY SIGNAGE
SIGNAGE ABOVE CANOPY AT LOBBY
ENTRANCE

APPROX. 18" W X 8" H

REQUESTED DEPARTURE #1

1 | SMC 23.47A.008.D2
RESIDENTIAL USES AT STREET LEVEL

SMC 23.47A.008.D2 | The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk

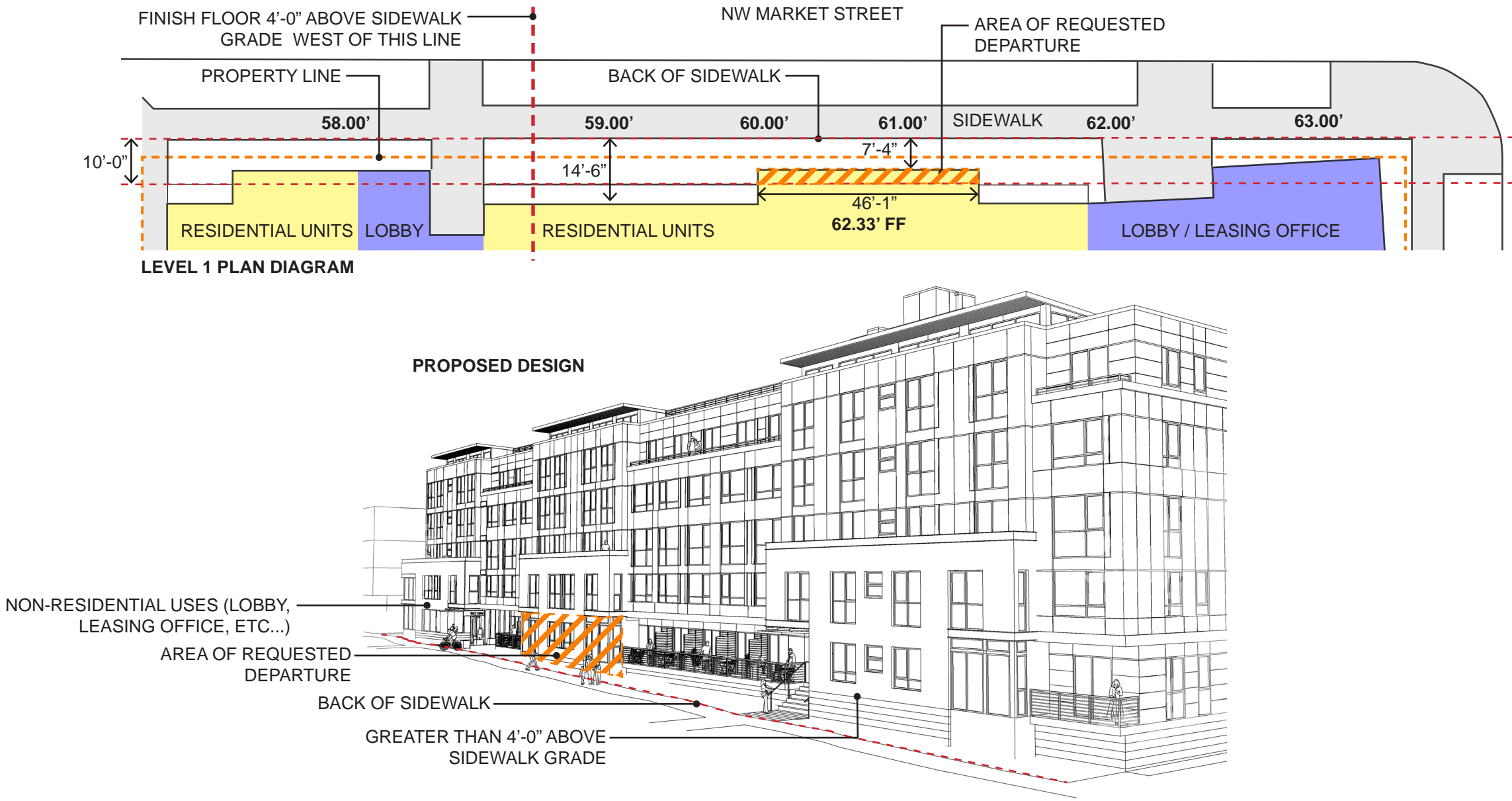
REQUEST |

Along Market Street, the structure is modulated, with most of the ground level frontage set back approximately 14'-6" feet from the sidewalk, however three (3) two-story volumes extend out to within 7'-4" of the sidewalk. The western volume contains common uses - entrance, lobby, and leasing office. The other two volumes contain residential units, however due to the sloping topography along Market Street, only the central volume is within 4'-0" of sidewalk grade.

A departure is requested for this portion of the structure containing 4 units is located 7'-4" from the sidewalk and approximately 1'-7" to 2'-8" above sidewalk grade.

THIS DEPARTURE PROVIDES AN OVERALL DESIGN THAT BETTER MEETS THE INTENT OF THE APPLICABLE DESIGN GUIDELINES BY:

- The combination of being both elevated above and set back from the sidewalk creates a semi-private space between the residential units and the pedestrian realm. (PL3.B1,PL3.B2)
- The establishment of street-level private amenity space provides activation to the pedestrian realm and encourages interaction between residents and the neighborhood. (CS2.D2, PL1.A2, PL2.B1, PL3.B4)
- Strict code compliance could be maintained by stepping the building up to attain the 4'-0" grade change, however due to the sloping topography of the site it would create steps and/or ramping within the building or at the primary entrance on the corner, hampering the accessibility for residents and weakening the connection to the sidewalk. (PL2.A1, PL1.B1)
- The modulation pockets align with the location of the large street trees, providing additional relief to the root and canopy of the tree and assisting in their preservation and vitality during and post construction (CS1.D1, CS2.D2)



REQUESTED DEPARTURE #2

2 | SMC 23.47A.009.F2

BALLARD HUB URBAN VILLAGE FACADE MODULATION

SMC 23.47A.008.D2 |

A) Facade modulation requirements apply to all portions of a street-facing facade of a structure up to a height of 45 feet located within 10 feet of a street lot line, according to provisions of subsection 23.47A.009.F.2.c.

B) The maximum width of any unmodulated street-facing facade is 100 feet. Facades longer than 100 feet shall be modulated at no greater than 100-foot intervals by stepping back the facade from the street lot line for a minimum depth of 10 feet and a minimum width of 15 feet.

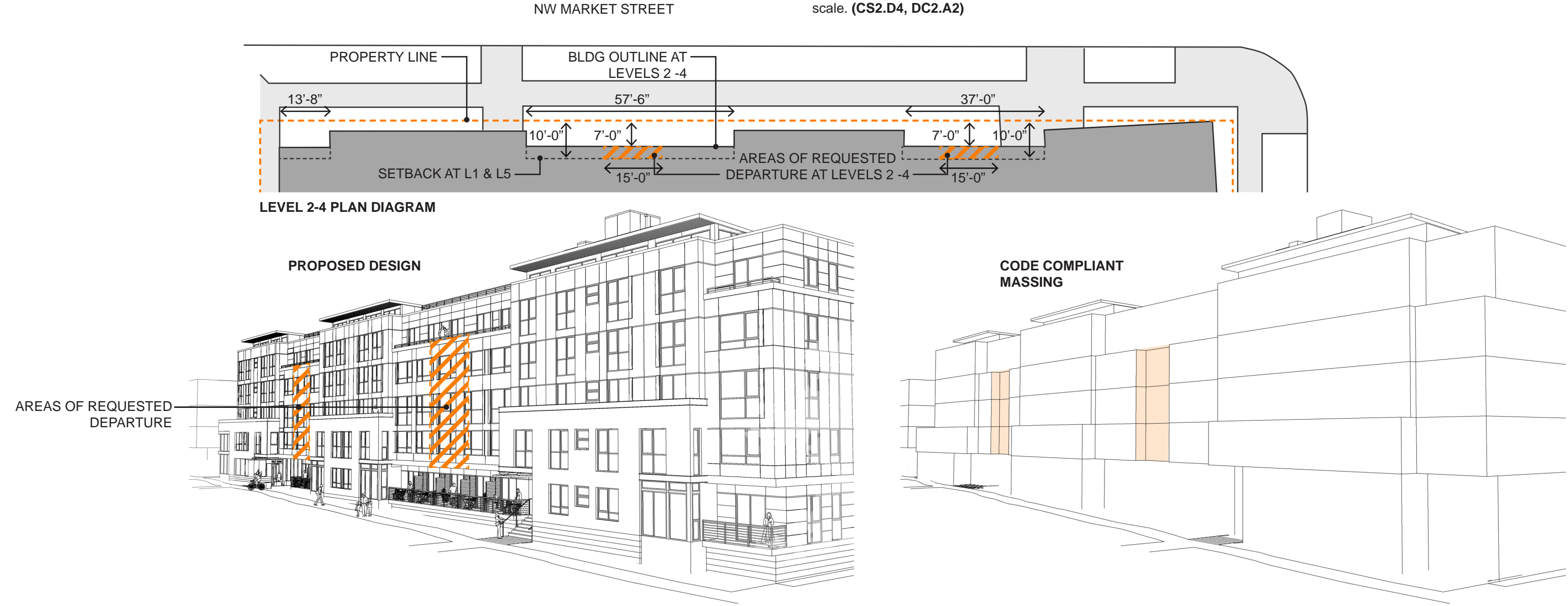
REQUEST |

The facade is modulated, per the 100 foot maximum length requirements with recesses that are also compliant in length (> 15'-0"), and depth (> 10'-0") at levels 1 & 5, but do not meet the 10'-0" depth requirement (7'-0") at levels 2 - 4.

A departure is requested for the modulation depth to be 7'-0" instead of 10'-0" at levels 2 - 4, with the width of the recessed portions greatly exceeding the 15'-0" minimum width.

THIS DEPARTURE PROVIDES AN OVERALL DESIGN THAT BETTER MEETS THE INTENT OF THE APPLICABLE DESIGN GUIDELINES BY:

- Strict compliance with the code could be maintained by recessing two 15-foot wide portions an additional 3 feet, however this would reduce the legibility of the board-preferred design parti, as well as further complicating the massing for a building of this scale and size. Further articulation of the building mass is more appropriately established through the provided secondary elements, materials, and street-level details. (DC2.A2, DC2.B1)
- Similar scale projects along Market(AVA & Koi apartments) do not provide upper level setbacks or significant modulation, instead favoring a simple, unified massing approach. (CS2.A1, CS3.A2, DC2.C3)
- The setbacks and modulation as proposed successfully meet the intent of the design guidelines to mitigate the bulk and scale of the long facade as greater than required setbacks are provided along the street frontage and the recessed portions exceed the required 10 foot setback when measured from the sidewalk location. (DC2.A2)
- The depth and location of the modulation is a site-specific response to the tree preservation and powerlines along NW Market Street. (CS1.D1, CS2.B1, CS2.D2)
- The robust landscape buffer from the back of walk to the structure edge further mitigates the structure's height, bulk, and scale. (CS2.D4, DC2.A2)



REQUESTED DEPARTURE #3

3 | SMC 23.47A.009.F3

BALLARD URBAN HUB VILLAGE MAXIMUM STRUCTURE WIDTH

SMC 23.47A.009.F3 |

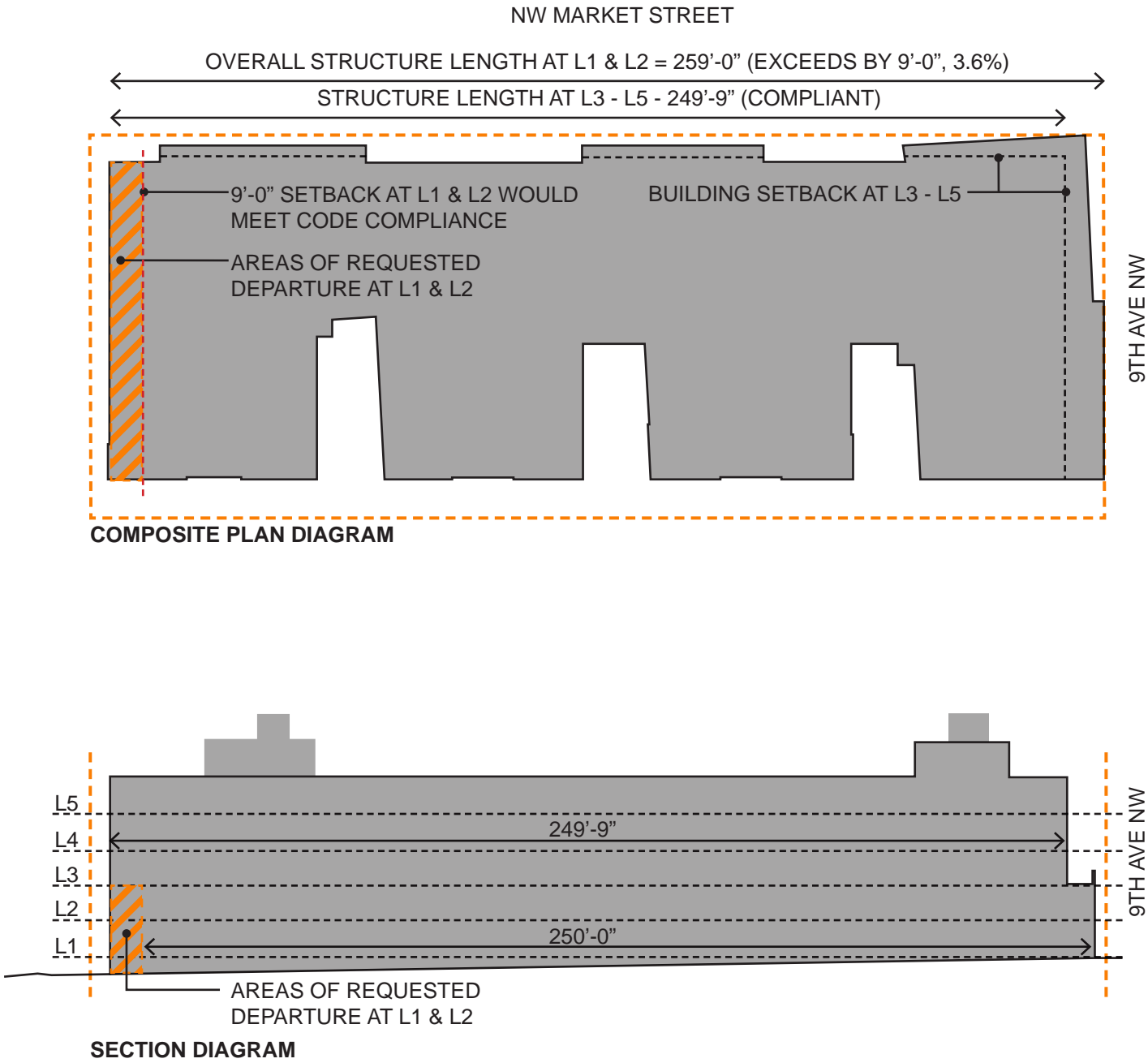
A) Maximum allowed structure width is 250 feet.

B) Structure width limits do not apply to portions of a structure that are below grade of that do not extend more than 2 feet above the existing or finished grade at the street lot line, whichever is lower.

REQUEST |

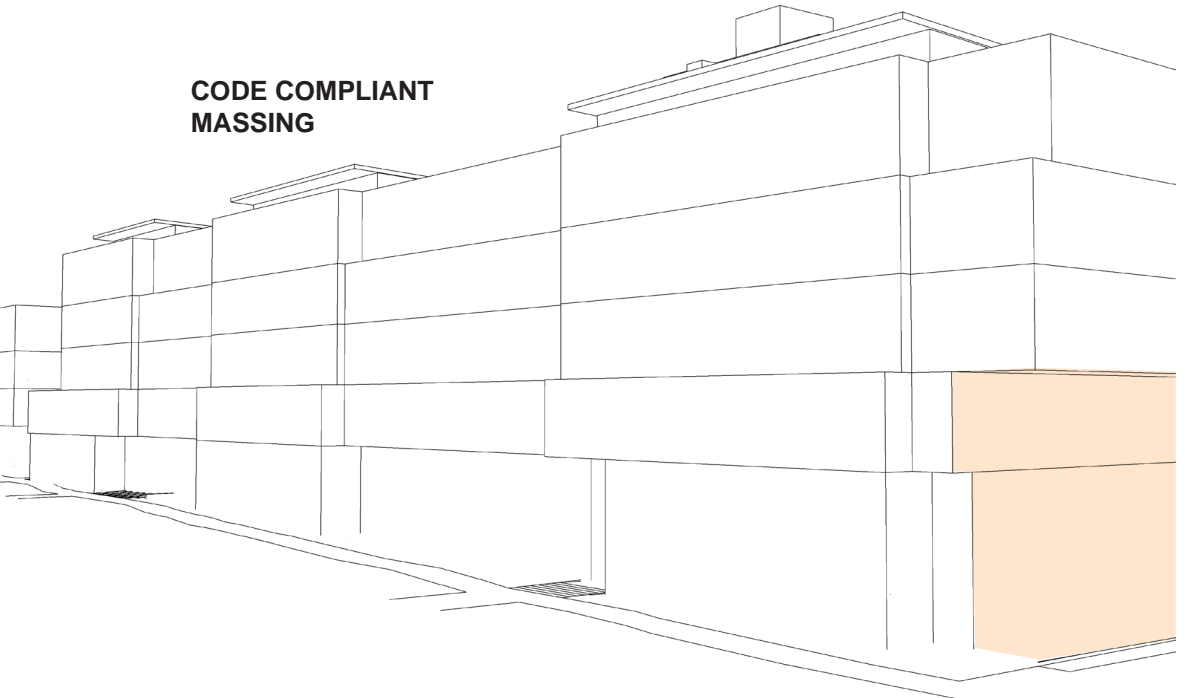
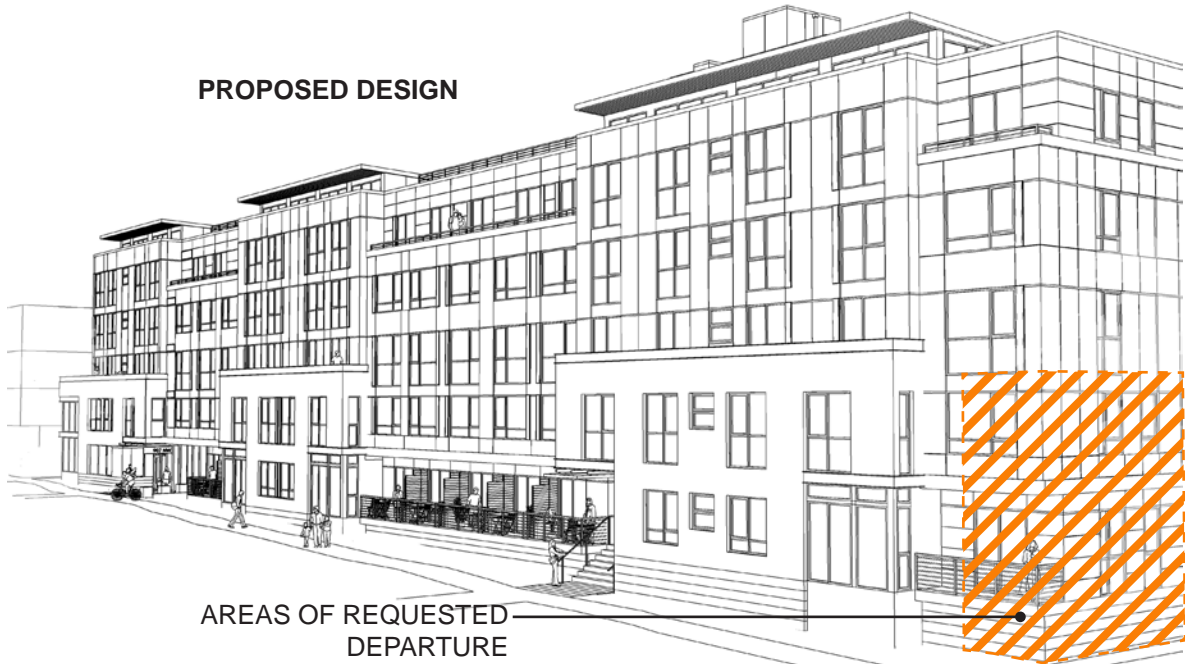
The structure at levels 1 and 2 is 259'-0" wide, exceeding the 250'-0" maximum. At levels 3-5 the width is compliant at 249'-9".

A departure is requested for the level 1 & 2 structure width which exceeds the code prescribed maximum by 9 feet (less than 1%)



THIS DEPARTURE PROVIDES AN OVERALL DESIGN THAT BETTER MEETS THE INTENT OF THE APPLICABLE DESIGN GUIDELINES BY:

- The first two stories seek relief from the structure width maximum due to engagement of the street corner and pedestrian realm at the east edge. (CS2.A2, CS2.B2, CS2.C1, PL3.B4, DC1.A1)
- The setbacks and modulation at the upper levels meet the intent of the design guidelines by mitigating the bulk, scale, and long facade length of the structure while still allowing for engagement of the pedestrian realm at street level. (CS2.C3, DC2.A2)



REQUESTED DEPARTURE #4

2 | SMC 23.47A.009.F4.b1

BALLARD HUB URBAN VILLAGE FACADE MODULATION

SMC 23.47A.009.F4.b1 |

1) A setback with an average depth of 10 feet from all abutting street lot lines is required for portions of a structure above a height of 45 feet. The maximum depth of a setback that can be used for calculating the average setback is 20 feet..

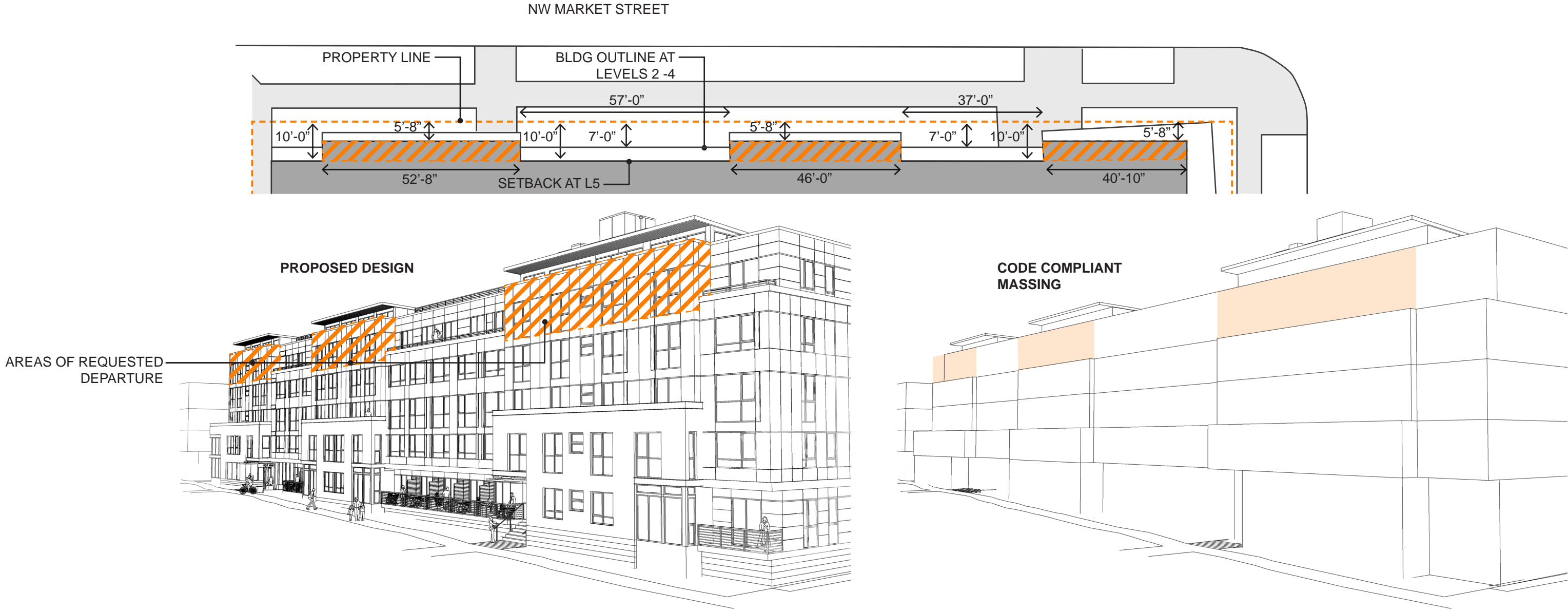
REQUEST |

The facade is modulated and upper level setbacks are provided on levels 3-5, though they are only required at level 5. The setback distances that meet or exceed the minimum 10 foot dimension across most of the north facade, though there are three areas with a minimum distance of 5'-8".

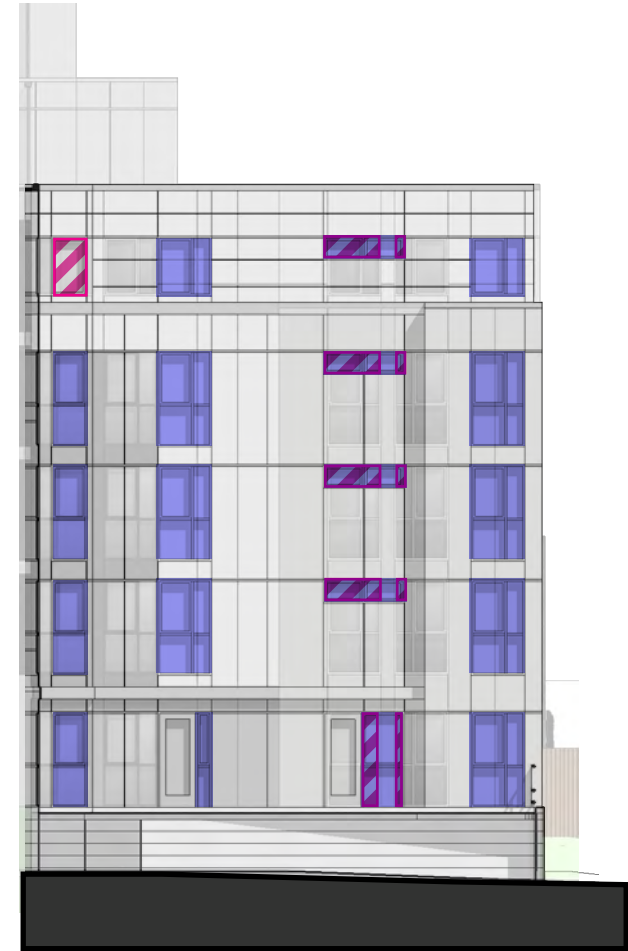
A departure is requested at L5 for three projecting sections of the North facade with a proposed setback of 5'-8" (less than the code required 10'-0" minimum).

THIS DEPARTURE PROVIDES AN OVERALL DESIGN THAT BETTER MEETS THE INTENT OF THE APPLICABLE DESIGN GUIDELINES BY:

- Proposed modulation at upper story mitigates the overall length of the facade more than single, code-compliant unified setback and is consistent with the modulation at the lower levels and pedestrian realm. (CS2.C, CS2.C3, DC2.A2)
- Similar scale projects along Market(AVA & Koi apartments) do not provide upper level setbacks or significant modulation, instead favoring a simple, unified massing approach. (CS2.A1, CS3.A2)
- The proposed setbacks and modulation maintain the legibility of the board-preferred design parti. (CS2.C, DC2.A2)
- The robust landscape buffer from the back of walk to the structure edge further mitigates the structure's height, bulk, and scale. (CS2.D4, DC2.A2)



PRIVACY ANALYSIS - COURTYARD



A EAST FACE OF COURTYARD A
1/8" = 1'-0"



B EAST FACE OF COURTYARD B
1/8" = 1'-0"



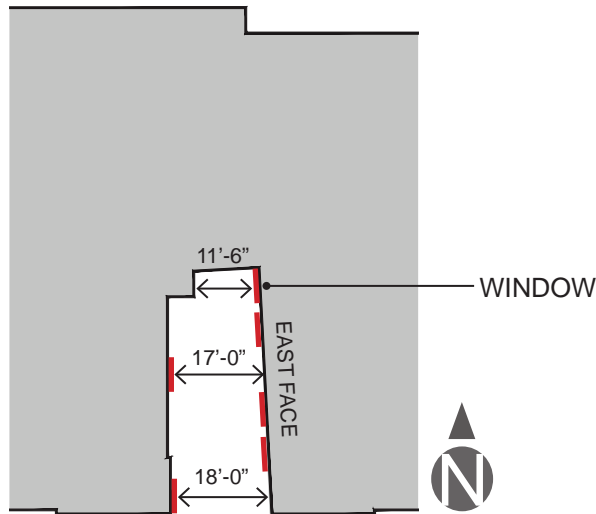
C EAST FACE OF COURTYARD C
1/8" = 1'-0"

ANALYSIS |

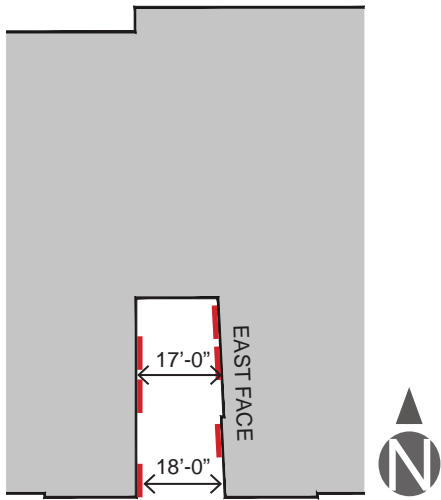
The courtyards are approx. 18'-0" wide, wider than most urban alleys (16'-0") and many urban single-family side yards, yet since there are multiple units opening into the courtyards, privacy is still a concern. Care has been taken to mirror and stagger both the unit layouts and the window locations on the opposing east and west faces of the courtyard. This minimizes the visual reciprocity between the units. At the ground level, landscaping and privacy screens provide further demarcation of space and privacy between individual residences.

KEY

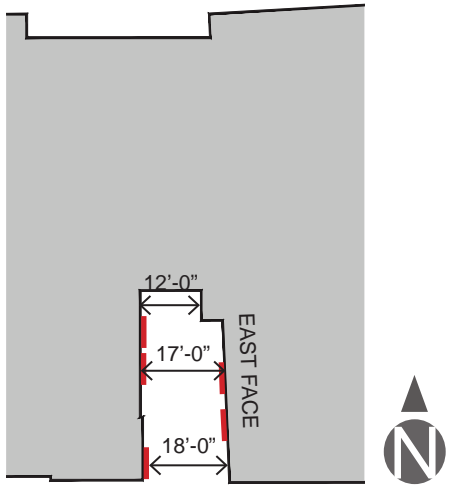
- WINDOW OF ADJACENT WEST FACE
- WINDOW OVERLAP WITH ADJACENT WEST FACE



A



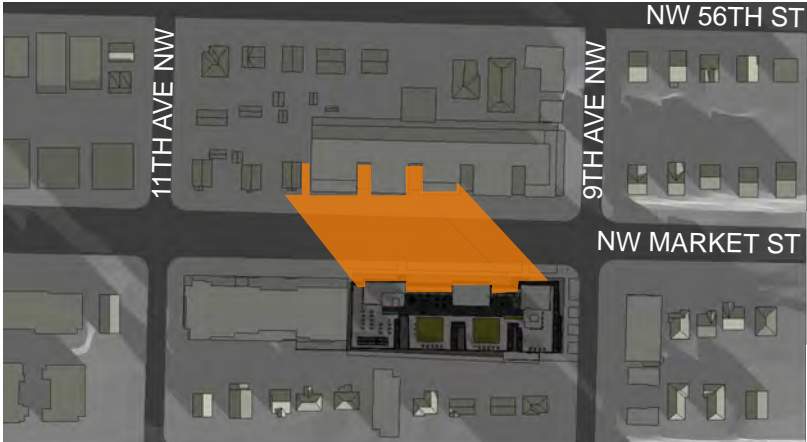
B



C

SHADOW ANALYSIS

WINTER SOLSTICE



9 AM



12 PM



3 PM

FALL/SPRING EQUINOX



9 AM



12 PM



3 PM

SUMMER SOLSTICE



9 AM



12 PM



3 PM

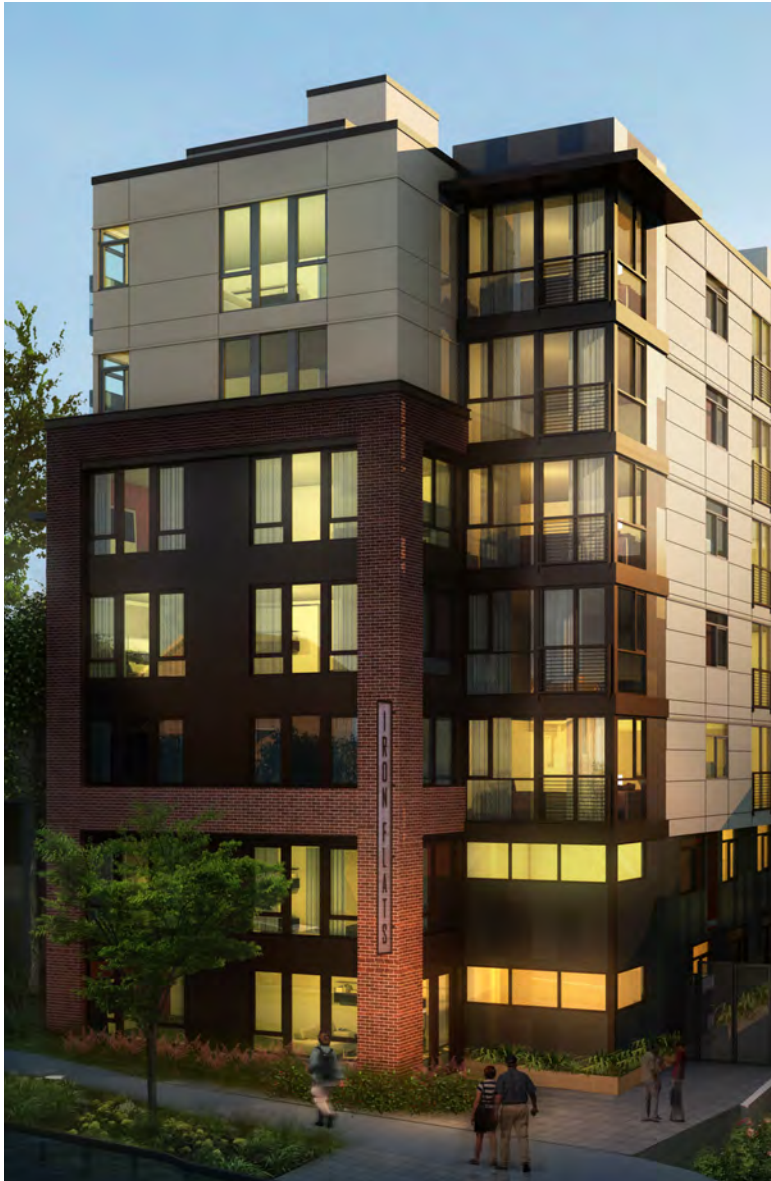
ORANGE REGION INDICATES SHADOW CAST BY PROPOSED PROJECT

ANALYSIS |
As the project is oriented east / west with a wide right-of-way to the north and east, and a zero lot line blank facade to the west, the shadow impacts of the proposed project on neighboring properties are minimal. Despite that, care has been taken to locate tall rooftop structures (such as stair and elevator penthouses) near the center of the structure as opposed to at the north or east edges, in an effort to minimize the shadow impact during the winter months where shadows stretch across the street.



APPLICANT WORK SAMPLES

SKIDMORE JANETTE APD



Greenbank Holdings, LLC | skidmore janette architecture planning design

907 NW MARKET ST

RECOMMENDATION
02/07/2022 3036107-LU

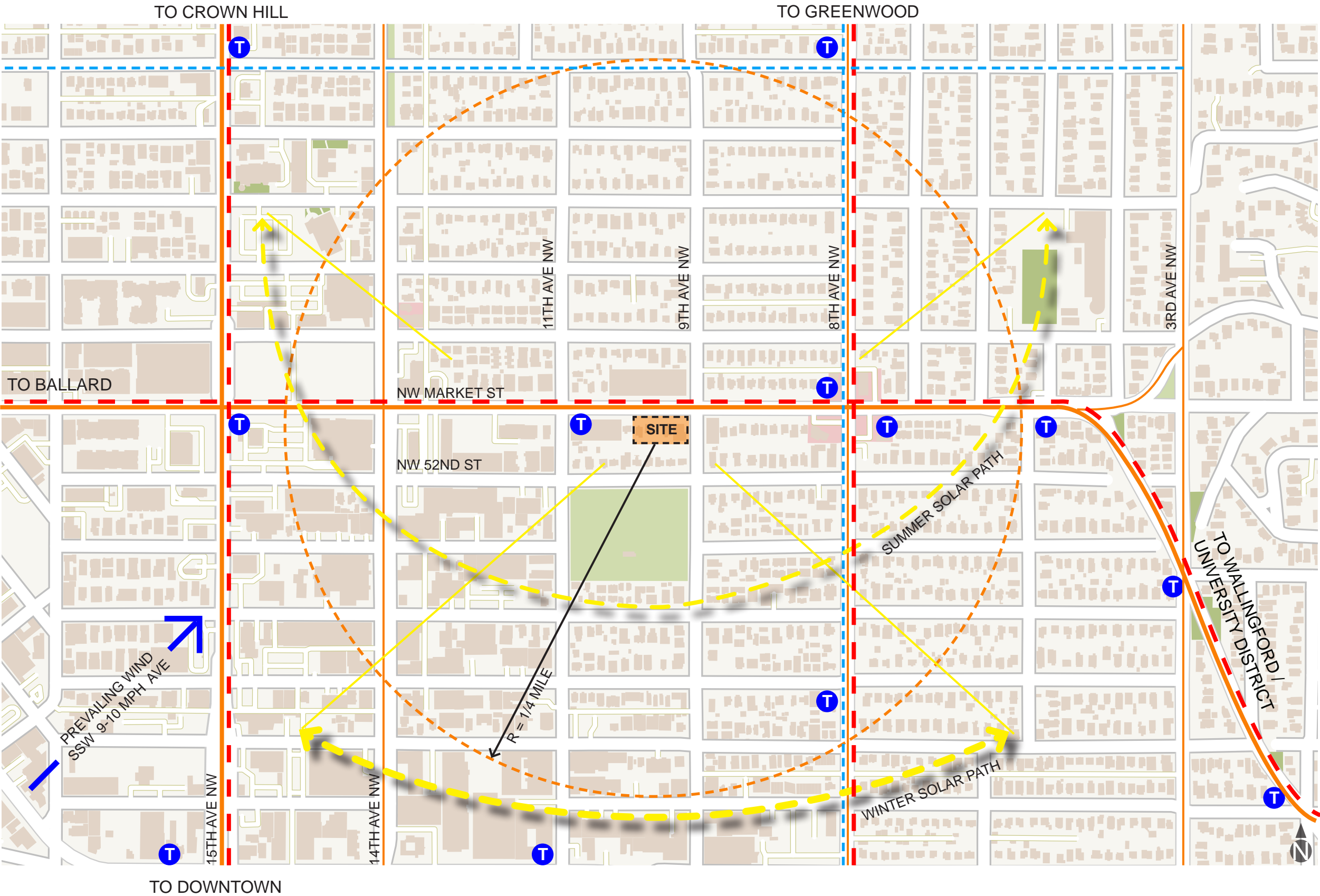
WORK SAMPLES
SKIDMORE JANETTE APD

APPENDIX

CIRCULATION, TRANSIT, & ENVIRONMENTAL ANALYSIS

KEY

- MAIN ARTERIAL
- SECONDARY ARTERIAL
- BIKE ROUTE / LANES
- NEARBY TRANSIT STOP
- TRANSIT ROUTE



NEIGHBORHOOD AMENITIES & OPEN SPACE



1 MARKET STREET PRESCHOOL



2 GILMAN PLAYGROUND



3 BALLARD BARBELL AND BOXING CLUB



4 BALLARD MARKET



5 ST. ALPHONSUS FAMILY CATHEDRAL



6 BLOWING SANDS GLASS STUDIO



7 SAFEWAY



8 GEMENSKAP PARK

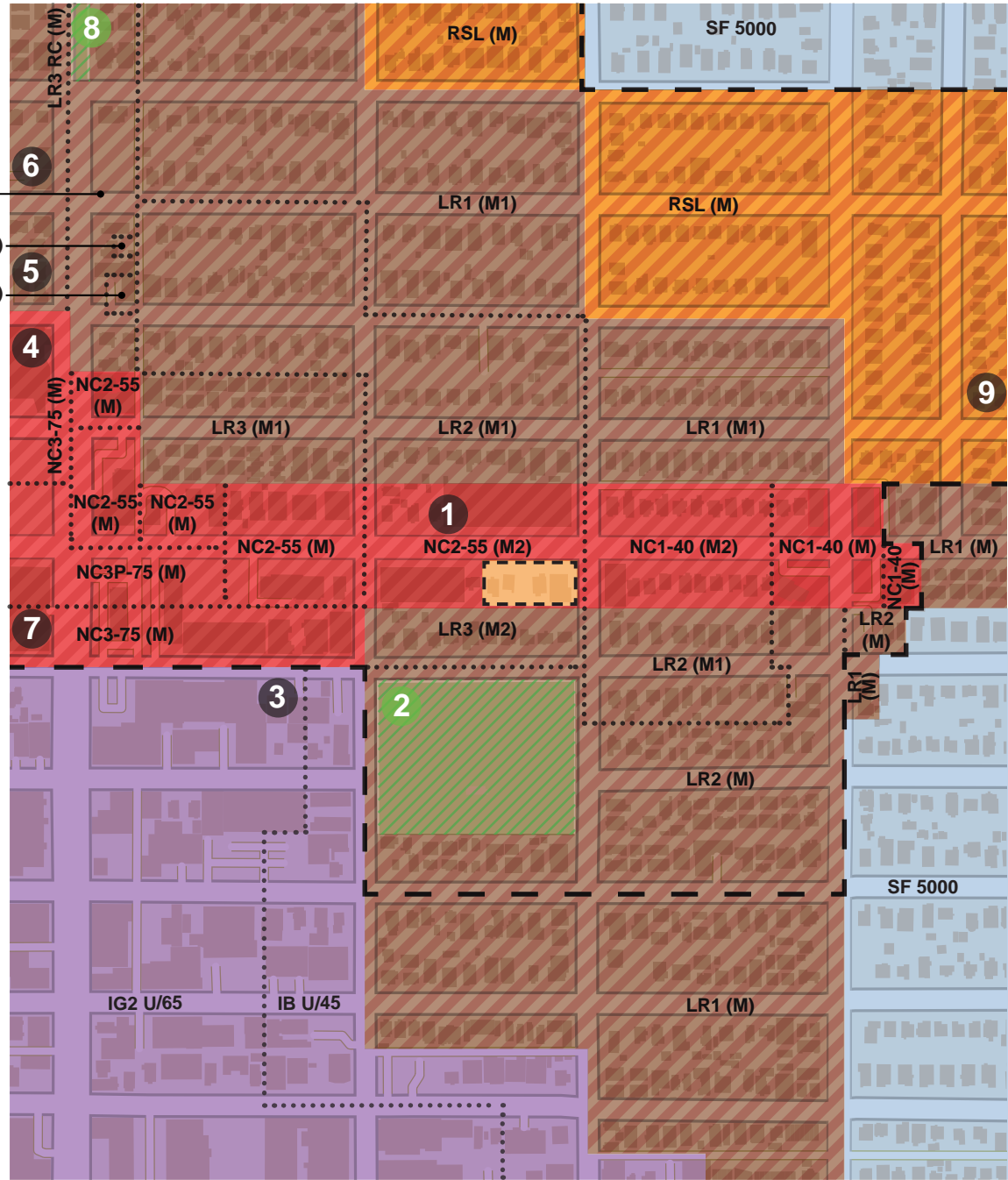


9 WEST WOODLAND ELEMENTARY

KEY

- SF-5000
- LR ZONES
- NC
- RSL
- IND
- CITY PARK
- MHA ZONES
- SITE
- BOUNDARIES BETWEEN ZONING
- BALLARD HUB URBAN VILLAGE BOUNDARY

ZONING



ADJACENT USES - PLAN

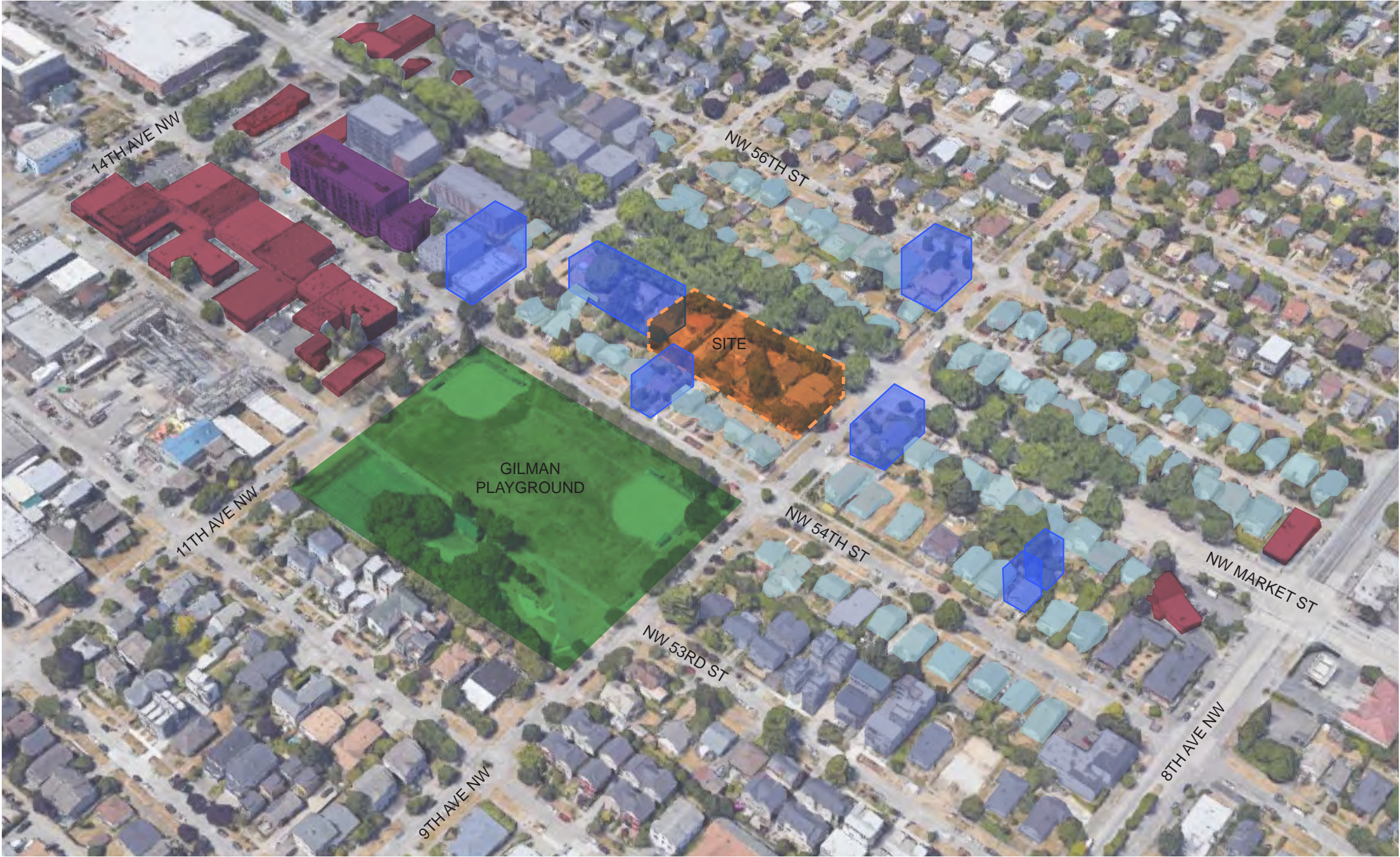







KEY

- MIXED USE
- PARK / OPEN SPACE
- MULTI - FAMILY
- SINGLE FAMILY
- COMMERCIAL

- 1 PROPOSED MULTI FAMILY STRUCTURE (PROJECT #6743372-CN)
- 2 PROPOSED MULTI FAMILY STRUCTURE (PROJECT #6756392-CN)
- 3 PROPOSED MULTI FAMILY STRUCTURE (PROJECT #6741276-DM)
- 4 PROPOSED MULTI FAMILY STRUCTURE (PROJECT #6743336-DM)
- 5 PROPOSED MULTI FAMILY STRUCTURE (PROJECT #6649084-CN)
- 6 PROPOSED MULTI FAMILY STRUCTURE (PROJECT #6771332-CN)
- 7 PROPOSED MULTI FAMILY STRUCTURE (PROJECT #6741269-CN)
- 8 PROPOSED ASSISTED LIVING CENTER (PROJECT #3035145-EG)

ADJACENT USES - AERIAL



KEY		MIXED USE		PARK / OPEN SPACE
		MULTI - FAMILY		SINGLE FAMILY
		COMMERCIAL		

EXISTING OR PROPOSED ARCHITECTURE | IMMEDIATE VICINITY



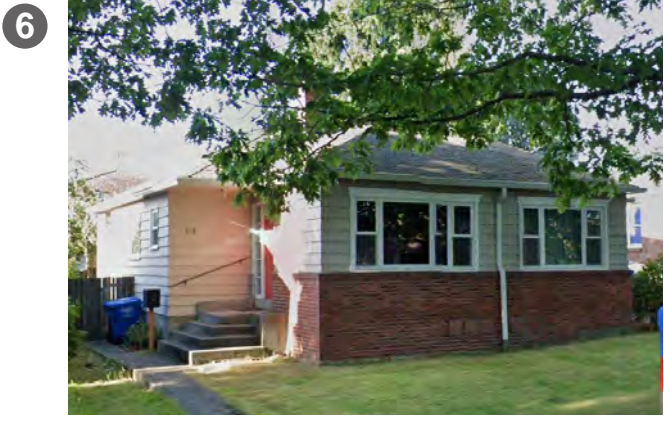
Proposed Concept (Image Per Workshop AD)



Proposed Concept (Image Per Dahlin Group)



Proposed Concept (Image Per Workshop AD)



MULTI-FAMILY / MIXED-USE DESIGN CUES | BALLARD

1501 NW MARKET ST



- PROMINENT CORNER MASSING
- HIGH TRANSPARENCY PUBLIC SPACES AT GROUND FLOOR
- MODULATED ROOFLINE
- WARM TONE ACCENT COLOR

1139 NW MARKET ST



- SEPARATE & DISTINCT MASSING VOLUMES
- VISUALLY PROMINENT ENTRY
- DURABLE, HIGH QUALITY MATERIALS
- BALCONIES CONVEY RESIDENTIAL USE
- WARM TONE ACCENT COLORS

1320 NW 54TH ST



- SEPARATE & DISTINCT MASSING VOLUMES
- VISUALLY PROMINENT ENTRY
- DURABLE, HIGH QUALITY MATERIALS
- BALCONIES CONVEY RESIDENTIAL USE
- MODULATED ROOFLINE

1701 NW 56TH ST



- NATURAL MATERIAL ACCENTS (WOOD)
- HIGH TRANSPARENCY PUBLIC SPACES AT GROUND FLOOR
- DURABLE, HIGH QUALITY MATERIALS
- LAYERING OF FACADE MATERIALS / COLORS

1502 NW 51ST ST



- SEPARATE & DISTINCT MASSING VOLUMES
- HIGH TRANSPARENCY PUBLIC SPACES AT GROUND FLOOR
- DURABLE, HIGH QUALITY MATERIALS
- LAYERING OF FACADE MATERIALS / COLORS
- MODULATED ROOFLINE
- NATURAL MATERIAL ACCENTS (WOOD)

5555 14TH AVE NW



- SEPARATE & DISTINCT MASSING VOLUMES
- HIGH TRANSPARENCY PUBLIC SPACES AT GROUND FLOOR
- DURABLE, HIGH QUALITY MATERIALS
- BALCONIES CONVEY RESIDENTIAL USE
- WARM TONE ACCENT COLOR

5398 RUSSEL AVE NW



- SEPARATE & DISTINCT MASSING VOLUMES
- VISUALLY PROMINENT ENTRY
- DURABLE, HIGH QUALITY MATERIALS
- BALCONIES CONVEY RESIDENTIAL USE
- NATURAL MATERIAL ACCENTS (STEEL)

929-943 NW MARKET ST (EDG PROPOSAL)



Image Per Dahlin Group

- SEPARATE & DISTINCT MASSING VOLUMES
- HIGH TRANSPARENCY PUBLIC SPACES AT GROUND FLOOR
- LAYERING OF FACADE MATERIALS / COLORS
- MODULATED ROOFLINE

STREETSCAPE ANALYSIS



1 To the west where Market St intersects with 15th, larger structures four and five stories tall and spanning full or half blocks are prevalent. Commercial uses are dominant at street-level.



2 As Market moves east, they transition to primarily residential uses, in the form of three and four story “tuck-under parking” apartments. Newer structures that reflect current zoning also have residential uses are also more likely to have residential uses at ground level.



3 Adjacent to the street, though the scale and use of structures are rapidly evolving due to the recently changed zoning, a dominant element of the streetscape will remain. Large Oak trees line Market, including three along the site frontage that are likely to be retained. New structures will need to accommodate the trees, and should look to establish a streetscape that builds upon the pedestrian friendly, verdant atmosphere the overhead tree canopy provides.

4 The corner site has frontages along both Market Street, a main arterial with heavy vehicle, pedestrian, and transit travel. 9th Ave quickly transitions from the width, speed, and bustle of the arterial to a narrower, residential scale neighborhood street. Allowing the project to engage both street frontages individually and reflect the character through setbacks, landscaping, transparency and use will be important.



9TH AVENUE



MARKET STREET

REDUCING INTENSITY IN HEIGHT, BULK AND SCALE OF EXISTING STRUCTURES ALONG MARKET STREET CORRIDOR



ANALYSIS |

The site is in an area of transition, both as Market street moves from a denser, commercial and mixed-use oriented core to a more residential use, neighborhood scaled street, but also due to recent changes in zoning. The area is rapidly evolving in response to up zoning and increases in height and density for sites along Market, and within the adjacent neighborhood. Recent and proposed developments of similar scale, as well as existing site conditions such as the verdant tree canopy and nature of the intersecting streets provide context and potential design cues.

CONCLUSION |

The project should look to positive attributes of nearby buildings, such as high visibility entries, transitions to less intensive adjacent zoning, and lush landscaped borders adjacent to the public sidewalk as elements to emulate for the proposed development. Careful consideration of how the project engages both the busier Market Street and the quieter 9th Ave should be considered in the organization of uses and massing.

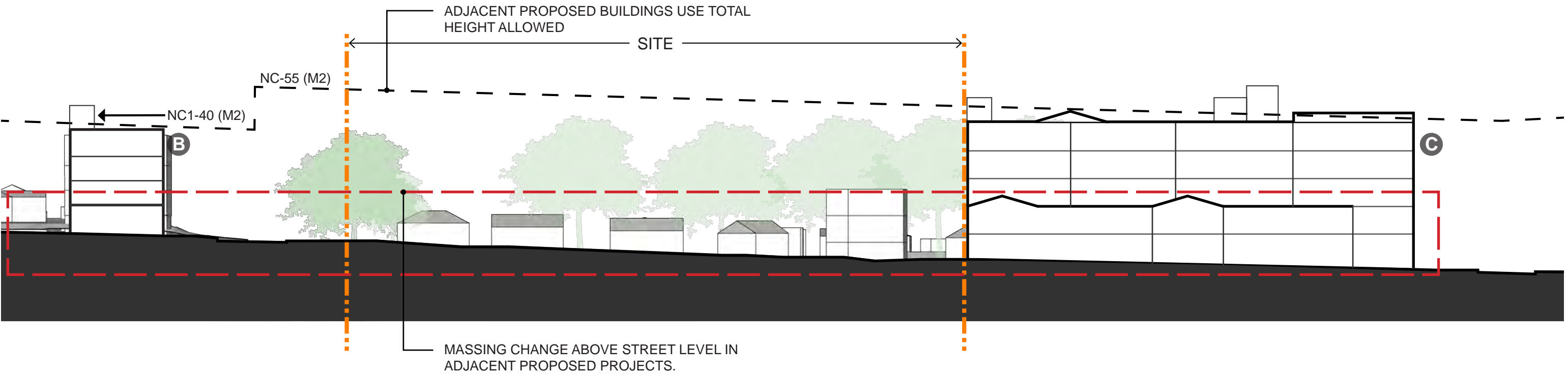
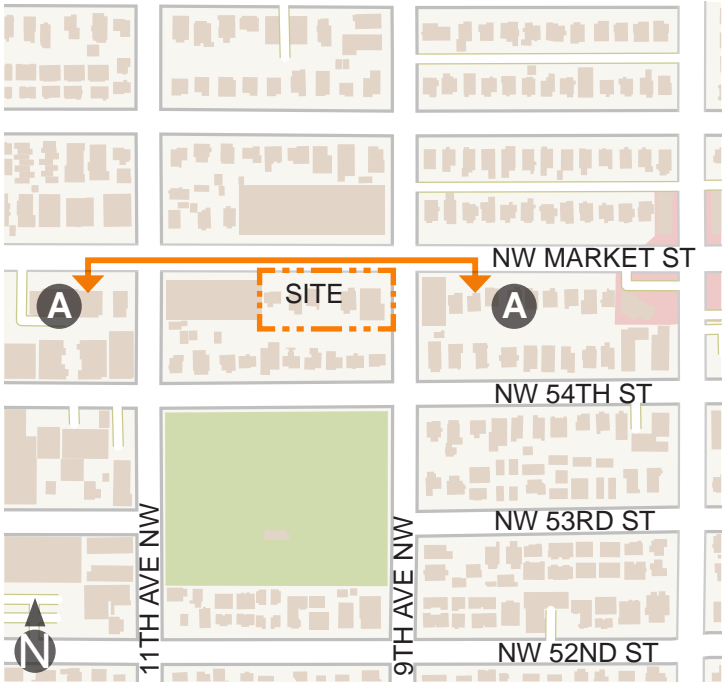
STREETSCAPE ANALYSIS



849 NW MARKET ST - PROPOSED
B HIGH TRANSPARENCY AT GROUND FLOOR COMMON AREAS
AWNINGS DELINEATE ENTRY AND RESIDENTIAL LEVELS



943 NW MARKET ST - PROPOSED
C TWO STORY MASSING VOLUMES
MODULATED ROOFLINE



A NW MARKET ST
WEST / EAST

Greenbank
Holdings, LLC

skidmore
janette
architecture
planning
design

907 NW MARKET ST

RECOMMENDATION
02/07/2022 3036107-LU

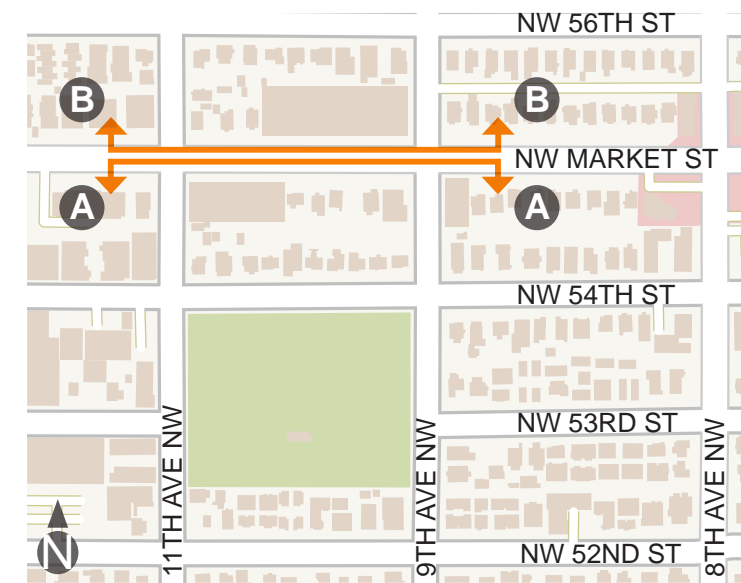
NEIGHBORHOOD ANALYSIS
STREETSCAPE



849 NW MARKET ST - PROPOSED



943 NW MARKET ST - PROPOSED



A NW MARKET ST
LOOKING SOUTH



B NW MARKET ST
LOOKING NORTH

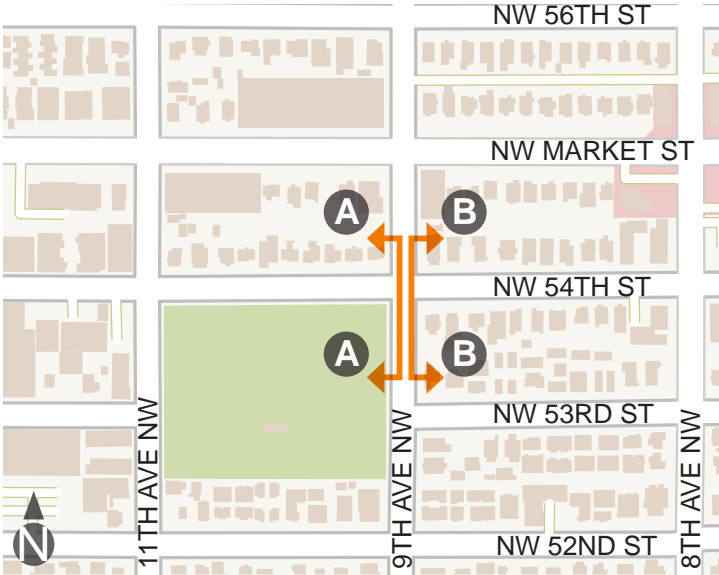
STREETSCAPES | 9TH AVE NW



A 9TH AVE NW
LOOKING WEST

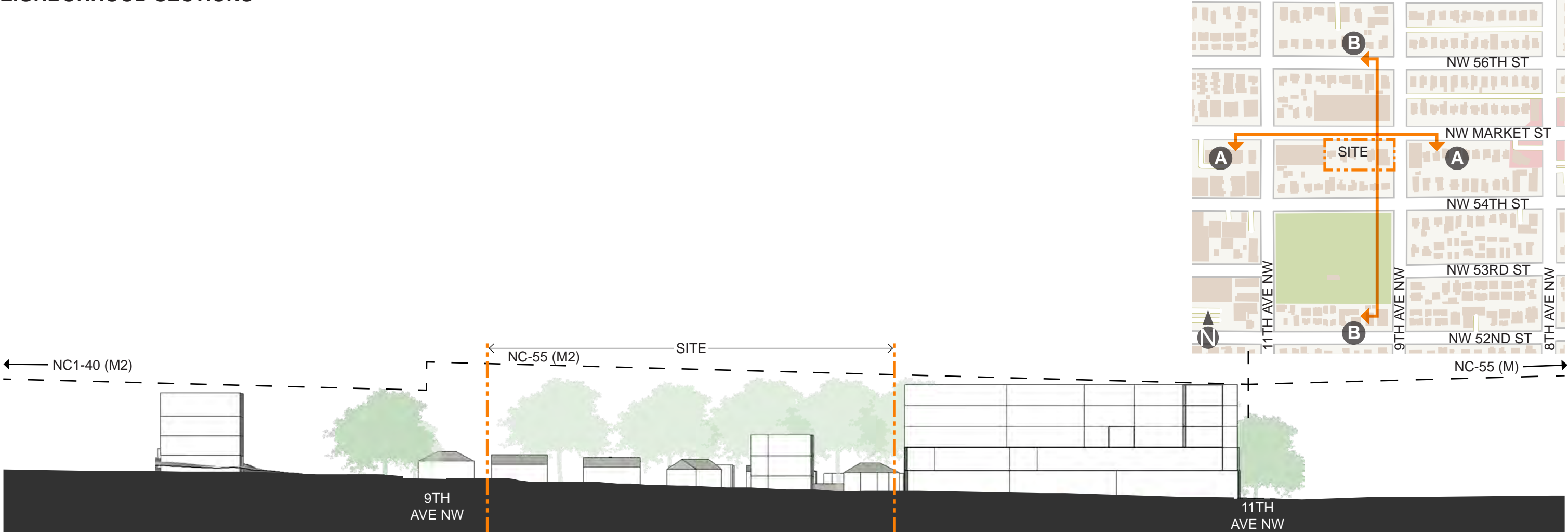


849 NW MARKET ST - PROPOSED



B 9TH AVE NW
LOOKING EAST

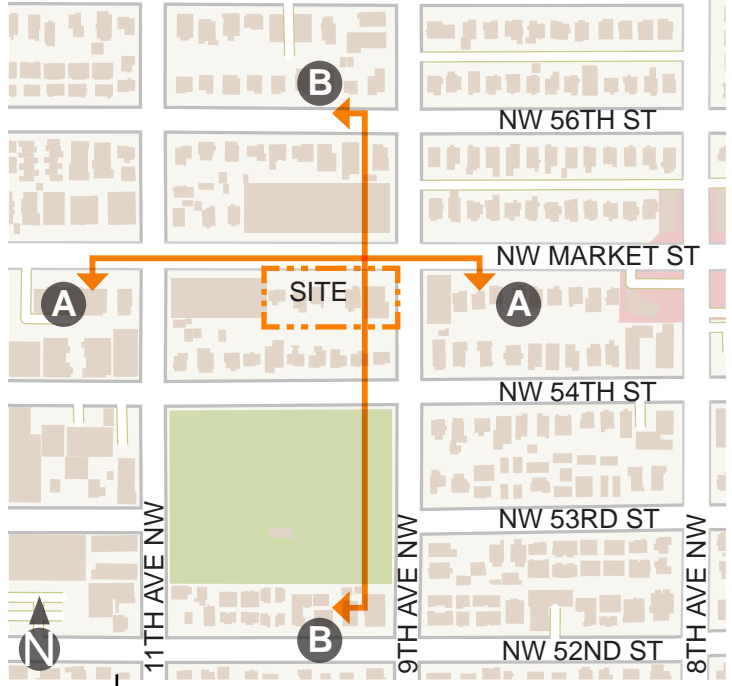
NEIGHBORHOOD SECTIONS



A NW MARKET ST
WEST / EAST



B 9TH AVE NW
NORTH / SOUTH



SITE PHOTOS



SITE - AERIAL VIEW



1 NORTH WEST CORNER OF SITE (ADJACENT PROPERTY TO BE DEVELOPED)



2 SOUTH WEST CORNER OF SITE (ADJACENT PROPERTIES TO BE DEVELOPED)



3 SOUTH EAST CORNER OF SITE, LOOKING NORTH WEST



4 SOUTH EAST CORNER OF SITE, LOOKING WEST AT FENCE ADJACENT TO PROPERTY



5 NORTH EAST CORNER OF SITE



6 NORTH SIDE OF PROPERTY LOOKING SOUTH EAST



7 NORTH SIDE OF PROPERTY LOOKING SOUTH WEST

EXISTING SITE CONDITIONS

KEY

- PROPERTY LINE
-

TOPOGRAPHY CONTOURS
- ==

POWER LINES
- ROAD BOUNDARY
- |||||

EXISTING CURB CUT
(TO BE REMOVED)
- SINGLE-FAMILY
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

SIZE |
The site is approximately 26,495 SF

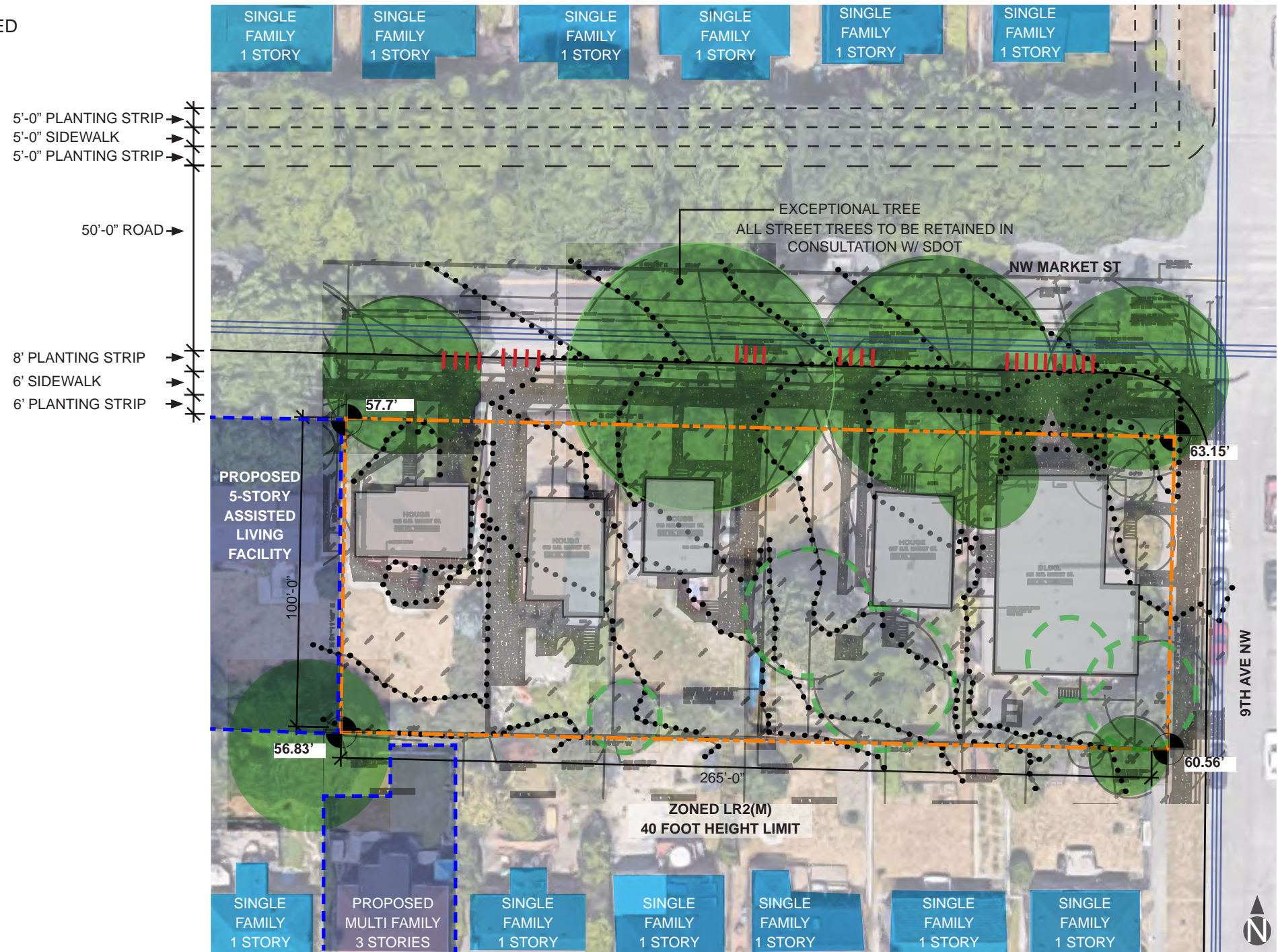
RIGHT OF WAYS / STREETS |
The site has ~265'-0" of frontage along NW Market Street to the north, and an additional 100 SF of frontage along 9th Ave NW to the east. Both streets have sidewalks of sufficient width. There is no alley access and NW Market Street is a primary arterial, so service uses (such as garbage) should be located off of 9th Ave where possible.

TOPOGRAPHY |
The site is generally evenly graded with a gradual slope down towards the southwest corner of the site. There is approximately 4' of fall from the northeast corner of the site to the northwest, along Market. There is approximately 1' of fall from the northeast corner to the southeast corner, along 9th. The entry location and grades will determine the ground floor elevation.

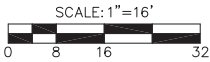
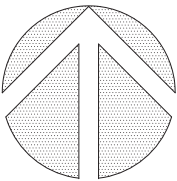
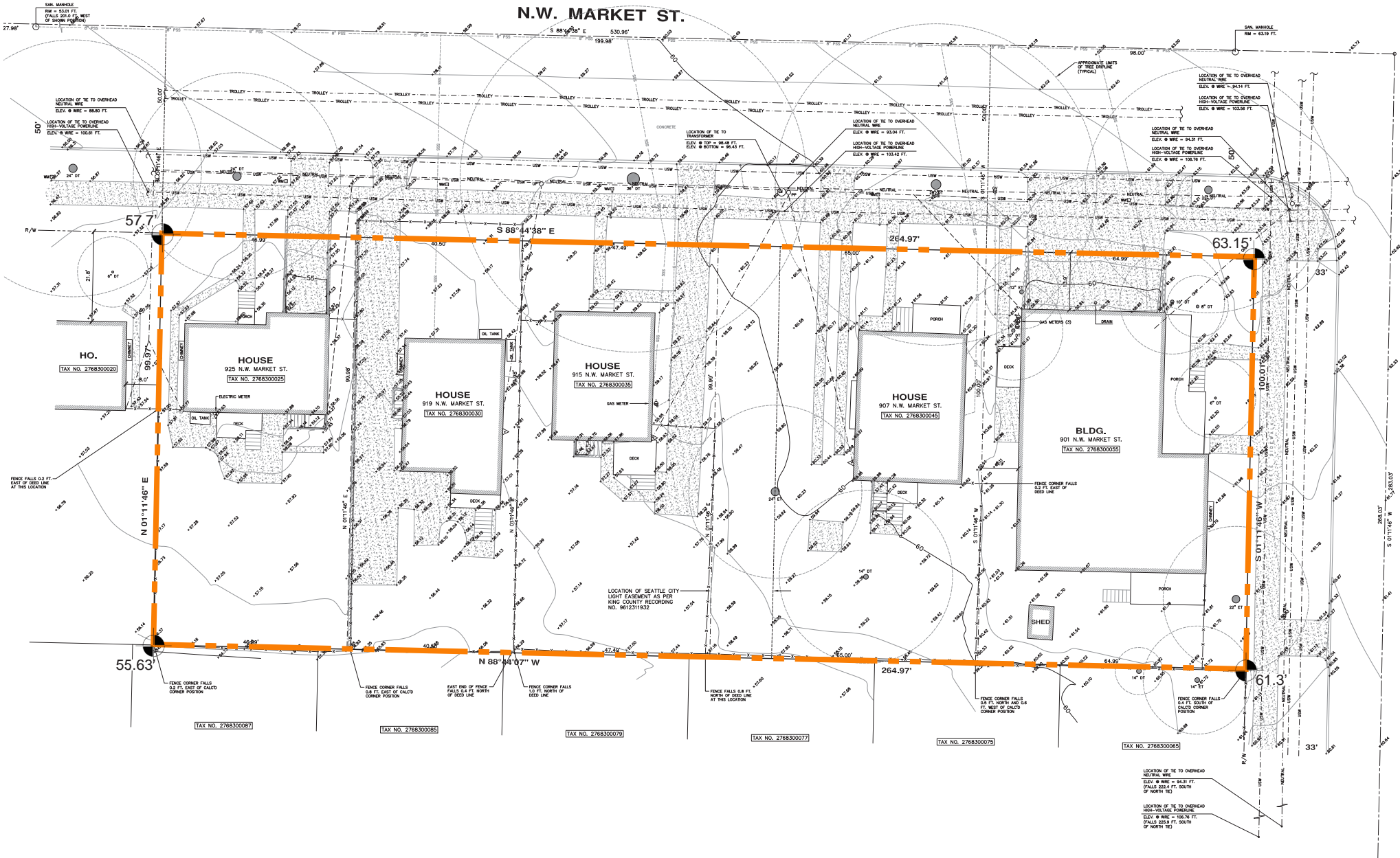
ADJACENT BUILDINGS / USES |
The building is currently surrounded on two sides by single family structures, however recent zoning changes are already beginning to change the adjacent properties. A 5-story assisted living facility is proposed for the west end of the block, adjacent to the site's west property line. The south property line is currently single family 1-story homes, however there is potential for structures as tall as 40 feet. Beyond the immediate adjacencies the majority of houses in the area are single floor family residences, with increasing height and density going west towards the main urban hub of Ballard. A community open space (Gilman Playfield) is located just a block to the south.

POWER LINES |
There are power-lines running along the south side of NW Market Street, and the west side of 9th ave NW, adjacent to the site. Required clearances (14') will impact the structure's siting and potentially require upper level setbacks. Additionally, higher transformer lines also run along 9th Ave NW and will require additional clearances beyond the standard 14 feet.

TREES |
An arborist report has been completed for the trees on site and in the adjacent ROW along NW Market Street. One street tree has been deemed exceptional, however the project intends to preserve all existing street trees.



SITE SURVEY



PROPERTY DESCRIPTIONS:

TAX NO. 2768300025 (4,699 SQ. FT.)

THE WEST 47 FEET OF LOT 5, BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA.

TAX NO. 2768300030 (4,049 SQ. FT.)

THE EAST 3 FEET OF LOT 5 AND THE WEST 37.5 FEET OF LOT 6, BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA.

TAX NO. 2768300035 (4,748 SQ. FT.)

THE EAST 12 AND A HALF FEET OF LOT 6 AND THE WEST 35 FEET OF LOT 7, BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA.

TAX NO. 2768300045 (6,499 SQ. FT.)

THE EAST 15 FEET OF LOT 7 AND ALL OF LOT 8, BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA.

TAX NO. 2768300055 (6,500 SQ. FT.)

LOTS 9 AND 10, BLOCK 132, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA.

SITE TREE PLAN

KEY

PROPERTY LINE

- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION AREA

TREES ON SITE:

- 1 ENGLISH HAWTHORN
- 2 WESTERN RED CEDAR
- 3 BLACK WALNUT
- 4 THREAD LEAF CYPRESS
- 5 JAPANESE MAPLE
- 6 AUSTRIAN PINE
- 7 JAPANESE MAPLE
- 8 THREAD LEAF CYPRESS
- 9 DOUGLAS FIRE

STREET / NEIGHBORING TREES:

- 10 RED OAK
- 11 WESTERN RED CEDAR
- 12 RED OAK
- 13 RED OAK
- 14 RED OAK
- 15 RED OAK
- 16 ENGLISH HAWTHORN
- 17 GOLDEN CHAIN
- 18 CHERRY PLUM
- 19 APPLE



ARBORIST RECOMMENDATION:

Tree protection fencing shall be positioned around off-site trees prior to site demolition or bringing any heavy equipment onto the site. This will help to define clearing limits and protect soils and surface roots. Any excavation within the inner drip-line areas of protected trees shall be monitored by the project arborist so necessary precautions can be taken to minimize overall impacts. Provide a 5-foot protection zone on the south property line of 901 to adequately protect neighboring trees #102 and #109. Simple finish the landscape adjacent to any retained trees with a 2 to 4-inch covering of organic mulch/beauty bark. Avoid plantings and construction of hardscapes within the inner drop-line areas of retained trees.

COMPILED PER ARBORIST REPORT

ZONING & LAND USE SUMMARY

NC2-55 | NEIGHBORHOOD - COMMERCIAL ZONING (SMC 23.47A)
URBAN CENTER OVERLAY - BALLARD (SMC 23.47.015.A)

23.47A.004 | PERMITTED USES

- Residential uses (apartments) are permitted outright, per table A 23.47A.004.

23.47A.008 | STREET-LEVEL DEVELOPMENT STANDARDS

- The provisions of this subsection 23.47a.008.A apply to: structures in nc zones
- Blank segments of the street-facing façade between 2 and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank façade segments may not exceed 40 percent of the width of the façade of the structure along the street.
- 60 Percent of the street-facing façade between 2 and 8 feet above the sidewalk shall be transparent.
- 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.
- Non-residential uses at street level shall have a floor to floor height of at least 13 feet.

Where residential uses are located along a street-level street-facing façade, the following requirements apply:

- At least one of the street-level street-facing façade containing a residential use shall have a visually prominent pedestrian entry.
- The floor of a dwelling unit located along the street0level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

23.47A.012 | STRUCTURE HEIGHT

The height limit for structures in NC2-55 is 55 feet.

Applicable height exceptions are:

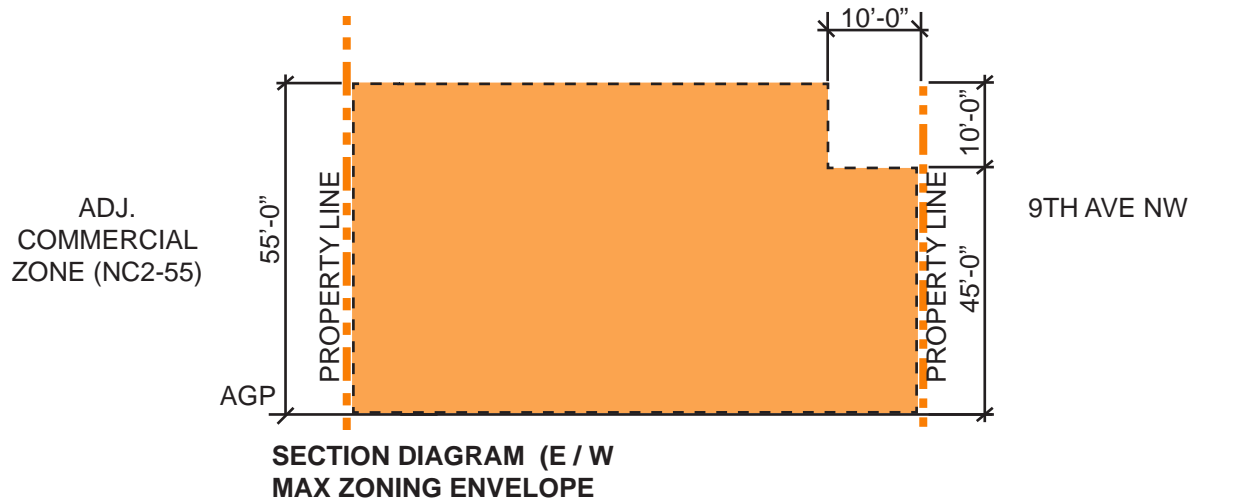
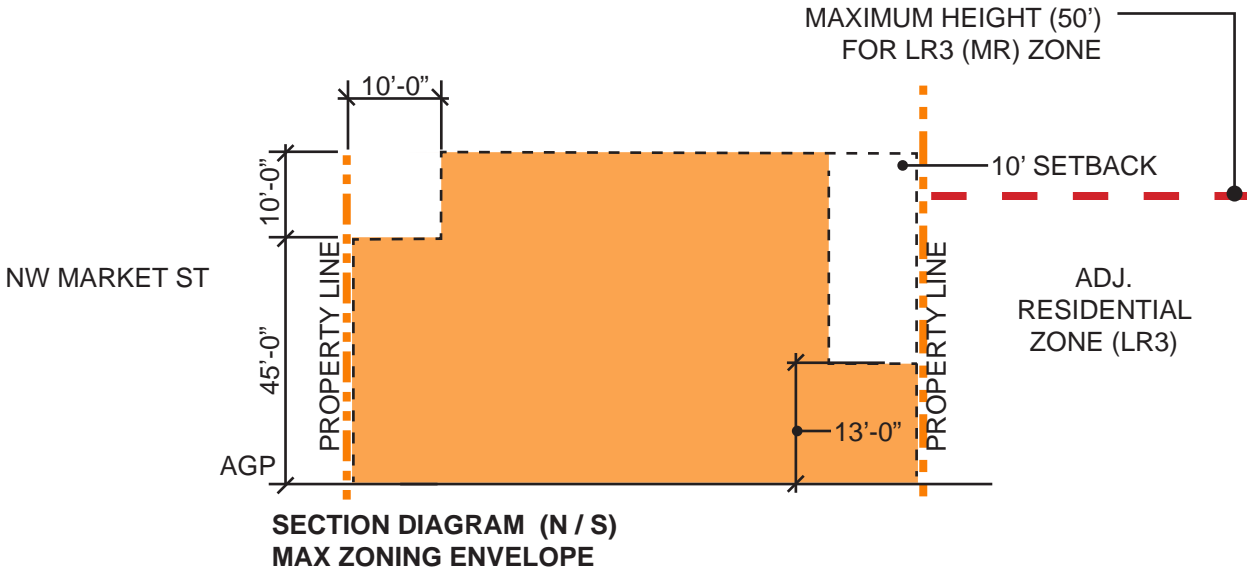
- Open railings, planters, clerestories, greenhouses, solariums, parapets, and firewalls may extend up to 4 feet above the otherwise applicable height limit.
- The following rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features does not exceed 20 percent (25 percent if the total includes stair or elevator penthouses)
 - Solar collectors
 - Mechanical equipment,
 - Stair and elevator penthouses (may extend up to 16 feet above the applicable height limit)
- Solar collectors, planters, clerestories & non-firewall parapets shall be located at least 10 feet from the north lot line unless a shadow diagram is provided that demonstrates that locating such features within 10 feet of the north lot line would not shade property to the north on January 21st at noon more than would a structure built to the maximum permitted height & FAR.

23.47A.013 | FLOOR AREA RATIO

The maximum FAR in a NC2 zone with a 55 foot height limit for a single (residential or non residential) use is 3.75, per table A 23.47A.013, item 1.

Applicable FAR exceptions are:

- All underground stories
- Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.



ZONING & LAND USE SUMMARY

NC2-55 | NEIGHBORHOOD - COMMERCIAL ZONING (SMC 23.47A)
URBAN CENTER OVERLAY - BALLARD (SMC 23.71)

23.47A.014 | SETBACKS & SEPARATIONS

Front (street-facing) :
none required
Side, interior lot line (abutting commercial zone) :
none required
Upper Levels (street-facing & abutting commercial zone) :
For any portion of the structure above 65', setback of 1'/10' building height to a maximum of 20' total setback.
Rear (abutting or across an alley from residential zones, if containing a residential use) :
10'-0" setback for structures above 13'-0"

23.47A.015 | PARKING REQUIREMENTS

- Per table B SMC 23.54.015 Item M, no parking required within a urban villages zone, w/ residential use located within 1,320 ft of a street with frequent transit service (Beacon ave S is adjacent to site)
- Bicycle parking requirements: 1 per 4 dwelling units & 1 per SEDU, per table d smc 23.54.015 Item d.2.
- Required bicycle parking shall be provided in a safe, accessible, and convenient location. Bicycle parking hardware shall be installed so that it can perform to it's manufacturer's specifications and any design criteria promulgated by the director of transportation, allowing adequate clearance for bicycles and their riders.
- Bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for weather protection. If the required, covered bicycle parking is located inside the building that contains small efficiency dwelling units or congregate residence sleeping rooms, the space required to provide the required bicycle parking shall be exempt from floor area ratio (far) limits. Covered bicycle parking that is provided beyond the required bicycle parking shall not be exempt from far limits.

23.47A.016 | LANDSCAPE AND SCREENING STANDARDS

- Green Factor of **0.3 or greater** is required
- Street trees are required, in consultation with SDOT.
- Screening shall consist of fences, walls, or landscaped areas, including bio retention facilities or landscaped berms. Any type of screening shall be:
 - At least 3'-0" tall along street lot lines
 - 6'-0" tall, with 5'-0" deep landscape buffer along the abutting lot line with a residentially zoned site

23.47A.022 | LIGHT AND GLARE STANDARDS

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

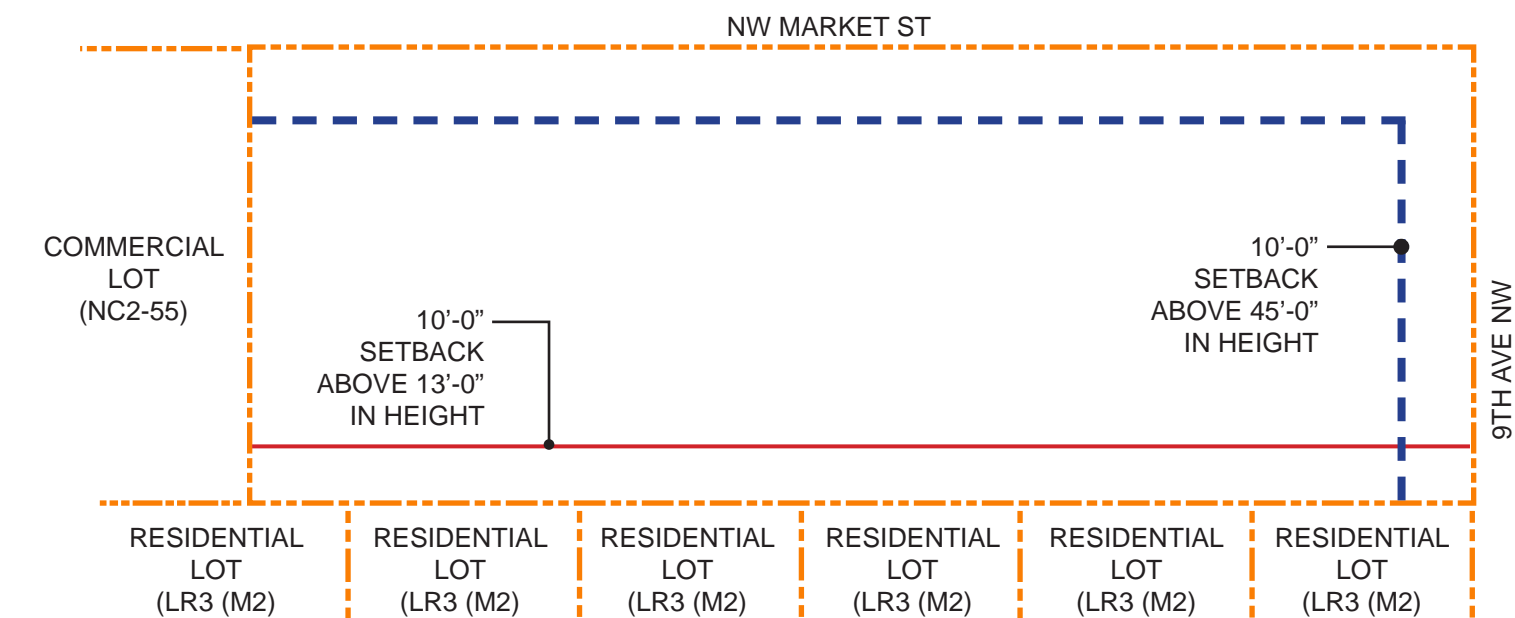
23.47A.024 | AMENITY AREA

The required amount of amenity area in NC zones is equal to **5%** of the total gross floor area of the structure in residential use, with the following conditions:

- All residents shall have access to a common or private amenity area.
- Amenity areas shall not be enclosed.
- Common Amenity areas: 250 sf min, no horizontal dimension less than 10 feet
- Private Amenity areas : 60 sf min, no horizontal dimension less than 6 feet.

23.54.040 | SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS |

- A minimum required square footage shall be provided based on the total unit count
- For developments with 9 dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet. The floor of the storage space shall be level and hard-surfaced.
- Access ramps to the storage space shall not exceed a grade of 6 percent.



BALLARD HUB URBAN VILLAGE

23.47A.009.F.2 | FACADE MODULATION

- Facade modulation requirements apply to all portions of a street-facing facade of a structure up to a height of 45 feet located within 10 feet of a street lot line.
- The maximum width of any unmodulated street facing facade is 100 feet. Facades longer 100 feet shall be modulated at no greater than 100-foot intervals by stepping back the facade from the street lot line for a minimum depth of 10 feet and a minimum width of 15 feet.
- Facade modulation requirements listed above do not apply to portions of a structure below grade or that do not extend more than 2 feet above the existing or finished grade at the street lot line, whichever is lower.

23.47A.009.F.3 | MAXIMUM STRUCTURE WIDTH

- A maximum allowed structure width is 250 feet.
- Structure width limits do not apply to portions of a structure that are below grade of that do not extend more than 2 feet above the existing or finished grade at the street lot line, whichever is lower.

23.47A.009.F.4.b | SETBACK REQUIREMENTS - UPPER LEVEL SETBACKS

- A setback with an average depth of 10 feet from all abutting street lot lines is required for portions of a structure above a height of 45 feet. The maximum depth of a setback that can be used for calculating the average setback is 20 feet.
- A setback with an average depth of 15 feet from all street lot lines is required for portions of a structure above a height of 65 feet. The maximum depth of a setback that can e used for calculating the average setback is 25 feet.

PRIORITY DESIGN GUIDELINES - CONTEXT & SITE

High percentage of transparency to shared common spaces

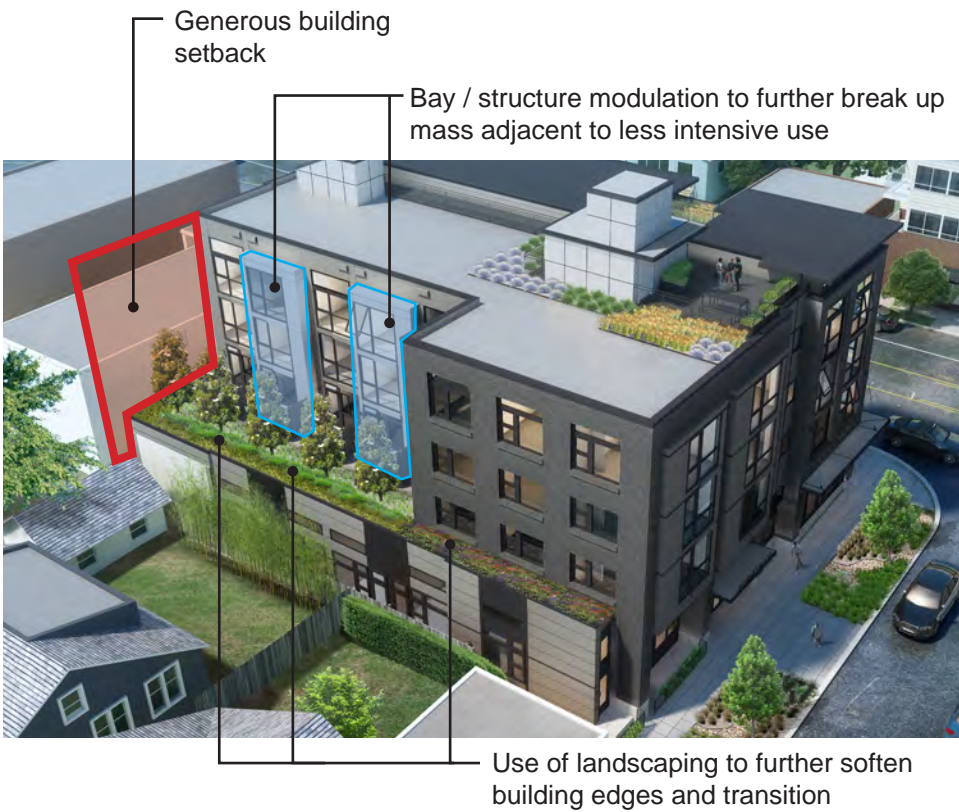


CS2.C1 | CORNER SITE

Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block

RESPONSE |

The preferred proposal takes advantage of the corner of NW Market St and 9th Ave NW by offering an entry to the communal lobby that has a high percentage of glazing with a prominent entry. Generous space has been set aside for communal gathering spaces in the lobby with the intent of creating a livelier atmosphere at the this corner site.



CS2.D3 | ZONE TRANSITIONS

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

- Factors to consider:
- a. Distance to the edge of a less (or more) intensive zone;
 - b. Differences in development standards between abutting zones;
 - c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);
 - d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and
 - e. Shading to or from neighboring properties.

RESPONSE |

Because this project is adjacent to a LR3 (M2) zone there has been consideration towards this condition in order to facility a zone transfer that is not abrupt. The proposed project has been brought back from the edge of possible building area to allow for light and air to residential units on the ground floor and to give additional space to the developing strip of neighboring buildings along NW 54th ST.



CS3.A4 | EVOLVING NEIGHBORHOODS

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.



RESPONSE |

The proposed project along NW Market St is directly outside of the Ballard City limits and is considered a neighborhood in a transition. Single family homes are being removed in order to be replaced with maximum-profit multifamily accommodations due to the availability and profitability of the land. In order to provide a positive example for future developments, this project seeks to limit its overall footprint by pulling away from adjacent single family property edges, reduce perceived mass for these single family zones, and provide high quality materials that will elevate the overall quality of materials used along NW Market St. Many of the multifamily developments along this street are over 20 years old and the materials used on them are no longer considered part of modern apartment design.

PRIORITY DESIGN GUIDELINES - PUBLIC LIFE



PL3.A1 | DESIGN OBJECTIVES - ENTRIES

Design **primary entries to be obvious, identifiable, and distinctive** with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

- c. Common entries to multi-story residential buildings need to **provide privacy and security for residents** but also be **welcoming and identifiable to visitors**. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.
- d. Individual entries to ground-related housing should be scaled and detailed appropriately to **provide for a more intimate type of entry**. The design should **contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety** and security for building occupants.

RESPONSE |

The proposed scheme implements a 2-story frame located at entries to facilitate prominent locations for communal and private access. High visibility at communal access points paired with stoops and setbacks for private entires will help create a noticeable transition between public, and non-public spaces for the project.



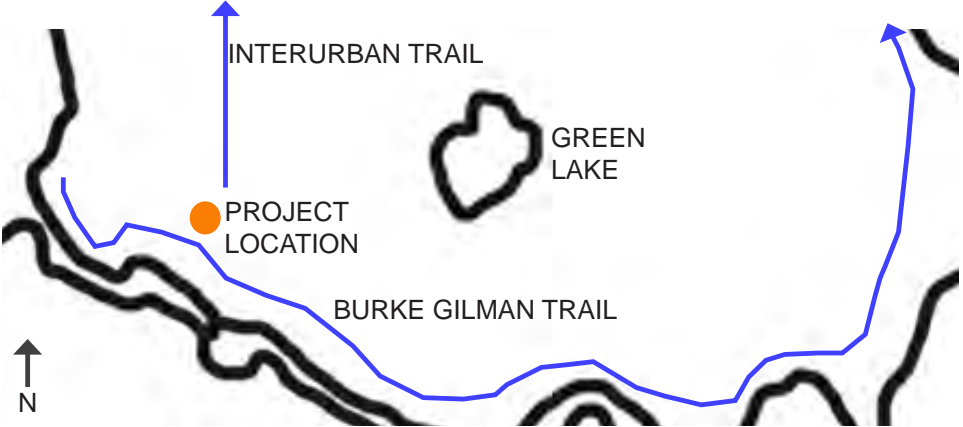
PL3.B2 | GROUND FLOOR RESIDENTIAL

Privacy and security issues are particularly important in buildings with **ground-level housing, both at entries and where windows are located** overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and **choose materials carefully to clearly identify the transition from public sidewalk to private residence**. In addition to the ideas in PL3.B1, design strategies include:

- a. vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries;
- b. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and
- c. a combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.

RESPONSE |

The proposed scheme employs a range of elevation changes and horizontal setbacks that create noticeable transitions between public and private spaces. The use of stoops and ground level hard scape will be used to further accentuate these differences.



PL4.B1 & PL4.B2 | EARLY PLANNING FOR BIKES & BIKE ROOMS

PL4.B1 | EARLY PLANNING FOR BIKES

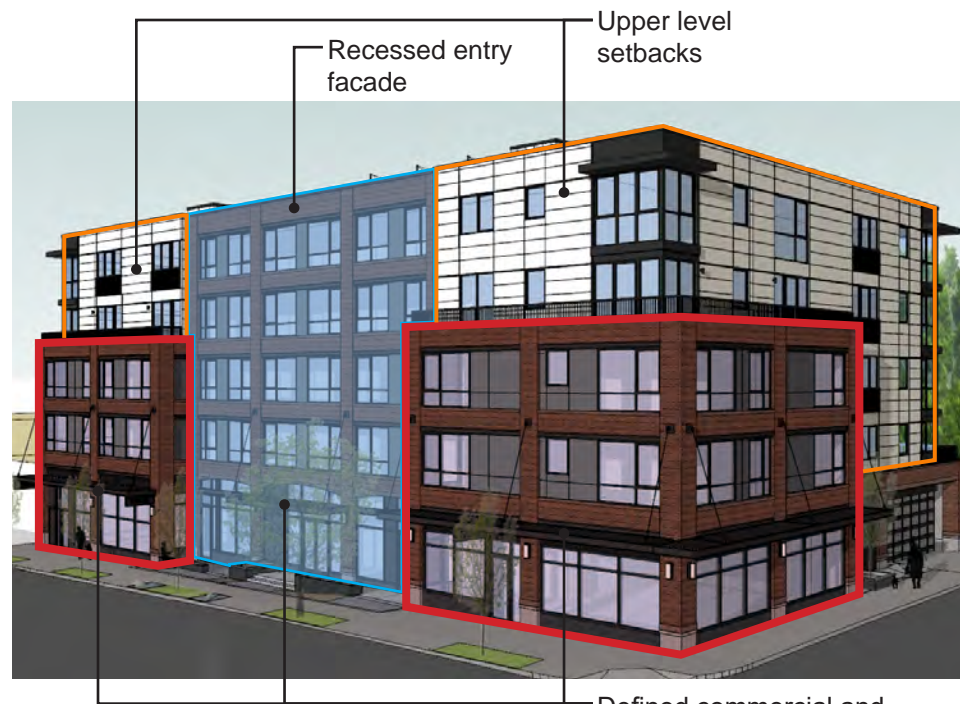
Consider **existing and future bicycle traffic to and through the site** early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4.B2 | BIKE ROOMS

Facilities such as **bike racks and storage, bike share stations, shower facilities and lockers for bicyclists** should be located to **maximize convenience, security, and safety**.

RESPONSE |

The project is located at a very opportune location for a person who predominately transits by use of bicycle. The site is located a block away from the beginning of the Interurban Trail heading north, access to 15th to head into Seattle, and the Burk Gillman trail to access the greater Seattle region to the East. Secured and not visible bicycle storage facilities are planned to be located directly off of the main entry to the project. Additional locker and bicycle maintenance options are being considered as part of the design to improve amenities for bicycle users.



DC2.A2 | REDUCING PERCEIVED MASS

Use secondary architectural elements to **reduce the perceived mass of larger projects**. Consider creating recesses or indentations in the building envelope; adding balconies, **bay windows**, **porches**, **canopies** or other elements; and/or **highlighting building entries**.

RESPONSE |

The proposed project engages the boundaries of the site through a variety of bay modulations around the project while reducing perceived mass to the single family zoned parcels to the south. Prominent entries are highlighted with extrusions from the overall mass through frames while all residential uses are pulled back to create noticeable separation from the sidewalk. Amenity spaces are located on the south portion of the proposed project in order to further imply reduced perceived mass by providing human scale interaction at the ground plane.



DC2.B1 | FACADE COMPOSITION

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that **all facades are attractive and well proportioned** through the placement and detailing of all elements, **including bays, fenestration, and materials**, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider **wrapping the treatment of the street-facing façade around the alley corner** of the building.

RESPONSE |

The proposed design takes into consideration the language and qualities inherent in Ballard's city "mid rise" architecture, while paying deference to the smaller scale single family homes neighboring the project to the south. High quality materials paired with thoughtful approaches to building design will be used in order to stitch these two competing concepts together by addressing a massing approach on the south portion of the project for the neighboring single family homes while speaking to the architectural qualities of mid rise apartments found in Ballard and increasingly so (see proposed projects on page 8) along NW Market St.



DC3.B2 & DC3.B4 | MATCHING USES TO CONDITIONS & MULTIFAMILY OPEN SPACES

DC3.B2 | MATCHING USES TO CONDITIONS

Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, **place outdoor seating and gathering areas where there is sunny exposure and shelter from wind**. Build flexibility into the design in order to accommodate changes as needed; e.g. a **south-facing courtyard** that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season.

DC3.B4 | MULTIFAMILY OPEN SPACES

Design common and private open spaces in multifamily projects for **use by all residents to encourage physical activity and social interaction**. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

RESPONSE |

Prominent south facing amenity spaces that are unique to the proposed scheme are located on the south portion of the property. Considering that these areas are located between the 5 story massing of the proposed project means that this space will be well shaded for the majority of the year, and sheltered by oppressive sun exposure throughout the day during the hot periods of the year. A shared common space is also located inside the building and on the roof giving ample opportunity for tenants to pick and choose where they would prefer to relax.

MAXIMUM BUILDING PROFILE | SHADOW ANALYSIS

ORANGE REGION INDICATES SHADOW CAST BY PROPOSED PROJECT

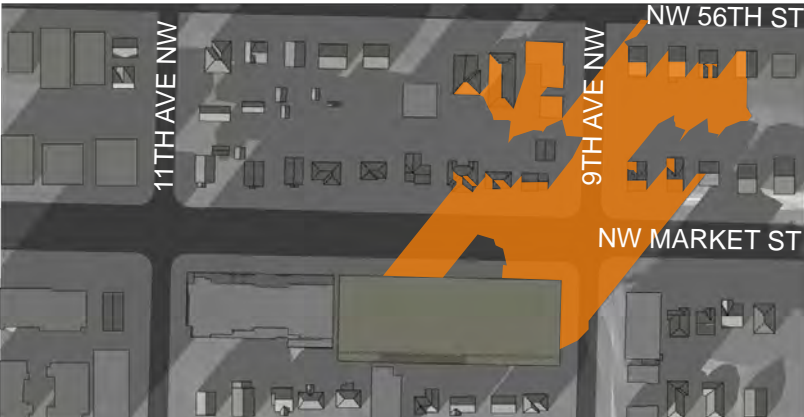
WINTER SOLSTICE



9 AM

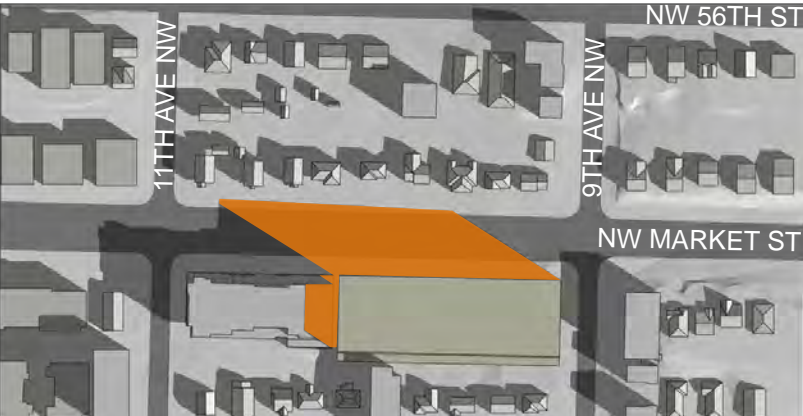


12 PM

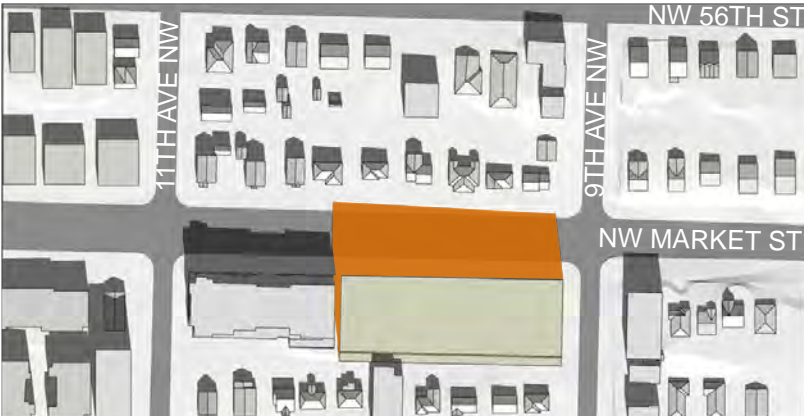


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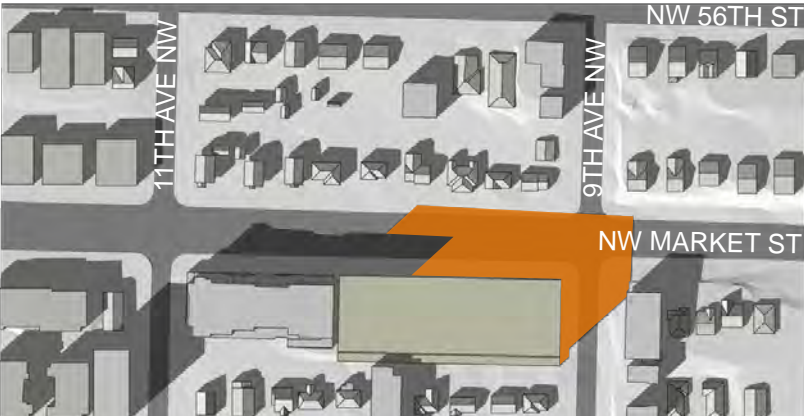
FALL/SPRING EQUINOX



9 AM

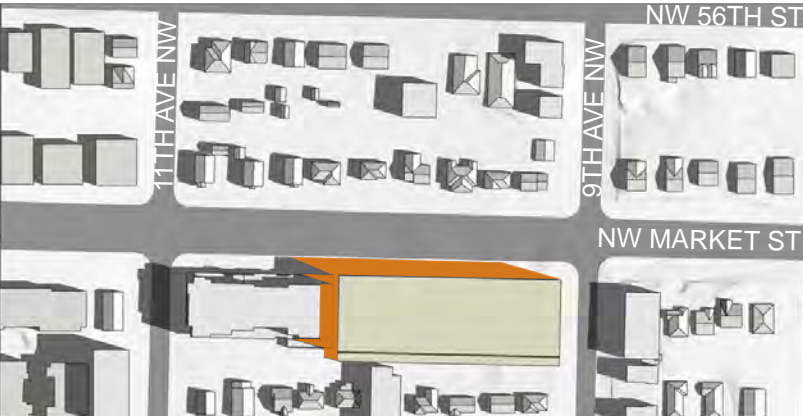


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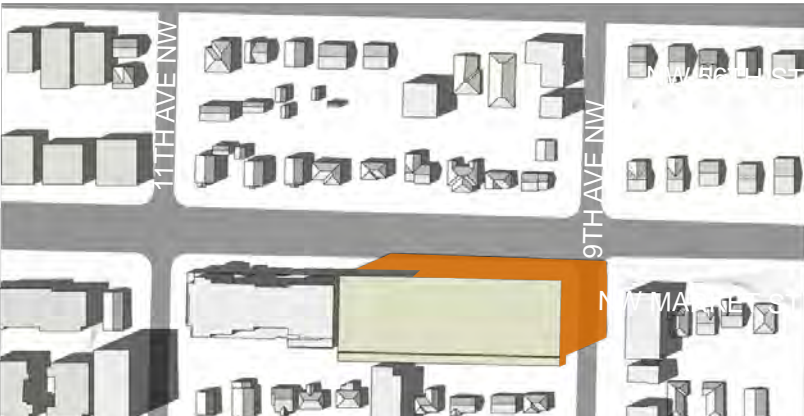
SUMMER SOLSTICE



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12 PM



3 PM

CONCLUSION

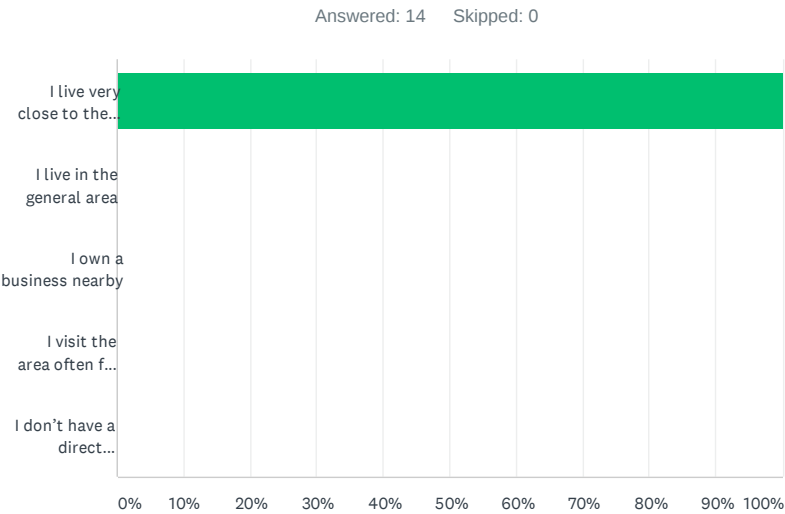
Due to the project site’s location on the south side of Market Street, a wide arterial street, there is significantly less shadow impact to adjacent properties. Except for in the winter months, where structures of nearly any size cast large shadows, the shadow footprint of the maximum zoning envelope is contained within the two adjacent rights of way. In the morning hours, there is some impact to the large senior housing development to the west, however the proposal includes a zero-lot line, blank wall condition at their east facade, meaning the proposed shadow is cast only a blank wall and will have no impact on windows or exterior spaces for residents.



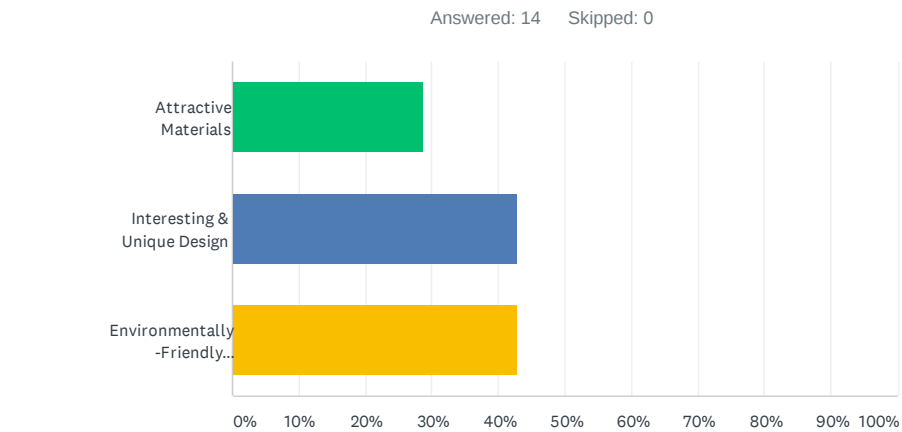
COMMUNITY OUTREACH

Due to health concerns, neighborhood public outreach occurred via mailing out flyers and setting up a project website. The project website was up from June 17th through July 8th, and 17 members of the public provided responses through the website, emails, and surveys. The documentation has been submitted and approved by the department of neighborhoods.

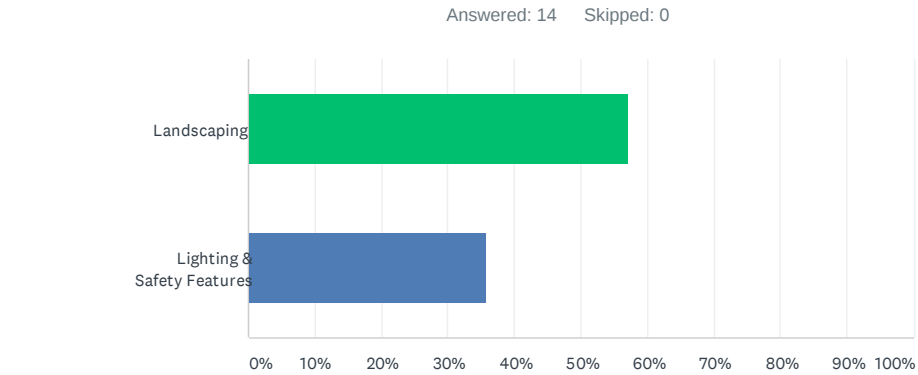
Q1 What is your connection to this development project?



Q2 What is most important to you about a new building on this property?
Please rank the items below.



Q3 What is most important consideration for designing the exterior space?

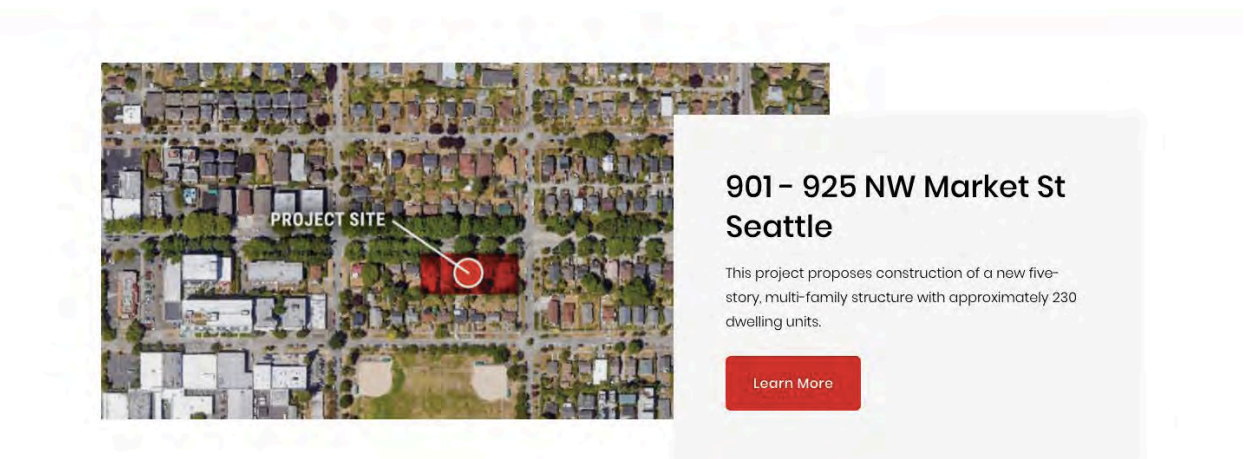


901 – 925 NW Market St Project

[Project Overview](#) [Flyer](#) [Survey](#) [Comments](#)

Welcome to our Project Website, which is part of the City of Seattle’s Required Outreach in advance of Design Review. While the project is in its early stages, the information on this site will give you a sense of the project vision, timelines and how we’re approaching design.

Please feel free to take the Project Survey and/or leave Comments. Note that all information obtained will be part of the Documentation for this effort and is considered public comment.



SCREENSHOT FROM PROJECT WEBSITE HOMEPAGE

Written commentary centered largely around issues of parking, and the future traffic load place on the neighborhood, but design input was provided as well:

Do you have any additional thoughts to share about the building design?

“Would love to see the project “blend” as much as possible into the area, as it will be the first of its kind this far down Market.”

“It should reflect the PNW and Craftsman character of the neighborhood.”

“The Gilman Playground park is already insufficient for the number of residents in the neighborhood. Reserving some outdoor space within this development would greatly relieve pressure on the park.”

Other comments included:

“Market street is loud”

“Design that will not look outdated in less than 10 years”

“There have been many break-ins in this area, particularly around this corner. Ensuring a safe building, good lighting is important”



OPTION A
CORNER ENTRY
PREFERRED

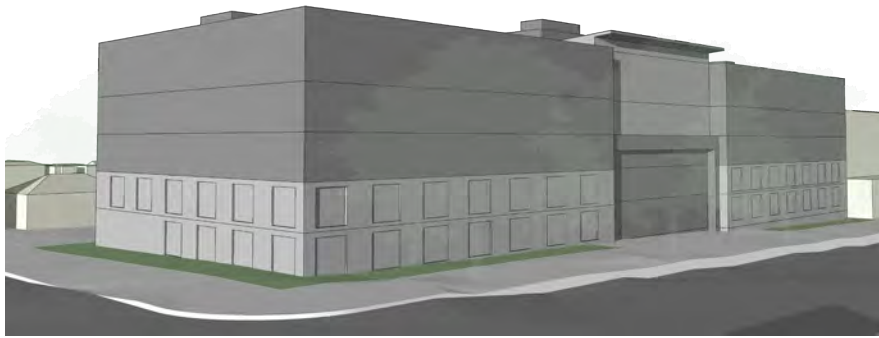
FAR		3.67
UNITS		235
REQD DEPARTURES		SMC 23.47A.008.D2, SMC 23.47A.009.F2, SMC 23.47A.009.F3, SMC 23.47A.009.F.4.b1

PROS

- + Entry and common spaces engage the street corner
- + South facing courtyards maximize access to light and air and aligns with adjacent development to establish “network of open space”
- + Terraced massing along street facades mirror adjacent proposals and relate to existing “2-story” height and scale of buildings in the area
- + Courtyard modulation reduces the perceived scale of the structure facing the adjacent residential zoning to the south
- + Secondary entry and ground floor decks provide activation at street level along Market Street

CONS

- Requires modest departure from residential use setback adjacent to sidewalks



OPTION B
MID BLOCK ENTRY

FAR		3.75
UNITS		221
REQD DEPARTURES		SMC 23.47A.008.D2, SMC 23.47A.009.F.4.b1

PROS

- + Mid-block entry allows structure to engage Market Street directly with large, open entry plaza to create sense of arrival for residents
- + Plaza creates opportunity for common space amenities to spill out into exterior space and engage sidewalk.
- + Lobby / entry location is further articulated by strong massing composition

CONS

- Mid-block entry limits the ability of the building to engage the corner in a meaningful way (CS2.C1)
- Massing expression provides less opportunity for rational modulation along north and south facades
- Solid waste storage is isolated from the rest of common amenity / service spaces, and adjacent to units



OPTION C
CODE COMPLIANT

FAR		3.75
UNITS		224
REQD DEPARTURES		NONE, CODE COMPLIANT

PROS

- + Entry and common spaces engage the street corner
- + Large setback along majority of Market Street facade provides buffer for street level units and relief for existing street trees.
- + Massing volumes at east and west ends of site “anchor” structure.

CONS

- Rooftop common amenity location has potential privacy and noise impacts to adjacent lots
- Modulation is minimal along the long, south facing facade
- Overall massing reflects a more institutional expression vs. the residential vocabulary that the board preferred.
- Less modulation along both North and South facades

OPTION A | **PREFERRED**
CHARACTER SKETCH



Upper level massing and materiality is simple and follows a defined rhythm. Material palette and expression is unified along entire length of structure

Building sets back at corner, landscape buffer mitigates public / private interaction at lobby sitting area

Picture frame windows set within brick massing reinforce residential nature of building while providing high detail, pedestrian scale material at corner

Building modulation is organized around the existing street trees and mitigates the building mass. Variation in the roofline reinforce the massing shifts

Secondary entry provides direct connection to amenities and transit to the west, in addition to increasing interaction between the building and pedestrian realm

Canopy, signage, and hardscape patterning act as wayfinding elements for the primary entry, while it's recessed nature and location offset from the corner reinforce it's residential nature

Landscape buffer along NW Market St provides clear separation between sidewalk and semi-elevated private residential patios.