

907 NW MARKET ST



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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

Maximum FAR | 3.75

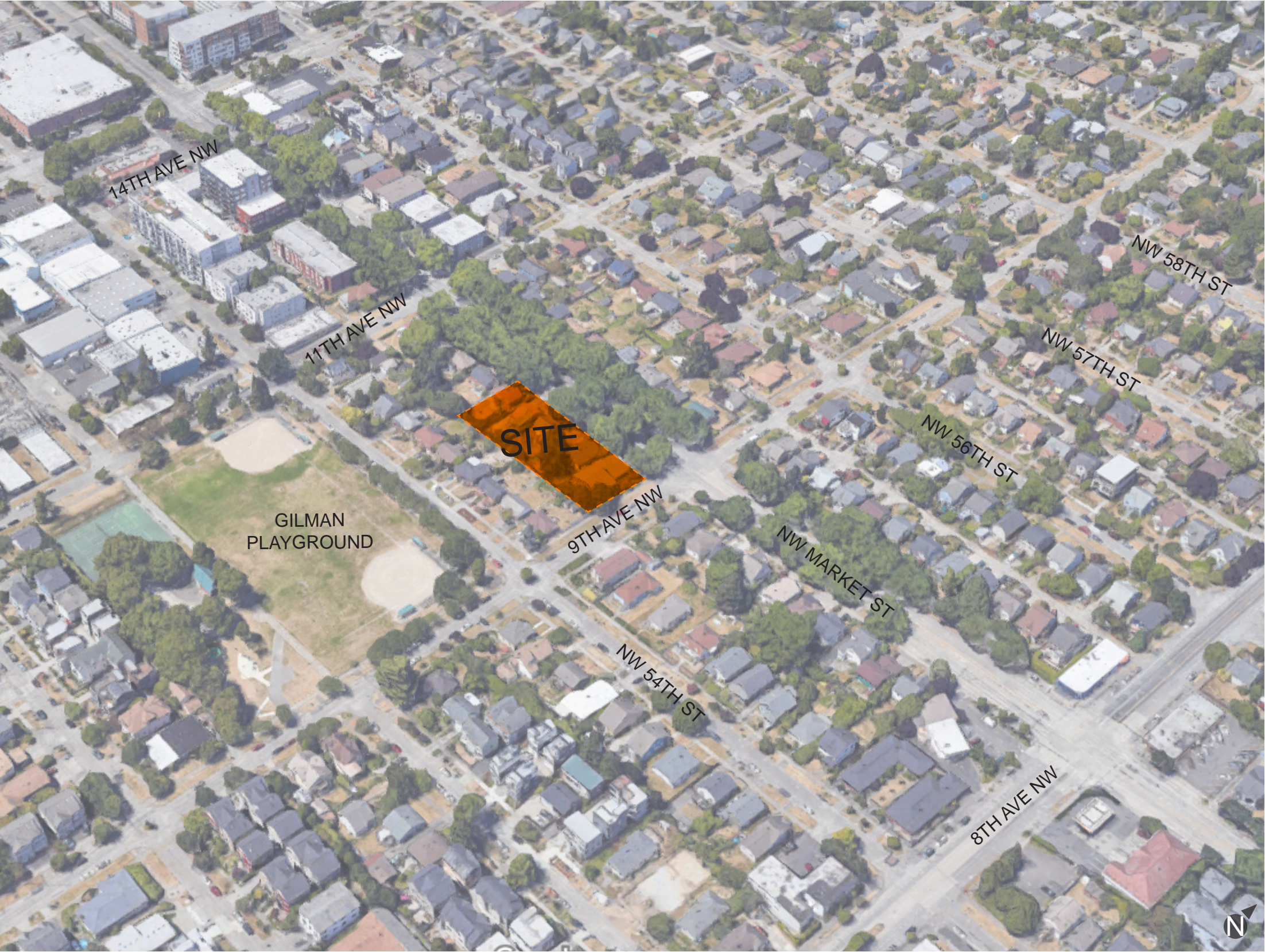
Maximum Height | 55 feet

Proposed # of Dwelling Units: Approx. 200 - 240
 Proposed Vehicle Parking: None, not required

Proposed Bicycle Storage: Approx. 200 - 210

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.

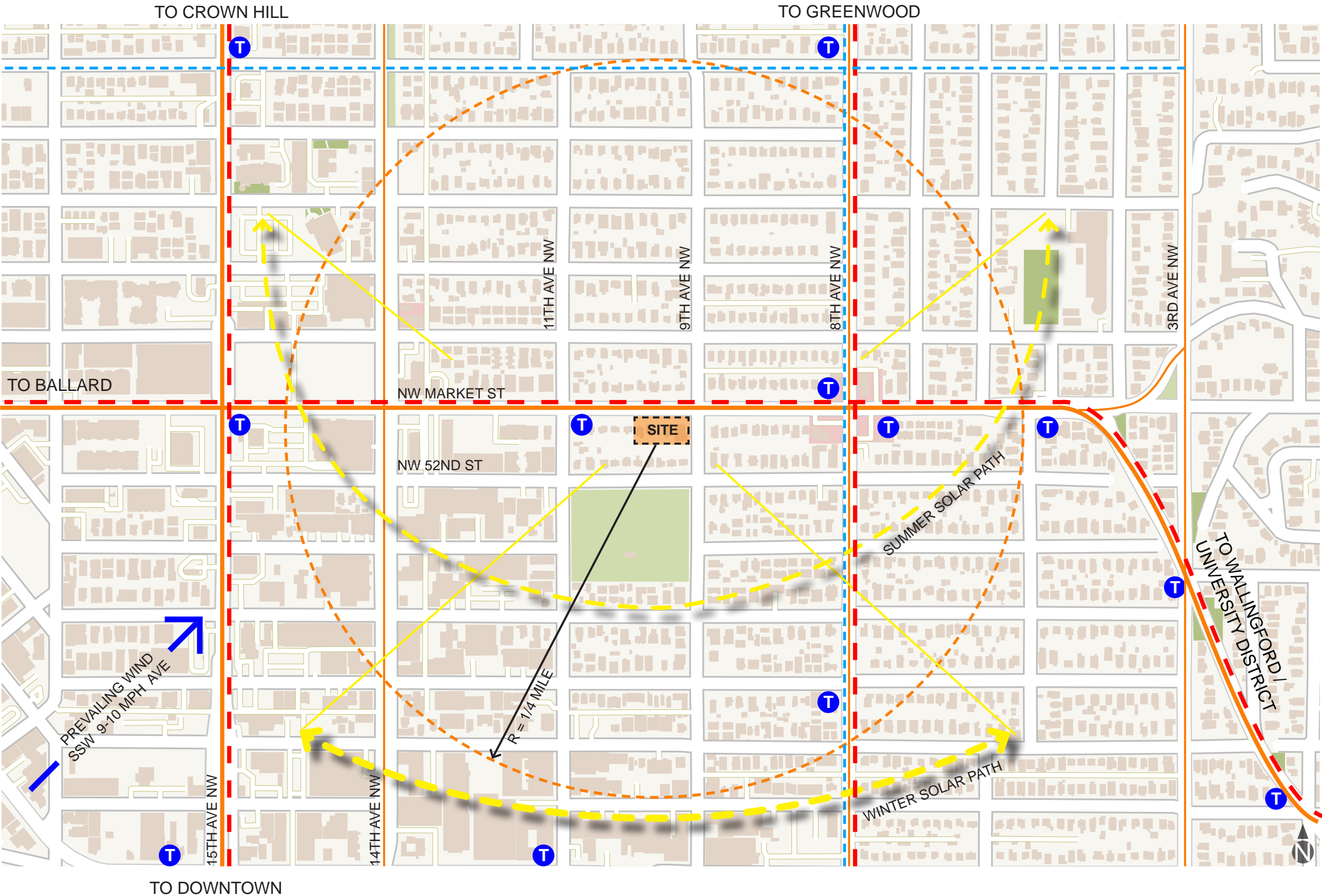


AERIAL CONTEXT

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

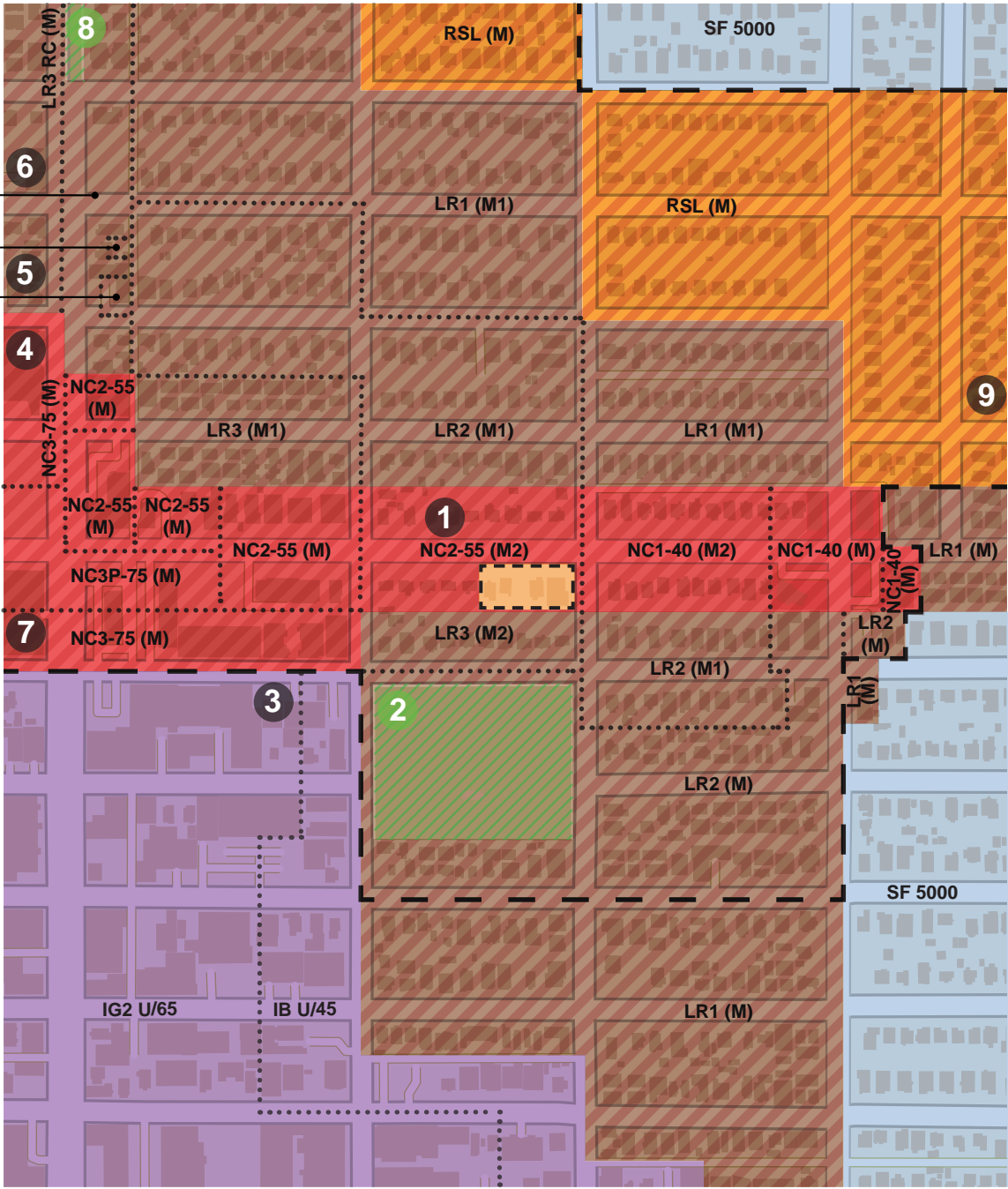


9 WEST WOODLAND ELEMENTARY

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

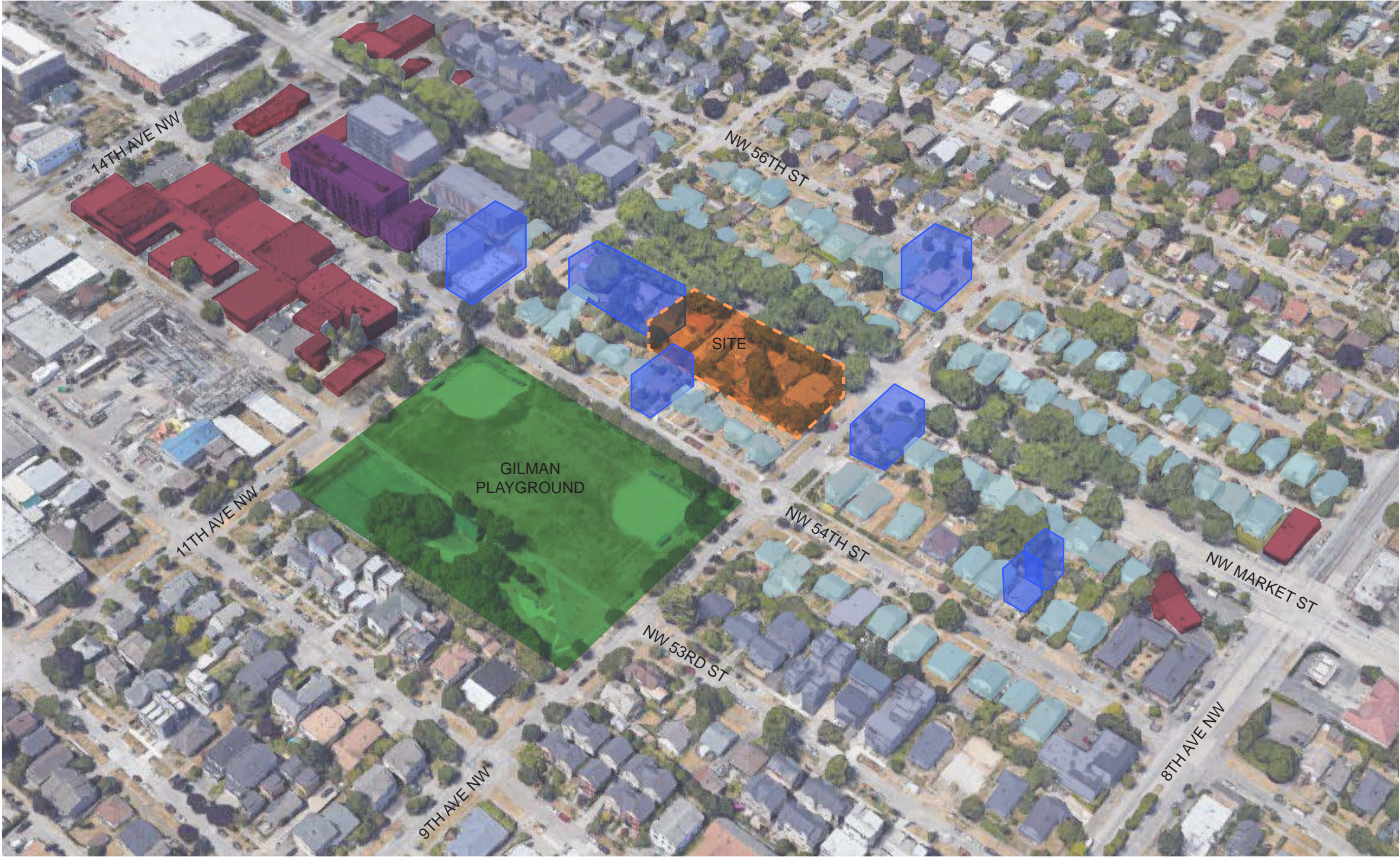


KEY

- 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

MULTI - FAMILY

COMMERCIAL

PARK / OPEN SPACE

SINGLE FAMILY

EXISTING OR PROPOSED ARCHITECTURE | IMMEDIATE VICINITY



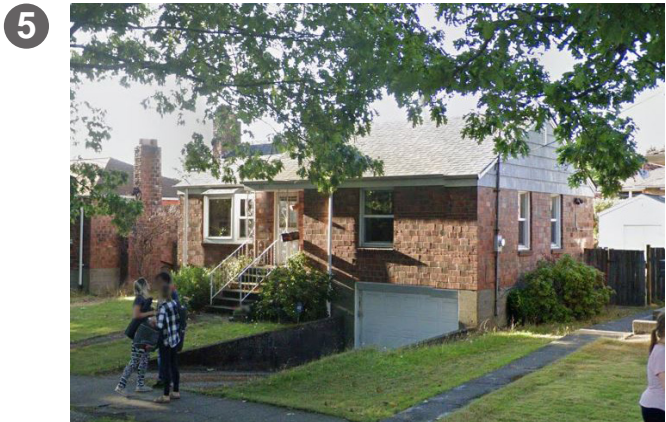
Proposed Concept (Image Per Workshop AD)



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 upzoning 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.

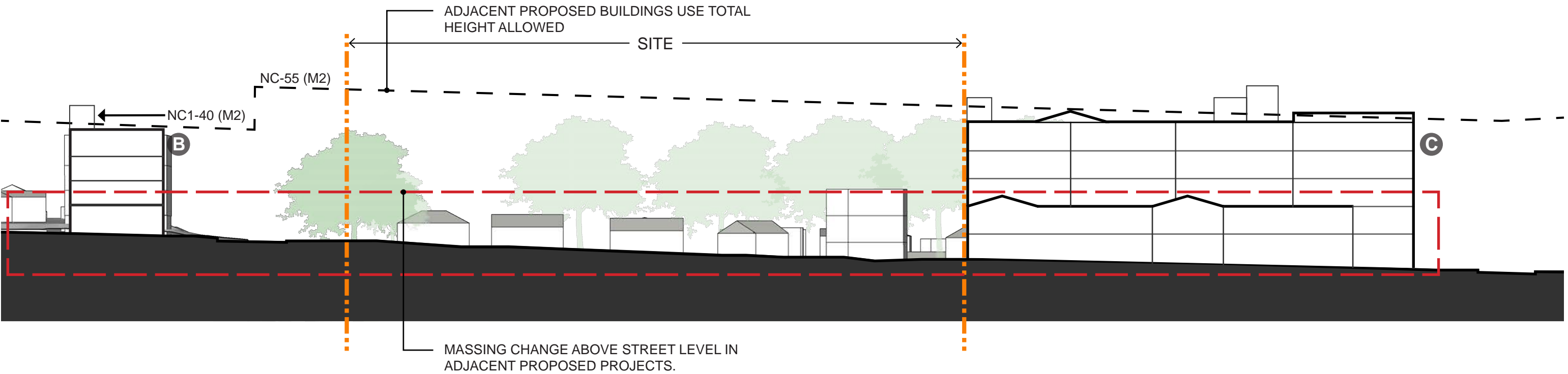
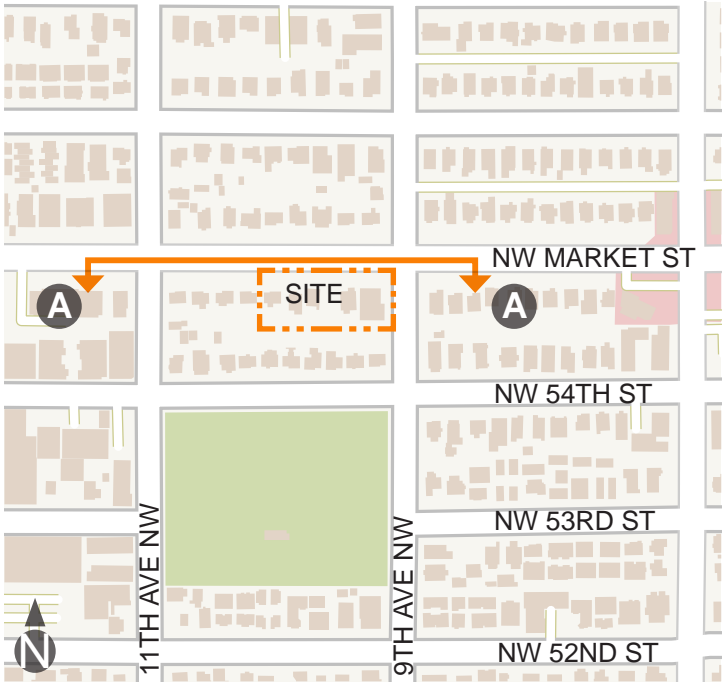
STREETSCAPE ANALYSIS



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

EARLY DESIGN GUIDANCE
10/19/2020 #3036687-EG

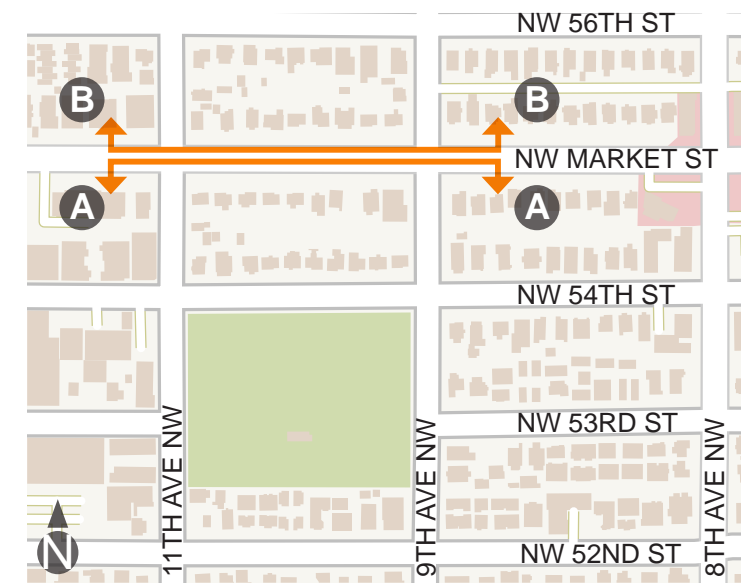
NEIGHBORHOOD ANALYSIS
STREETSCAPE



849 NW MARKET ST - PROPOSED



943 NW MARKET ST - PROPOSED



A NW MARKET ST
LOOKING SOUTH



B NW MARKET ST
LOOKING NORTH

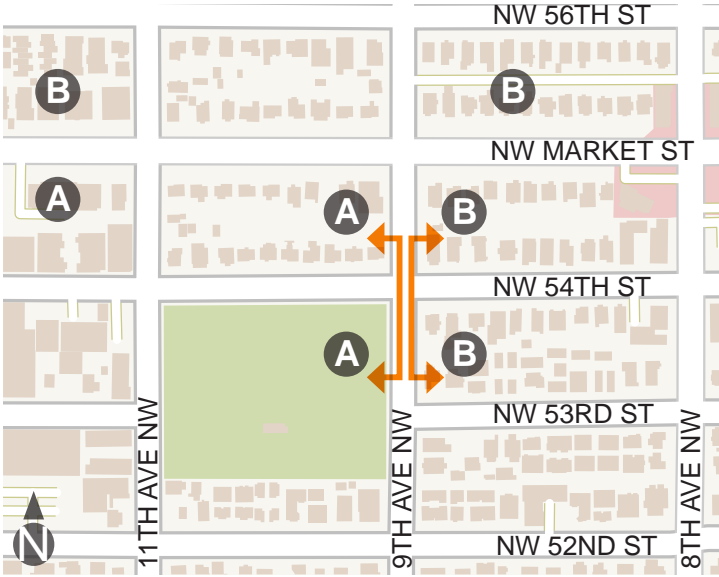
STREETSCAPES | 9TH AVE NW



A 9TH AVE NW
LOOKING WEST

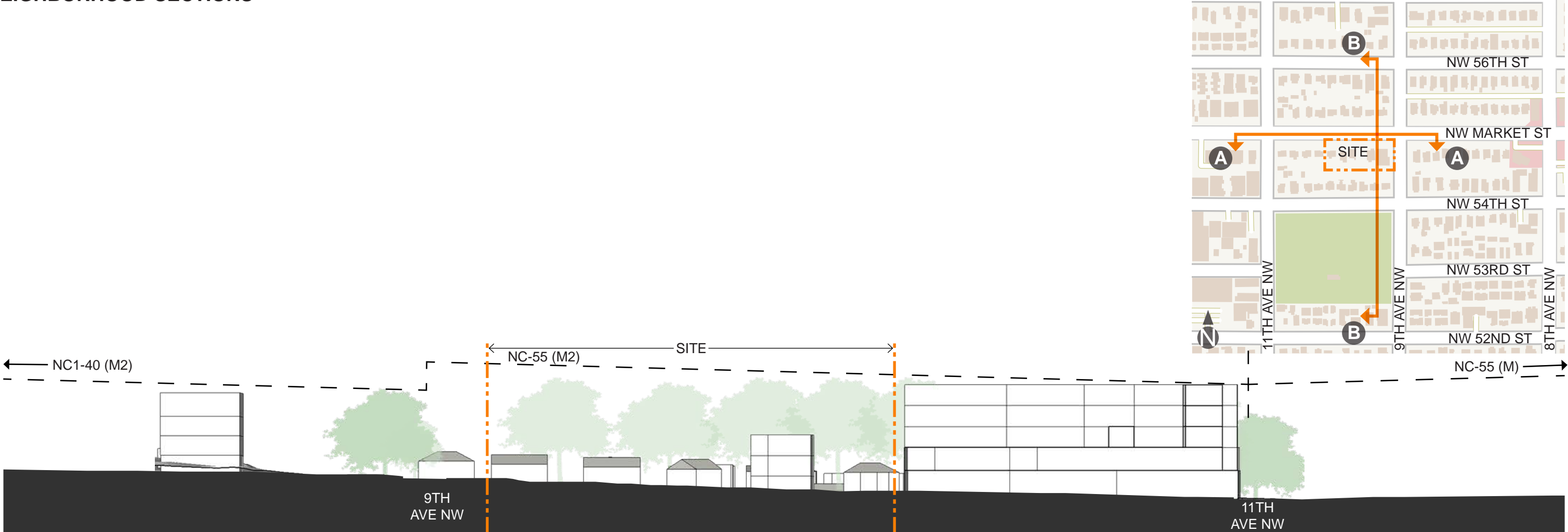


849 NW MARKET ST - PROPOSED



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



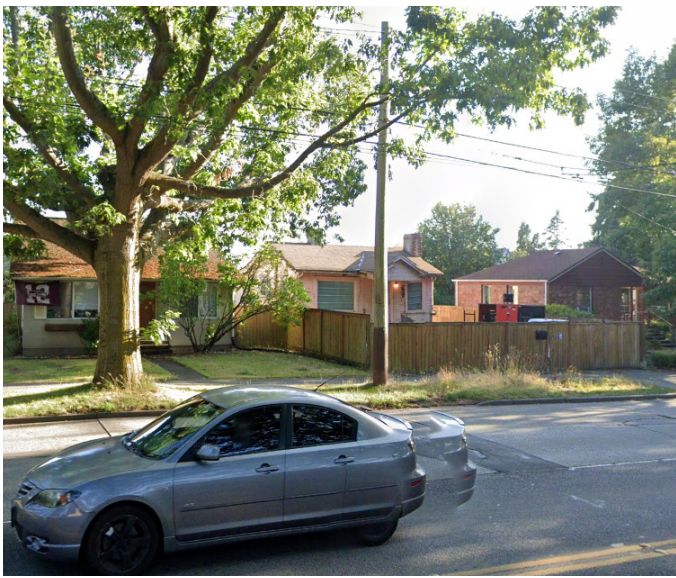
4 SOUTH EAST CORNER OF SITE, LOOKING WEST AT FENCE ADJACENT TO PROPERTY



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 EXCEPTIONAL TREE TO BE RETAINED
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

SIZE |
The site is approximately 26,495 SF

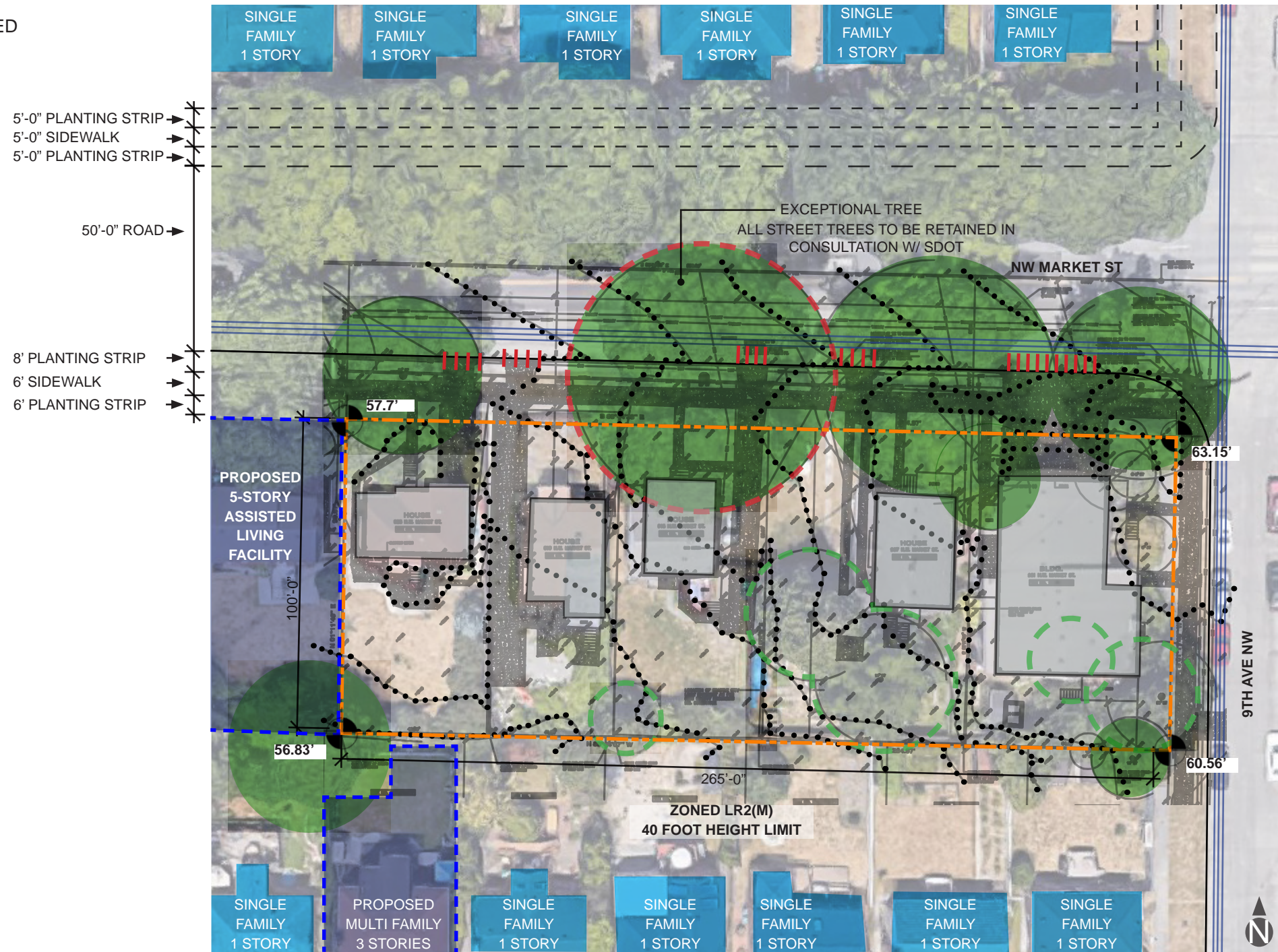
RIGHT OF WAYS / STREETS |
The site has ~265'-0" of frontage along NW Market Street to the north, and an additional 100 SF of frontage along 9th Ave NW to the east. Both streets have sidewalks of sufficient width. There is no alley access and NW Market Street is a primary arterial, so service uses (such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

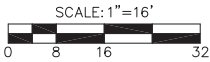
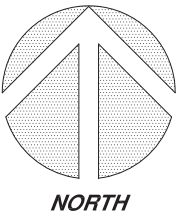
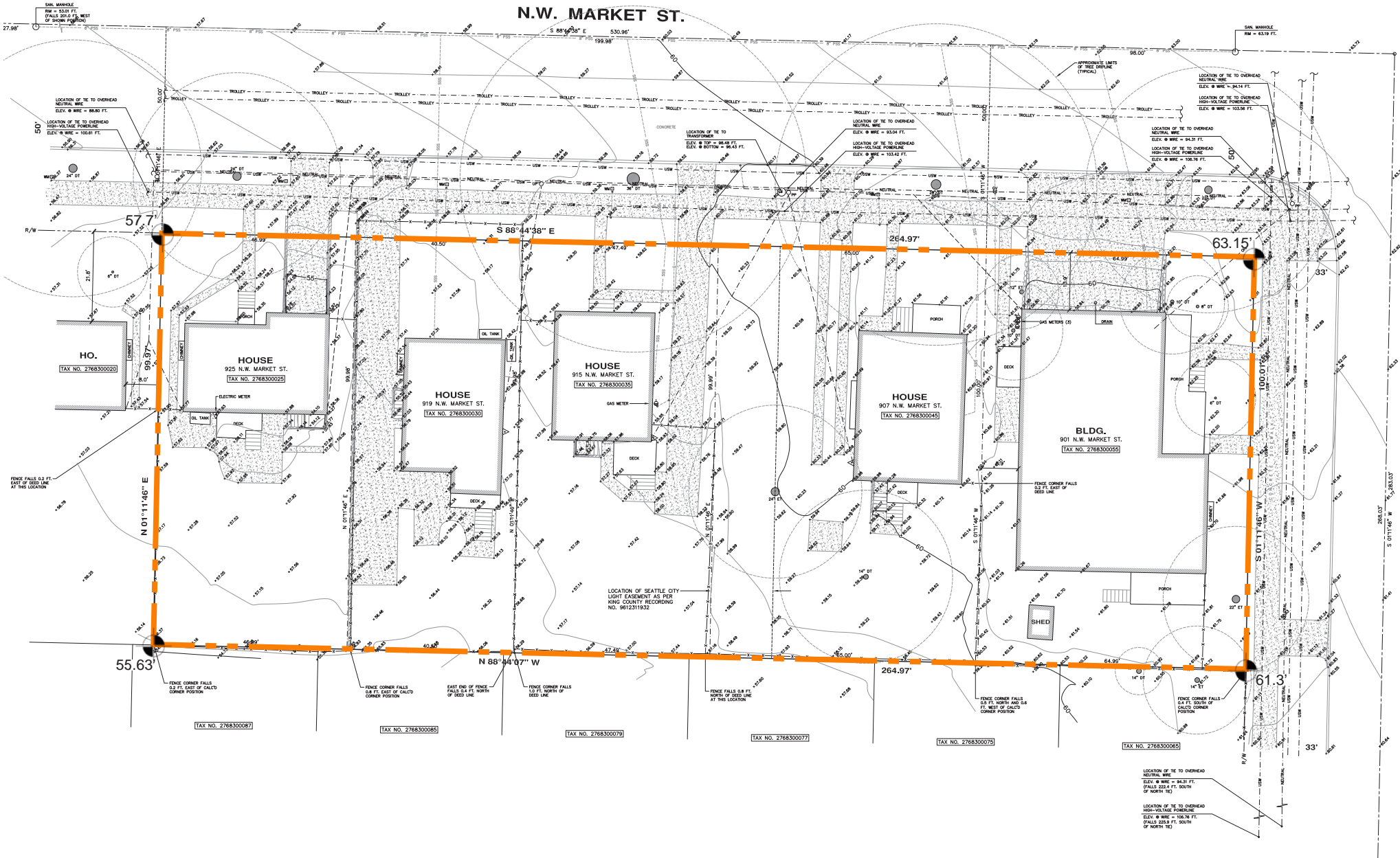
ADJACENT BUILDINGS / USES |
The building is currently surrounded on two sides by single family structures, however recent zoning changes are already beginning to change the adjacent properties. A 5-story assisted living facility is proposed for the west end of the block, adjacent to the site's west property 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 EXCEPTIONAL TREE TO BE RETAINED
- 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 - EXCEPTIONAL
- 14 RED OAK
- 15 RED OAK
- 16 ENGLISH HAWTHORN
- 17 GOLDEN CHAIN
- 18 CHERRY PLUM
- 19 APPLE

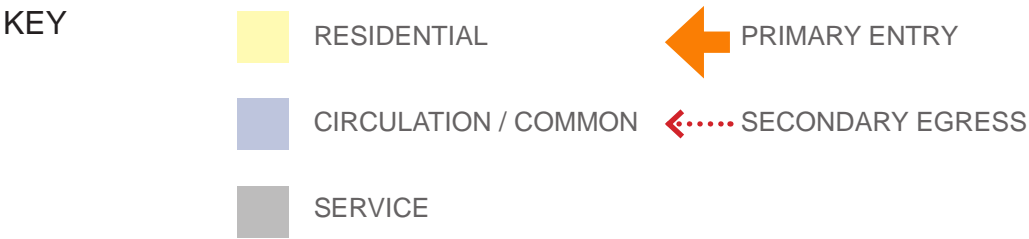
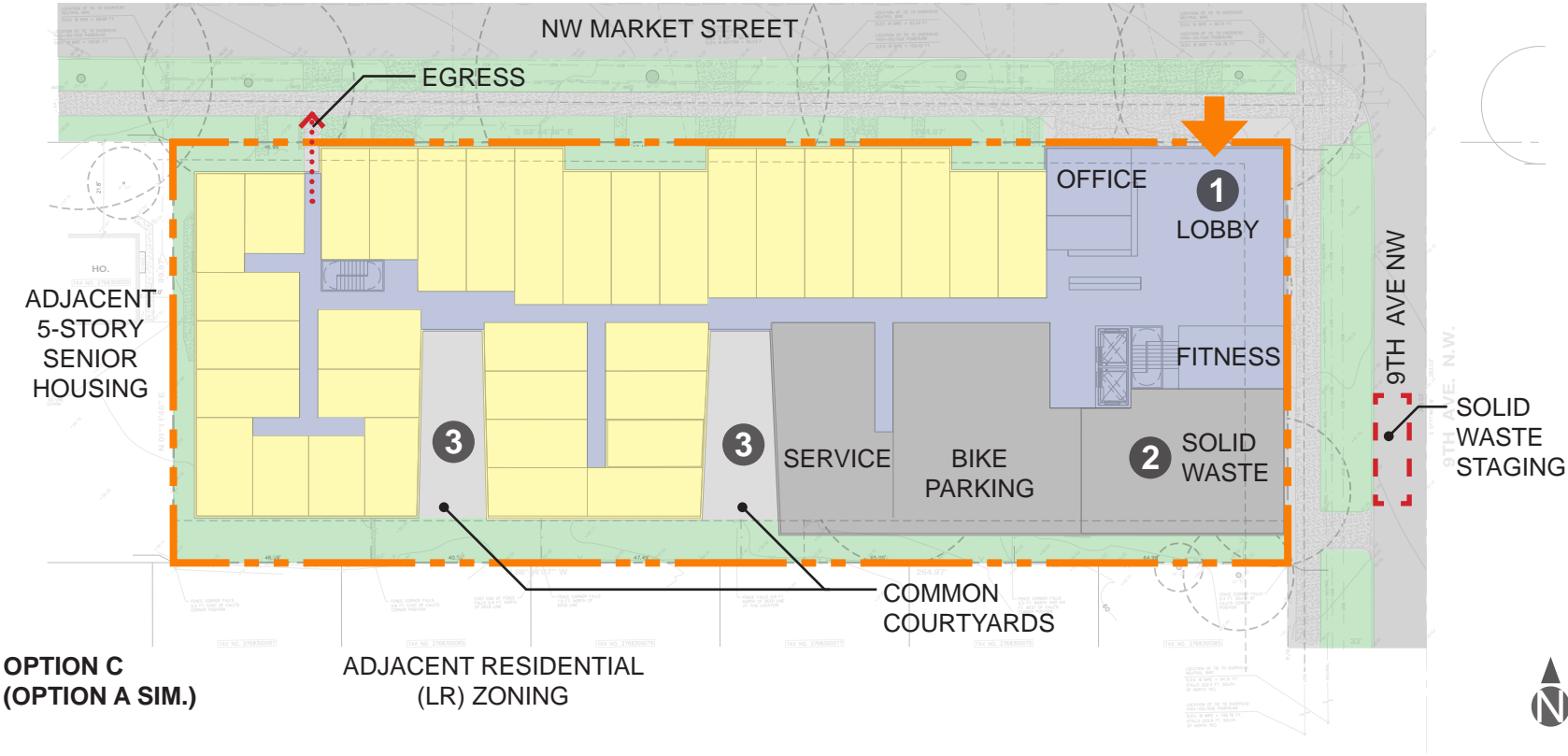
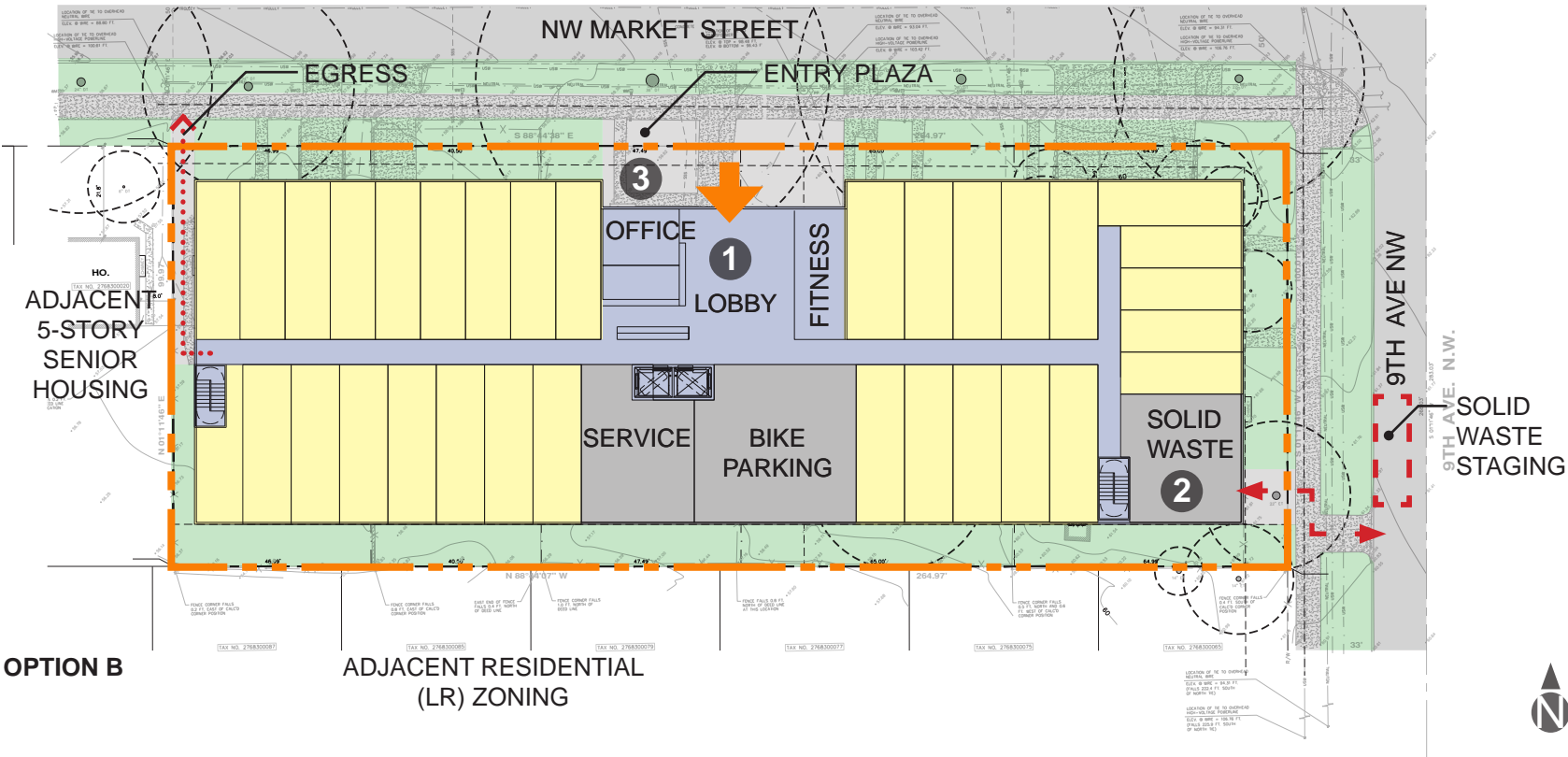


ARBORIST RECOMMENDATION:

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

GROUND FLOOR USES ANALYSIS



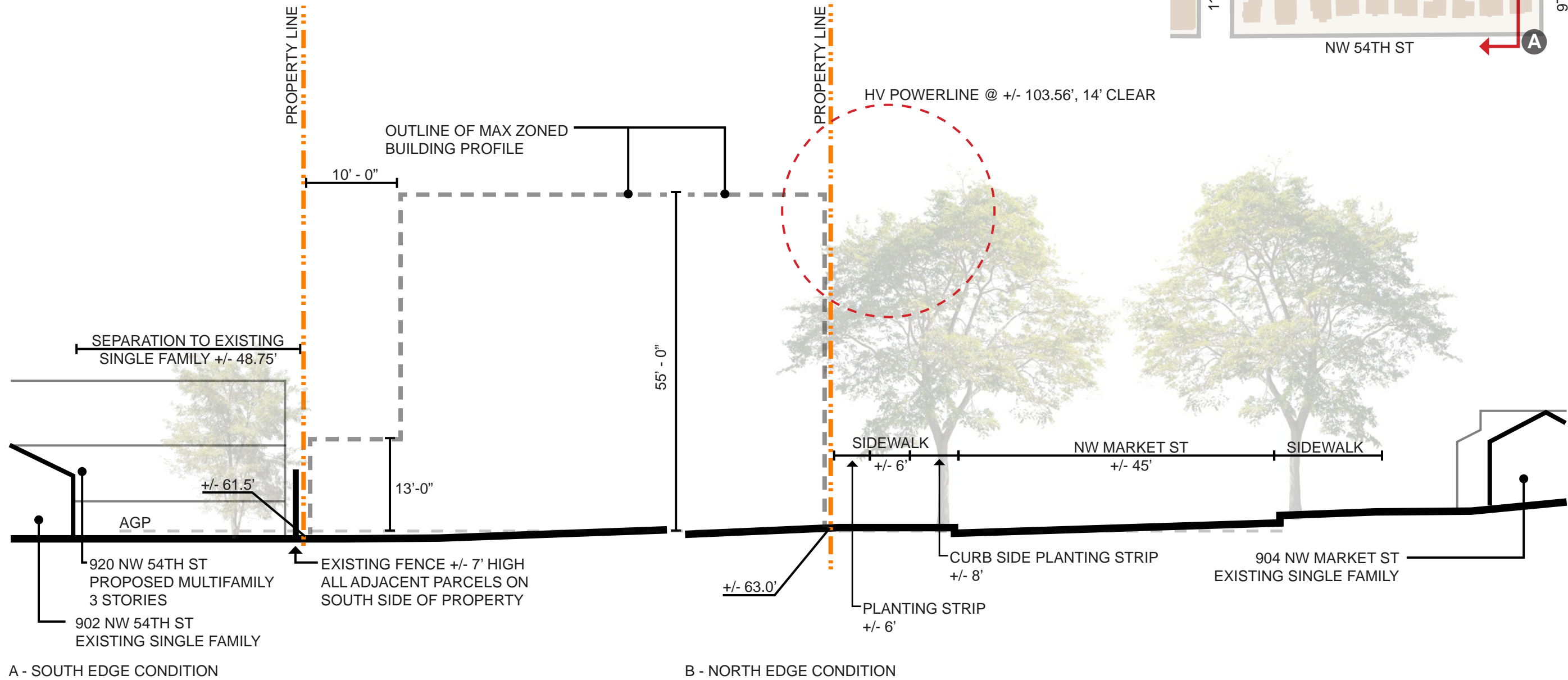
GROUND FLOOR ANALYSIS

- 1 LOBBY / ENTRANCE** | Schemes A & C locate the primary entry and accessory common areas (leasing office, mail, fitness, and lounge) at the NE corner of the site at the intersection of Market St and 9th Ave. Corner sites have a unique opportunity to engage both streets in a meaningful way, and locating the high transparency lobby at this intersection will encourage pedestrian activation of the streetscape. Option B takes a modified approach, locating the entrance at mid-block along Market. This is more standard for older and mid-block apartments in the area, but does not encourage engagement of the corner. Furthermore, it locates units at grade adjacent to the sidewalk corner where people naturally congregate. Options A & C also provide a better relationship between the common areas and solid waste servicing area, whereas option B locates units immediately adjacent to the solid waste area.
- 2 SOLID WASTE** | Market street is an arterial, with transit, bike lanes, and significant pedestrian and vehicular traffic. Accordingly, both city departments (SDOT / SPU) and good urban design dictate that garbage collection will need to occur on 9th Ave. Furthermore, there is a driveway that accessed to the existing structure that will be re-purposed as a utility ramp to allow containers to be staged and collected from the 9th Avenue right-of-way. These specific site conditions dictate that in all schemes the solid waste storage room should be located along the 9th Ave street frontage, near the existing curb cut. As noted above options A & C provide convenient access between the public / common areas and the solid waste area.
- 3 OPEN SPACE** | Option A (not pictured) has the least amount of open space at the street level with a landscape buffer along both Market Street and 9th Ave NW, with a larger setback to accommodate the canopy of the existing street trees near the middle of the site along Market. Option B provides ground level open space through a large, mid-block entry plaza on Market. Option C takes the approach of pushing out towards the street facades, but providing a larger buffer along the south property line. Large, recessed modulations form courtyards that provide open space, reduce the building's perceived height, bulk, and scale adjacent to the residential zone, and preserve light and air for both the residents and neighboring properties.

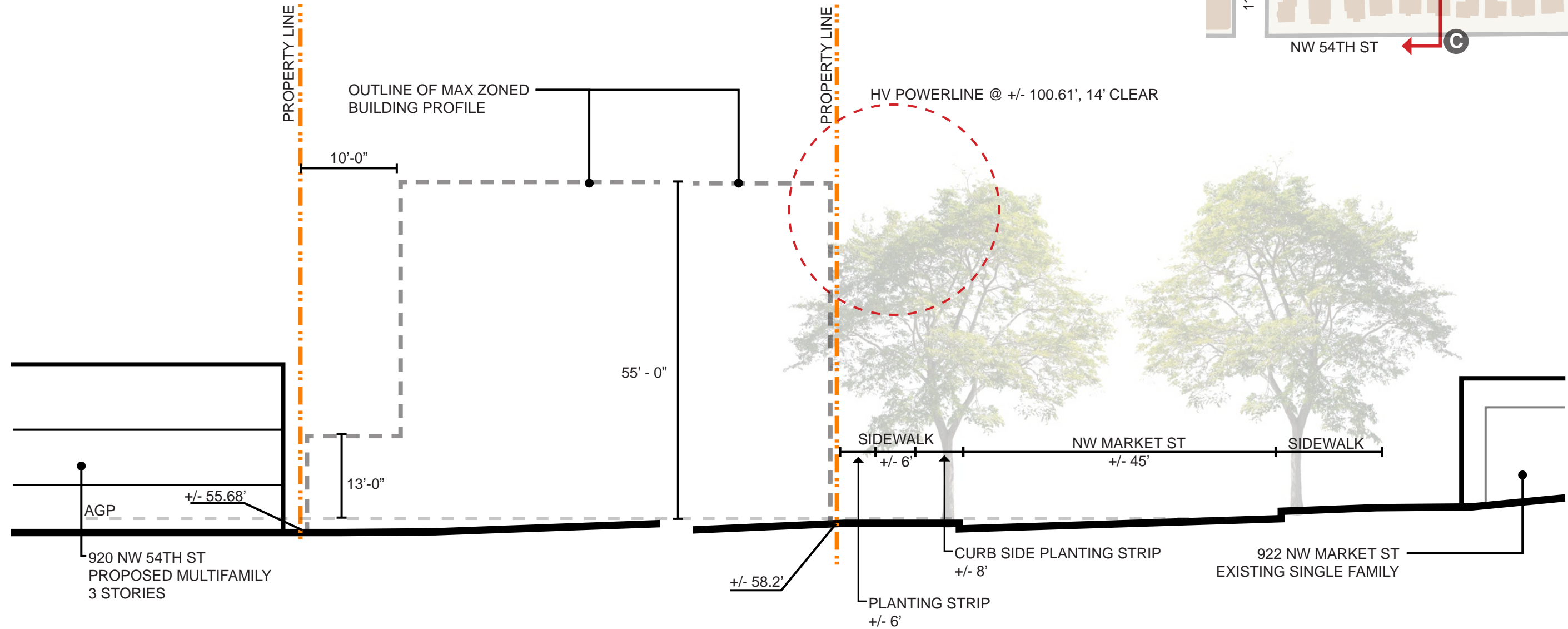
CONCLUSION

Option C provides the best arrangement of ground floor uses and open space to adhere to the site's unique conditions, program requirements, and design guidelines. The corner entry provides activation and visual transparency at the street corner (CS2.C1, CS2.B2, PL2.B3, PL3.A1). The modulation and landscaping along Market provide a buffer for the residential units (PL3.B1, PL3.B2) and preserves the canopy of the large existing street trees (CS1.D2). The proposed modulation and open courtyards on the south edge of the building help to reduce the structure's perceived height, bulk, and scale (CS2.D3, CS2.D4, DC2.A2), creates open space for residents (DC3.A1, DC3.B4), and sculpts the building to preserve access to light and air for the adjacent residential zoning (CS1.B2).

SITE EDGE CONDITIONS - SOUTH & NORTH

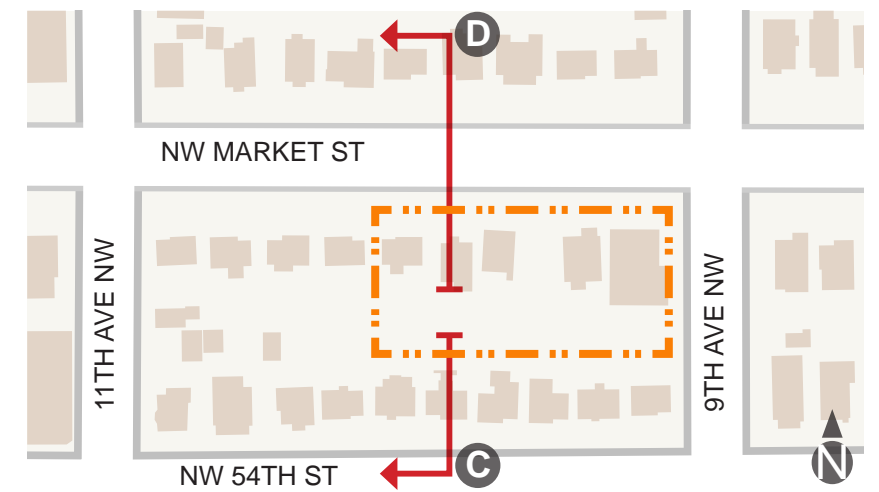


SITE EDGE CONDITIONS - SOUTH & NORTH

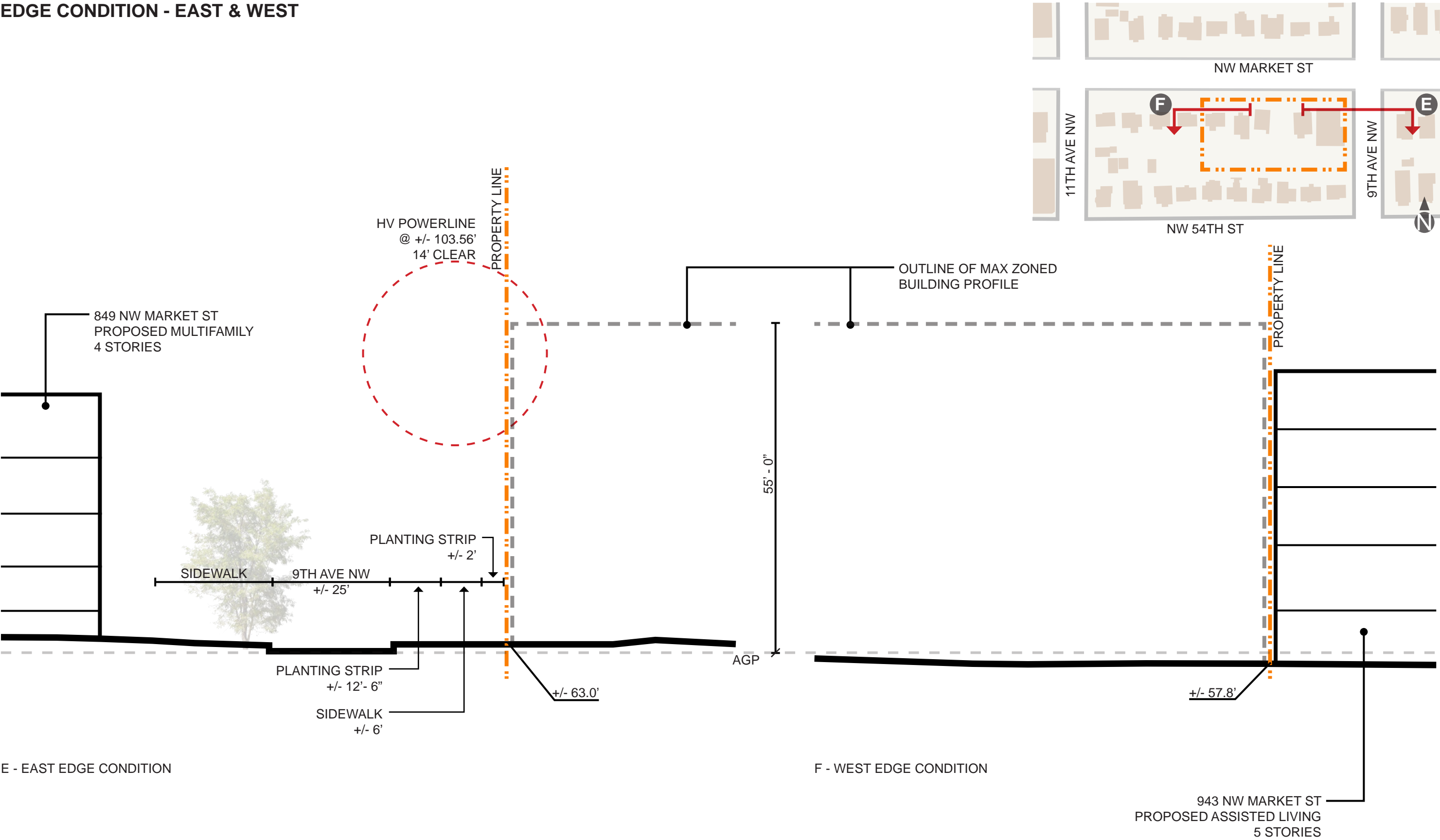


C - SOUTH EDGE CONDITION 2

D - NORTH EDGE CONDITION 2



SITE EDGE CONDITION - EAST & WEST





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:

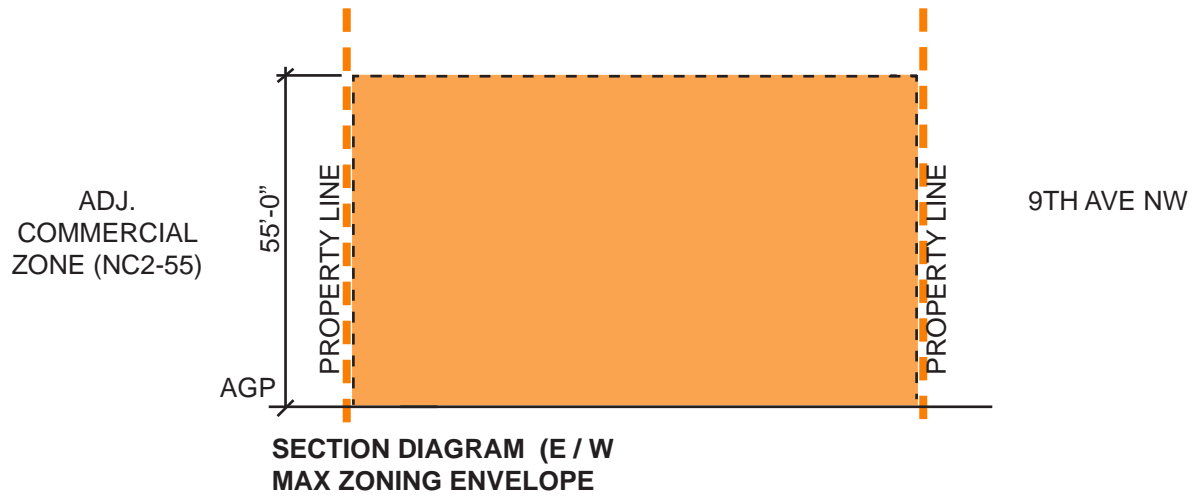
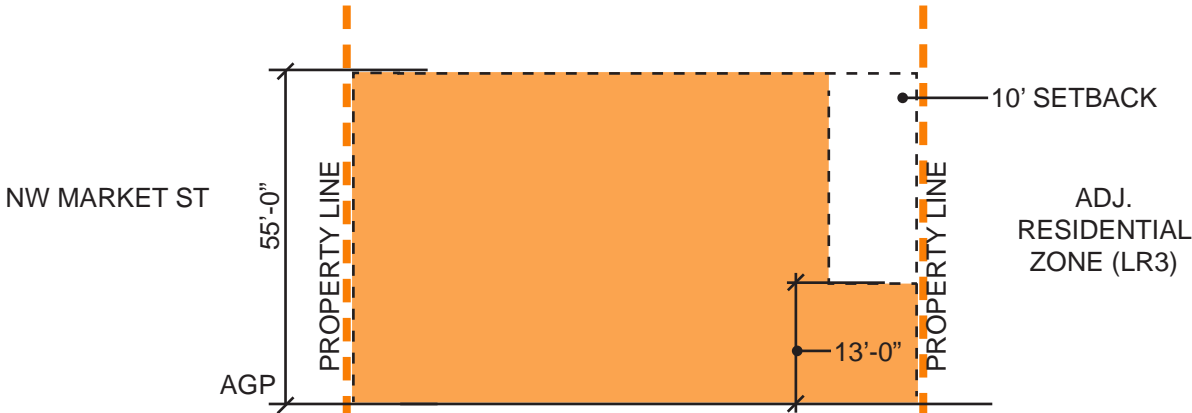
- Open railings, planters, clerestories, greenhouses, solariums, parapets, and firewalls may extend up to 4 feet above the otherwise applicable height limit.
- The following rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features 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.

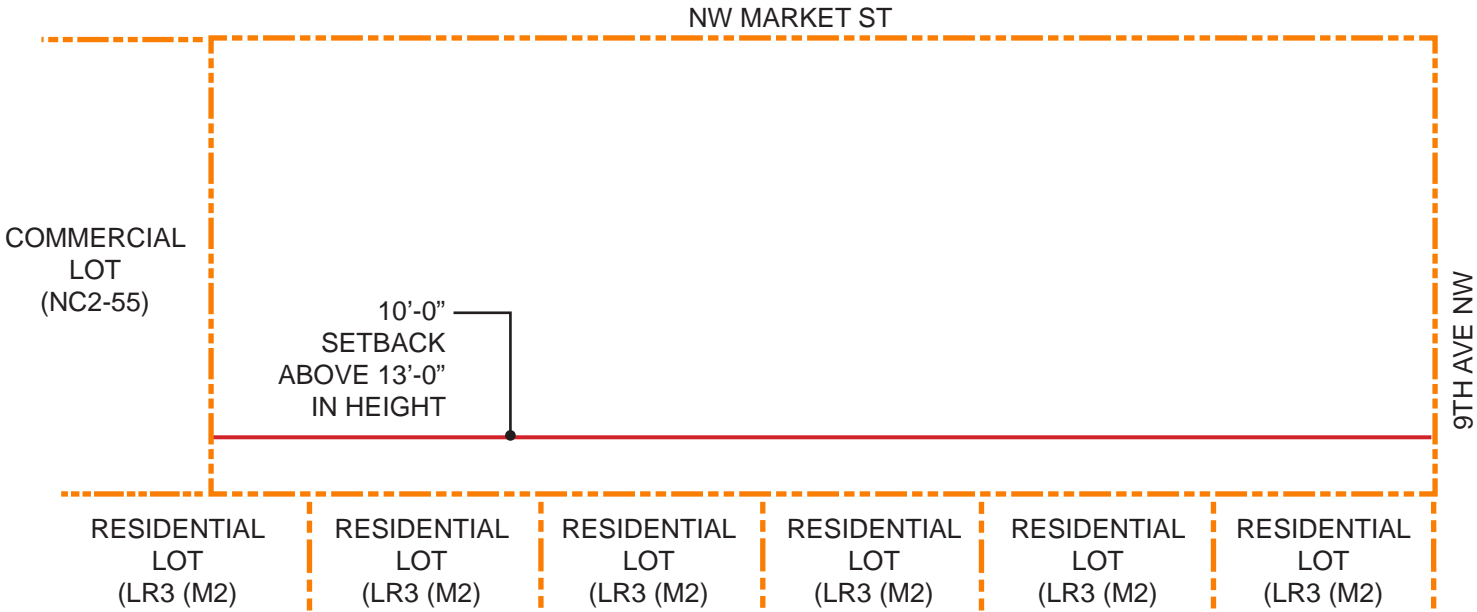
23.47A.013 | FLOOR AREA RATIO

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.





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 bioretention 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.

PRIORITY DESIGN GUIDELINES - CONTEXT & SITE

transparency
on spaces



Overhead weather protection

High percentage of transparency to shared common spaces

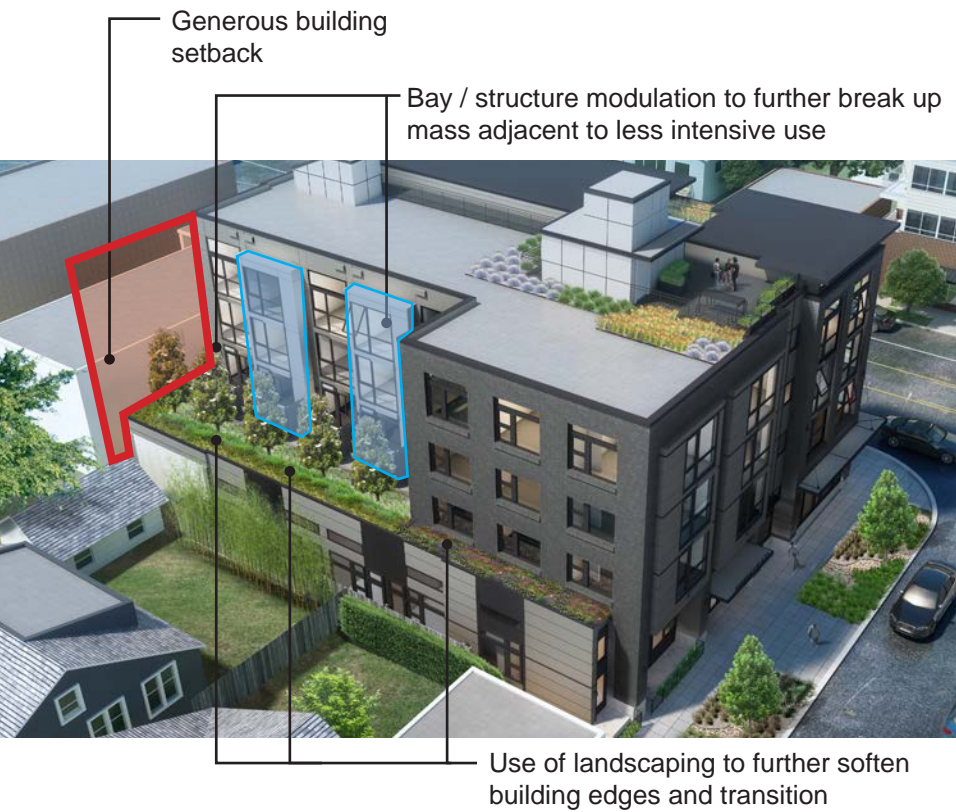
Open entry space w/ landscape and patterned hard scape

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 SF-5000 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



ARTWORK OPPORTUNITIES

ENTRY CANOPY

RECESSED, HIGH VISIBILITY LOBBY

PEDESTRIAN AMENITIES

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 entries will help create a noticeable transition between public, and non-public spaces for the project.

Softscape provided for privacy and separation

Elevation, and material change to denote non-public spaces



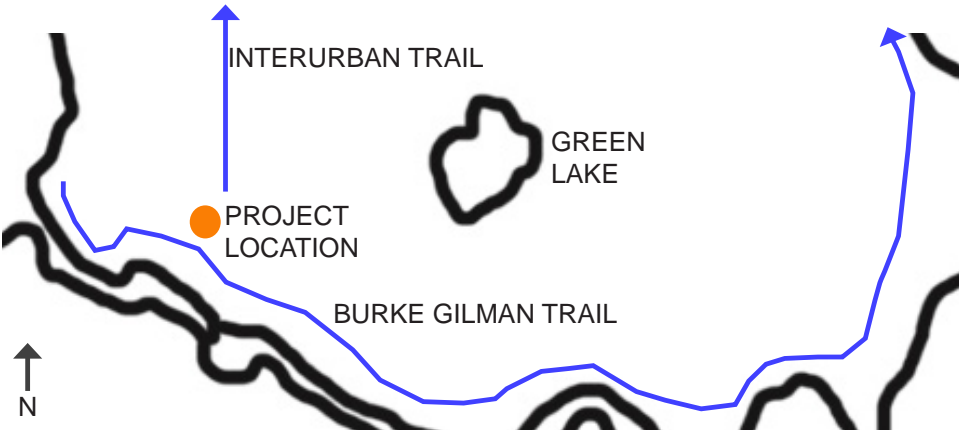
PL3.B2 | GROUND FLOOR RESIDENTIAL

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

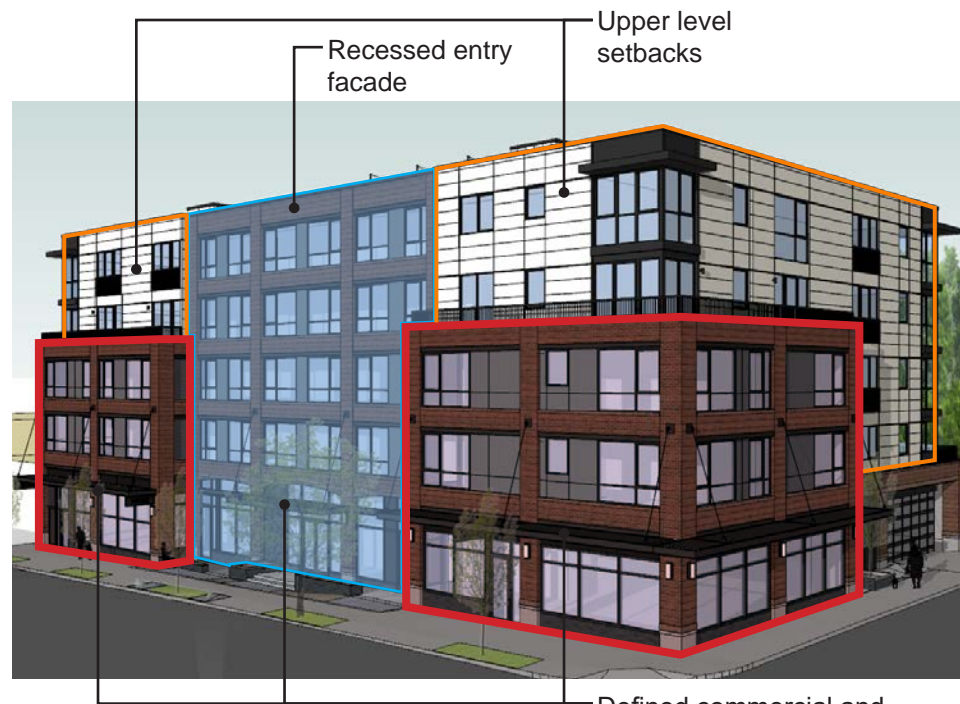
Consider **existing and future bicycle traffic to and through the site** early in the process so that access and connections are integrated into the project along with other modes of travel.

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.

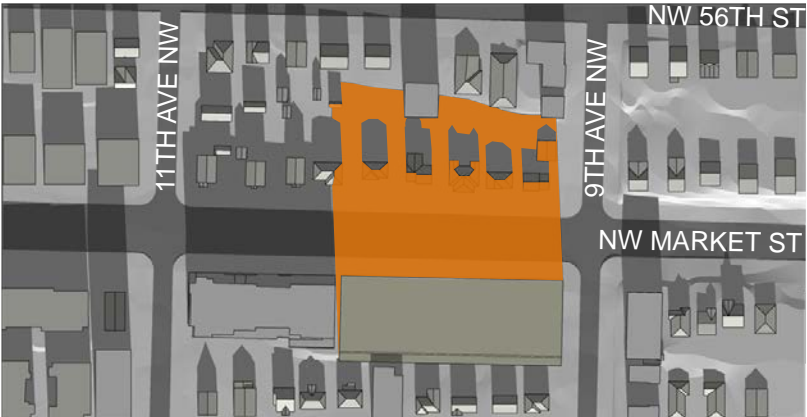
MAXIMUM BUILDING PROFILE | SHADOW ANALYSIS

ORANGE REGION INDICATES SHADOW CAST BY PROPOSED PROJECT

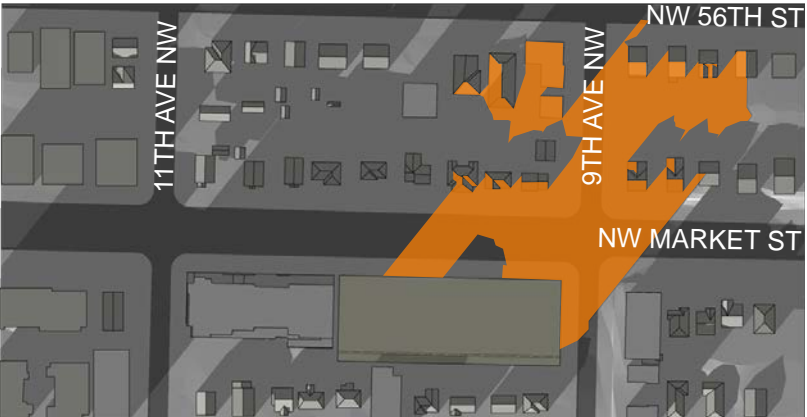
WINTER SOLSTICE



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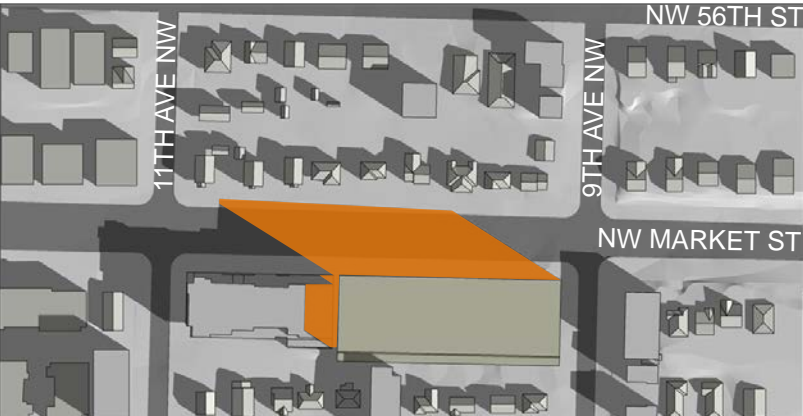


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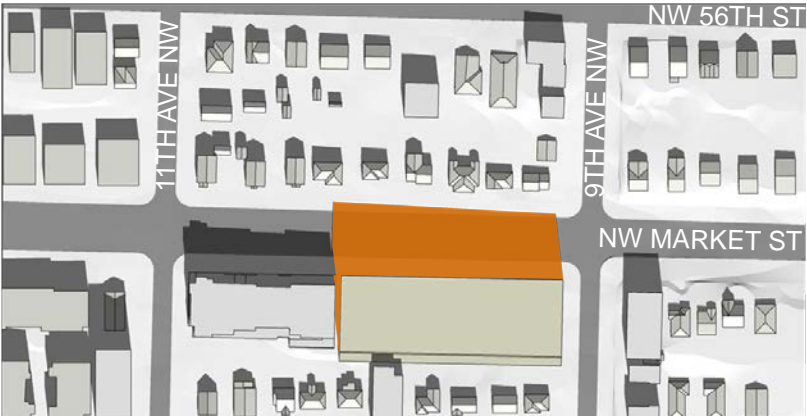


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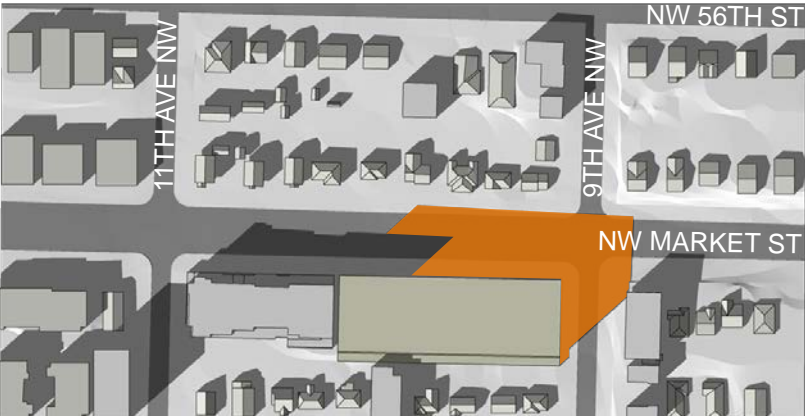
FALL/SPRING EQUINOX



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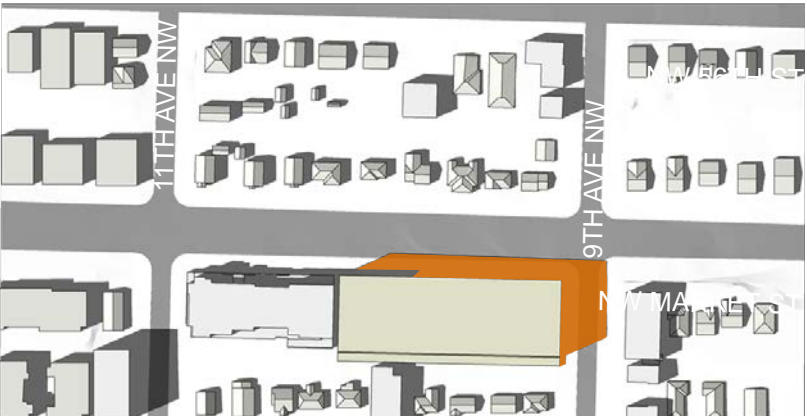
SUMMER SOLSTICE



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CONCLUSION

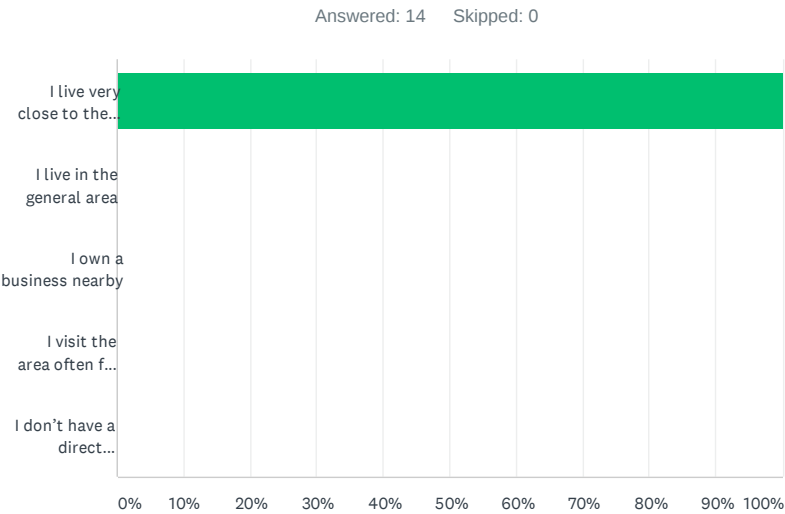
Due to the project site’s location on the south side of Market Street, a wide arterial street, there is significantly less shadow impact to adjacent properties. Except for in the winter months, where structures of nearly any size cast large shadows, the shadow footprint of the maximum zoning envelope 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.



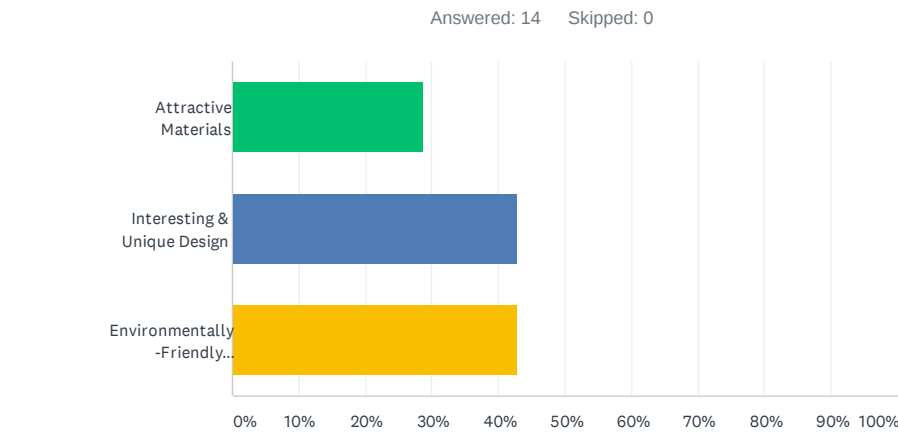
COMMUNITY OUTREACH

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.

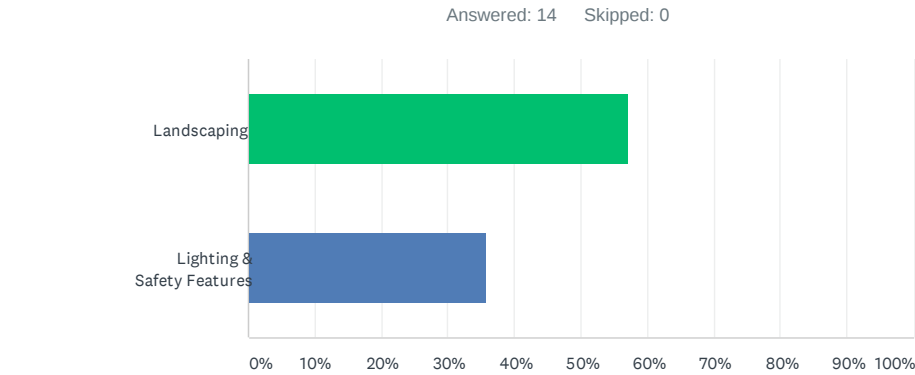
Q1 What is your connection to this development project?



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?

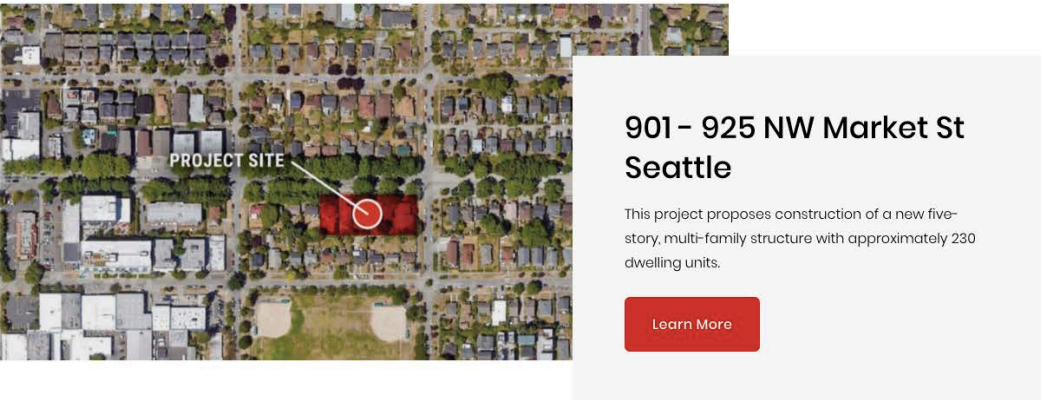


901 – 925 NW Market St Project

[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”

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CONCEPTUAL DESIGN OPTIONS



OPTION A
PREFERRED

FAR		3.67
UNITS		241
REQD DEPARTURES		SMC 23.47A.008.D2

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 proposed conditions 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

CONS

- Requires modest departure from residential use setback adjacent to sidewalks



OPTION B

FAR		3.75
UNITS		221
REQD DEPARTURES		NONE

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
- 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

FAR		3.75
UNITS		224
REQD DEPARTURES		NONE

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

OPTION A | **PREFERRED**
FLOOR PLANS

FAR	3.67
GSF	97,250 SF
STORIES	5
UNITS (STUDIOS)	240
REQD DEPARTURES	SMC 23.47A.008.D2

The preferred option utilizes a similar corner lobby and entrance similar to option A, but extends out to the property line along both Market and 9th to engage the pedestrian realm before setting back to reduce the structure’s perceived height and bulk along the street facing facades. Beyond the open space provided at the roof deck, which is pushed north to limit the impact to the adjacent residential zoning, additional open space is provided by a trio of courtyards along the south edge. Theses courtyards break down the building’s long facade as a transition to the less intensive zoning, create shared access to light and air for units and adjacent properties, and provide outdoor common space for gathering and landscaping. The street facing facades are organized into a two story base that is continuous along 9th and at the corner common spaces, but intermittent along Market to dissolve the long facade, and mirror the modulation and massing moves occurring on the adjacent senior housing. The bay modulation is also reflected on the upper levels and roofline to create a cohesive composition.

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 proposed conditions 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.

CONS

- Requires modest departure from residential use setback adjacent to sidewalks

KEY

COMMON / CIRC.

RESIDENTIAL

SERVICE

AMENITY

ENTRY

AREA OF REQUESTED DEPARTURE

1

LOBBY

2

LEASING OFFICE

3

PARCEL ROOM

4

FITNESS

5

SOLID WASTE

6

BIKE PARKING

7

COURTYARD @ L1

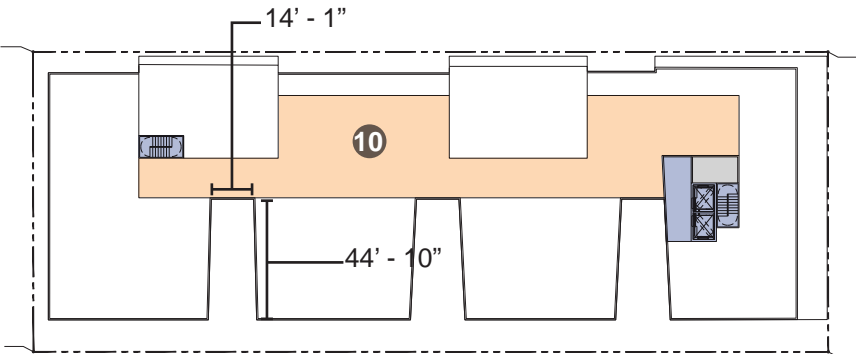
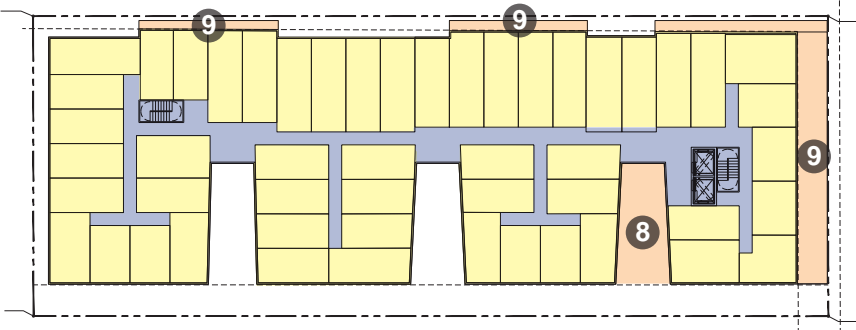
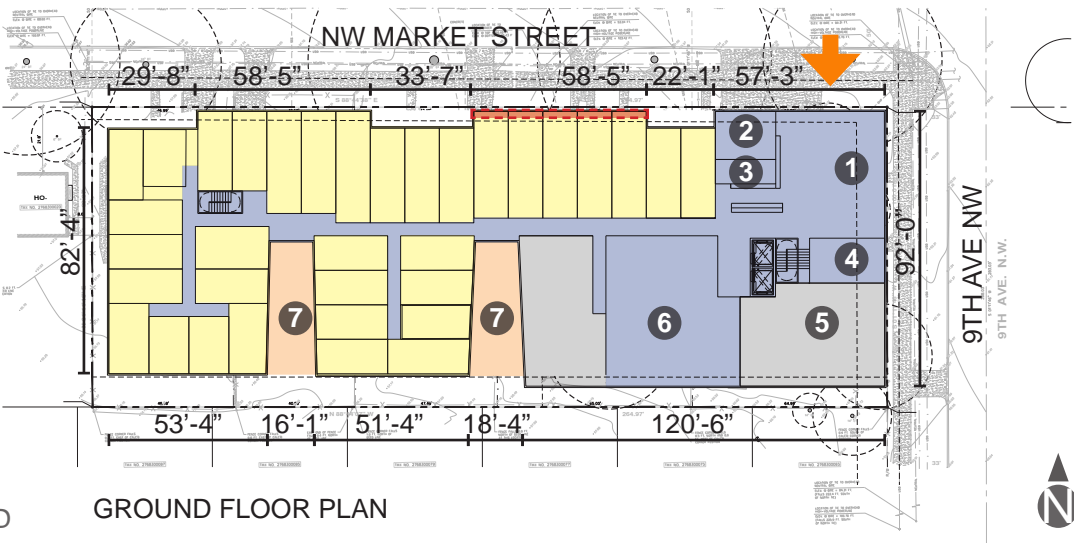
8

COURTYARD @ L2

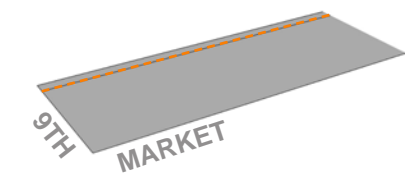
9

PRIVATE DECKS @ L2

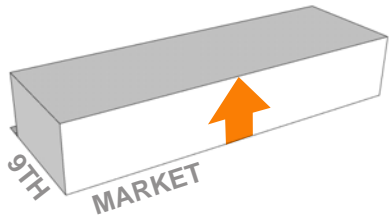
10

ROOFTOP DECK

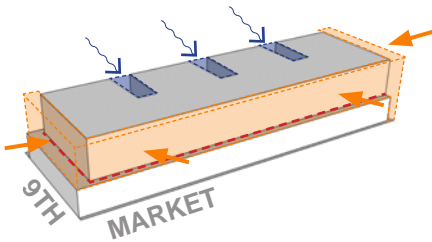
OPTION A | **PREFERRED**
MASSING



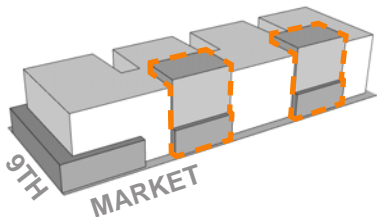
SITE
APPROX 26,500 SF ON CORNER
ONLY REQUIRED SETBACK IS
ALONG SOUTH PROPERTY LINE



HEIGHT
55 FEET MAX HEIGHT



SETBACKS
UPPER LEVEL SETBACKS
ALONG MARKET ESTABLISH A
“2-STORY DATUM” TO DISSOLVE
MASS AND SETBACK FOR TREE
CANOPIES AND POWERLINES
COURTYARDS PROVIDE LIGHT
AND AIR TO SOUTH FACING
UNITS



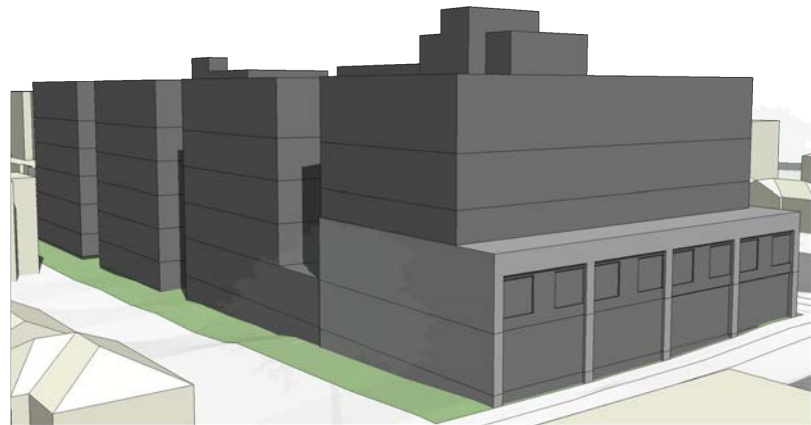
DEFINE
THE MARKET STREET FACADE
IS FURTHER BROKEN DOWN
BY COLLECTED VOLUMES
AND ROOF MODULATION TO
ESTABLISH PEDESTRIAN SCALE



VIEW LOOKING SOUTH WEST



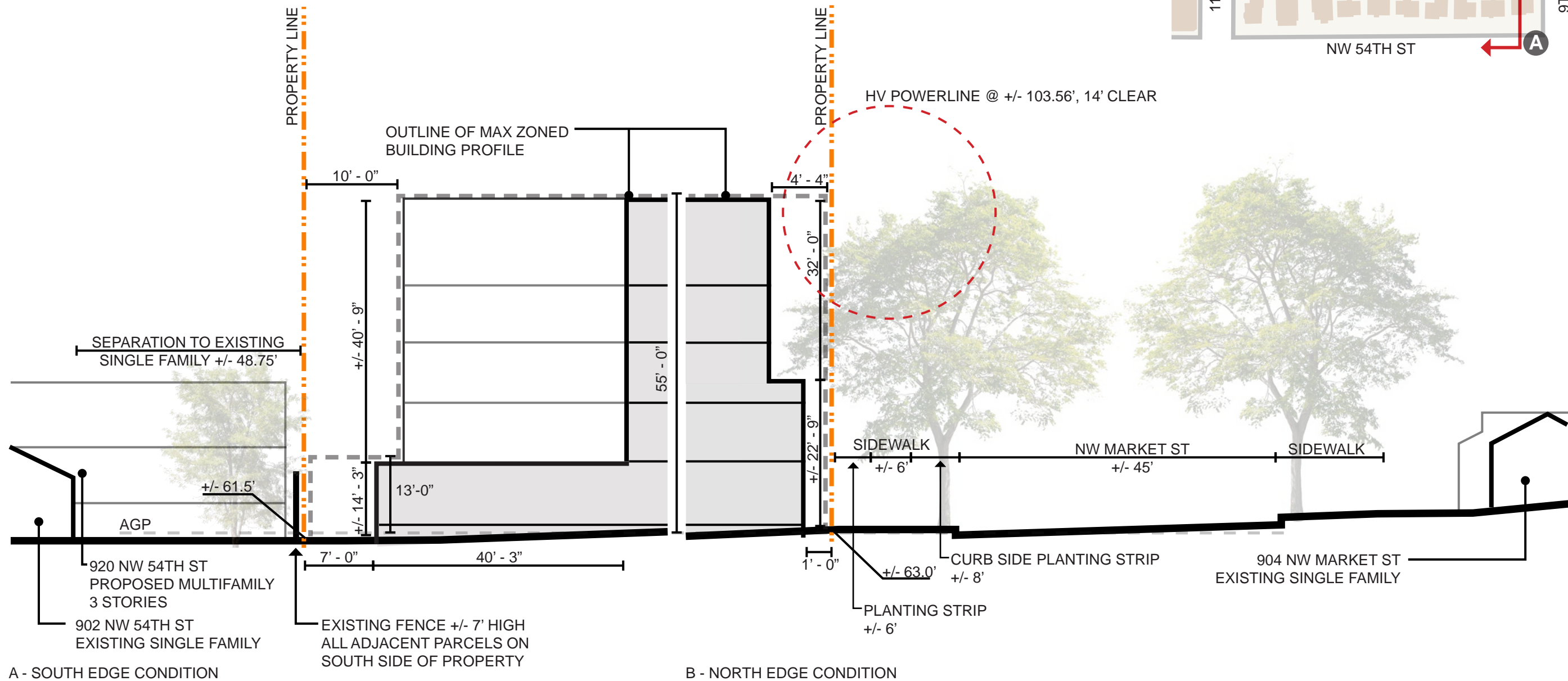
VIEW LOOKING SOUTH EAST



VIEW LOOKING NORTH WEST



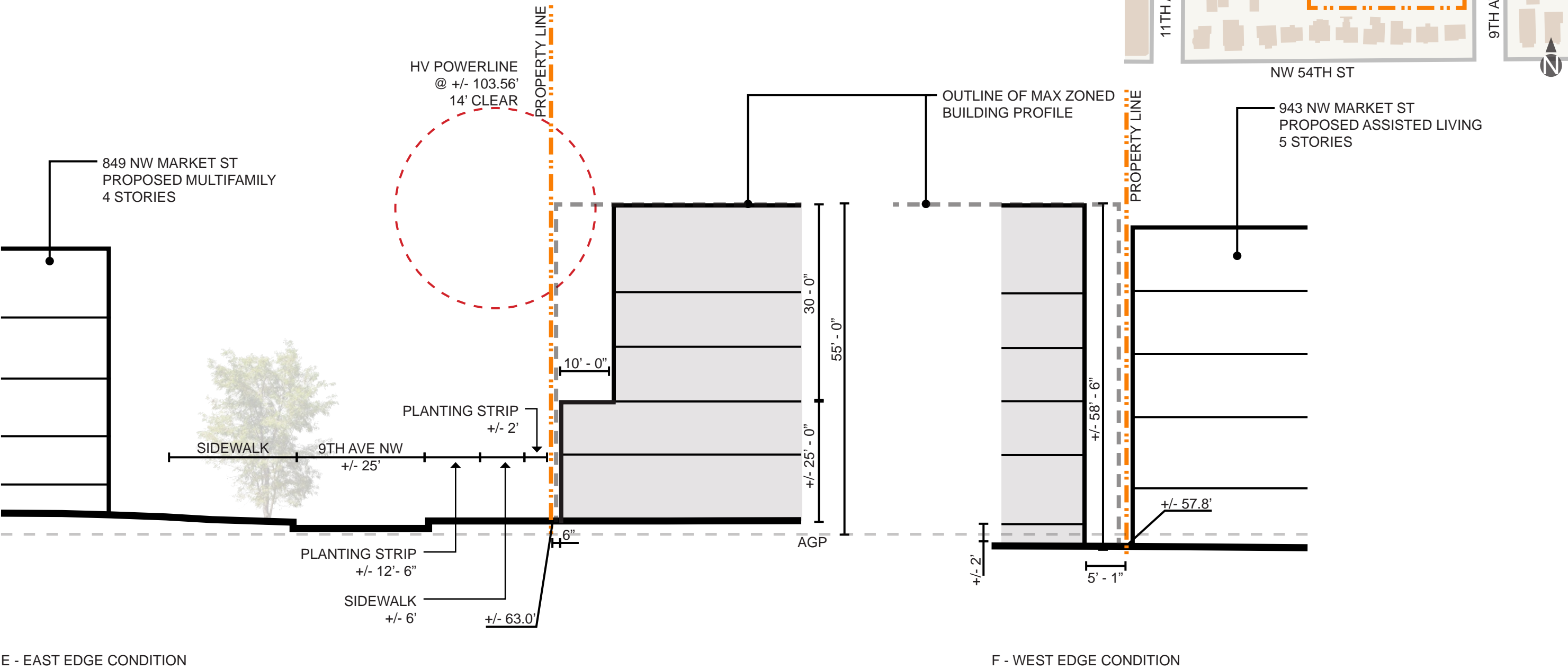
OPTION A | **PREFERRED**
SITE EDGE CONDITIONS - SOUTH & NORTH



OPTION A | PREFERRED



OPTION A | **PREFERRED**
 SITE EDGE CONDITION - EAST & WEST



OPTION A | **PREFERRED**
REQUESTED DEPARTURE - SMC 23.47A.008.D2

REQUIREMENT |

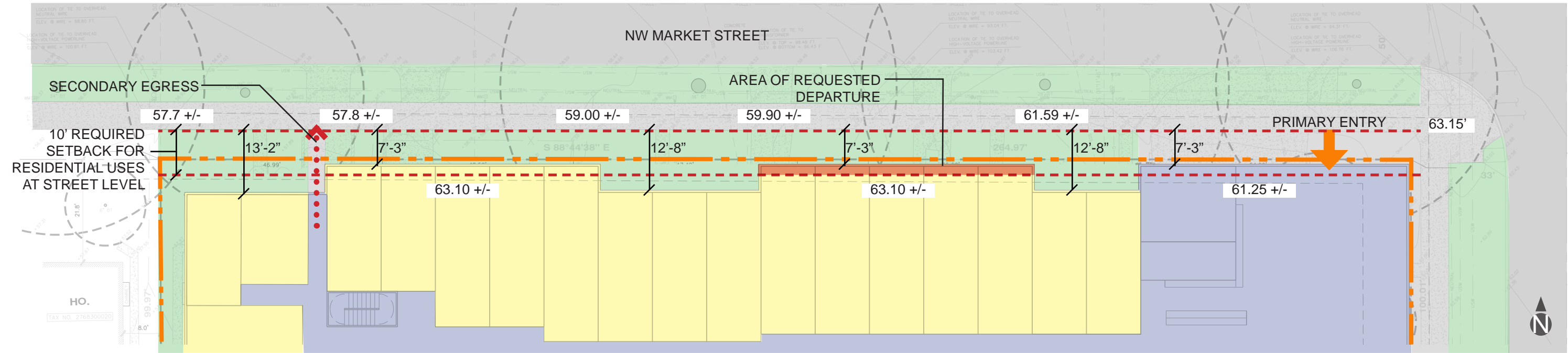
Where residential uses are located along a street-level, street-facing facade, the floor of a dwelling unit shall be at least 4 feet above the or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

REQUEST |

Along Market street, the structure is modulated, with most of the structure being set back approximately 13'-0" feet from the sidewalk, however three two story volumes extend out to within 7'-3" 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 5 units is located 7--3" from the sidewalk and between 1'-6" and 3'-3" above sidewalk grade.

JUSTIFICATION |

The proposed design is meeting the intent of the zoning code by maintaining a buffer between the residential units and the sidewalk through a combination of being both set back from the sidewalk and elevated above it. Though neither condition is strictly compliant on it's own, the combination meets the intent of the code and design guidelines by creates semi-private space between resident's unit and the sidewalk **(PL3.B1,PL3.B2)**. The floor level could step up to maintain the code required 4' elevation change, however it would create steps and/or ramping within the building or at the primary entrance on the corner, hampering the accessibility for residents **(PL2.A1)** and connection to the sidewalk. **(PL1.B1)** The modulation, consisting of recessed portions and protruding two story bays, along Market street breaks down the perceived height, bulk, and scale of the large proposed structure **(CS2.C3, DC2.A2)** and dissolves the mass to relate better to other existing and proposed structures in the area **(DC2.C3)**. Furthermore, the modulation packets align with the trunks of the large street trees, providing additional relief to the root and canopy of the trees and assisting in their preservation and vitality during and post construction. **(CS1.D1, CS2.D2)**



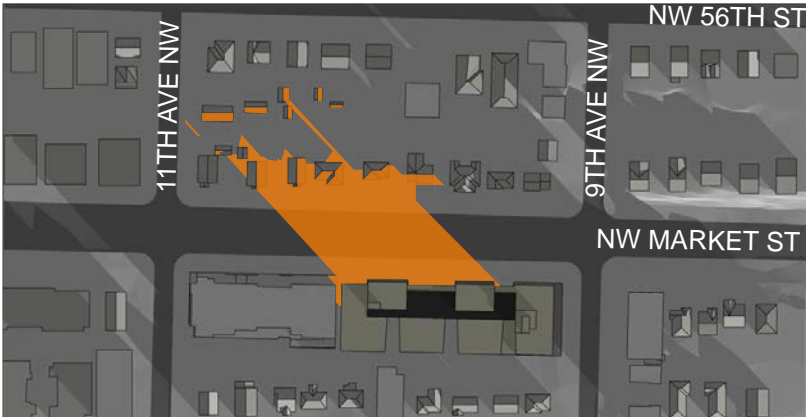
STREET LEVEL PLAN DIAGRAM

OPTION A | **PREFERRED**

SHADOW ANALYSIS

ORANGE REGION INDICATES SHADOW CAST BY PROPOSED PROJECT

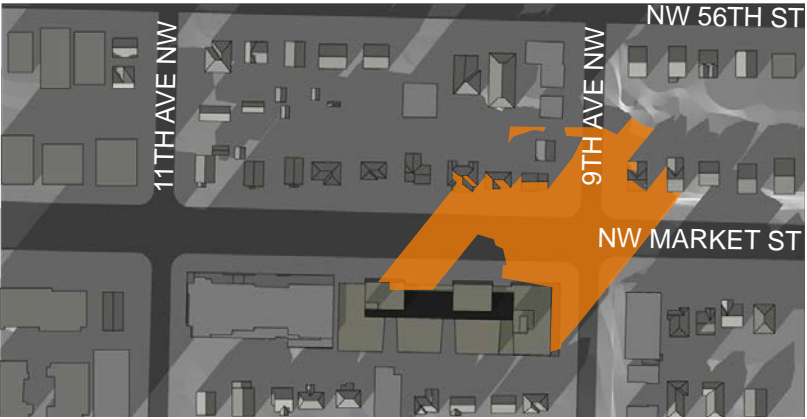
WINTER SOLSTICE



9 AM

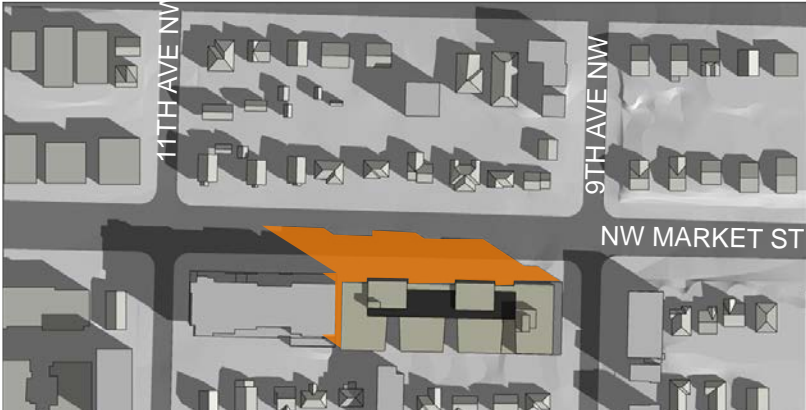


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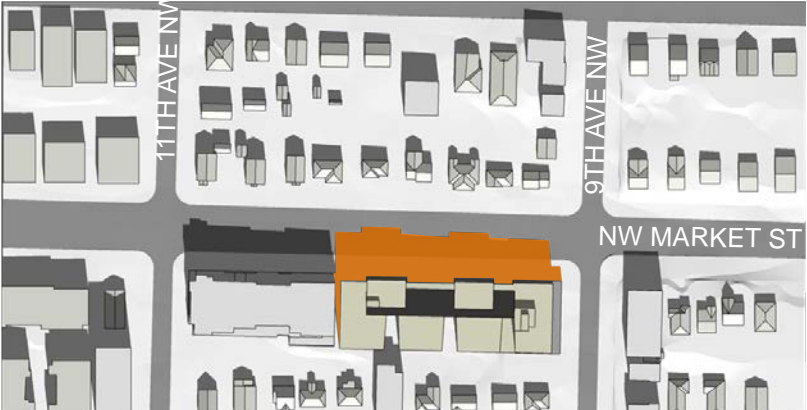


3 PM

FALL/SPRING EQUINOX



9 AM



12 PM



3 PM

SUMMER SOLSTICE



9 AM



12 PM



3 PM



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OPTION B | FLOOR PLANS

FAR	3.75
GSF	99,350 SF
STORIES	5
UNITS (STUDIOS)	221
REQD DEPARTURES	NONE, CODE COMPLIANT

This option largely revolves around a mid-block entry and lobby, with corridors extending east and west. Units wrap the corner at street level to face east towards 9th avenue as well, creating a more consistent street-level expression along both Market and 9th. Similar to option A, amenity space is located primarily on the roof, but pushed to the northeast corner, away from the more sensitive residential adjacency to the south. Additional open space is provided at a generous, recessed “entry plaza” adjacent to the centralized lobby. This recesses portion of the structure could be further accentuated by modulation at the roofline and material differentiation to define the massing and design concept.

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
- 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

KEY

COMMON / CIRC.

RESIDENTIAL

SERVICE

AMENITY

MAIN ENTRY

1

LOBBY

2

LEASING OFFICE

3

PARCEL ROOM

4

FITNESS

5

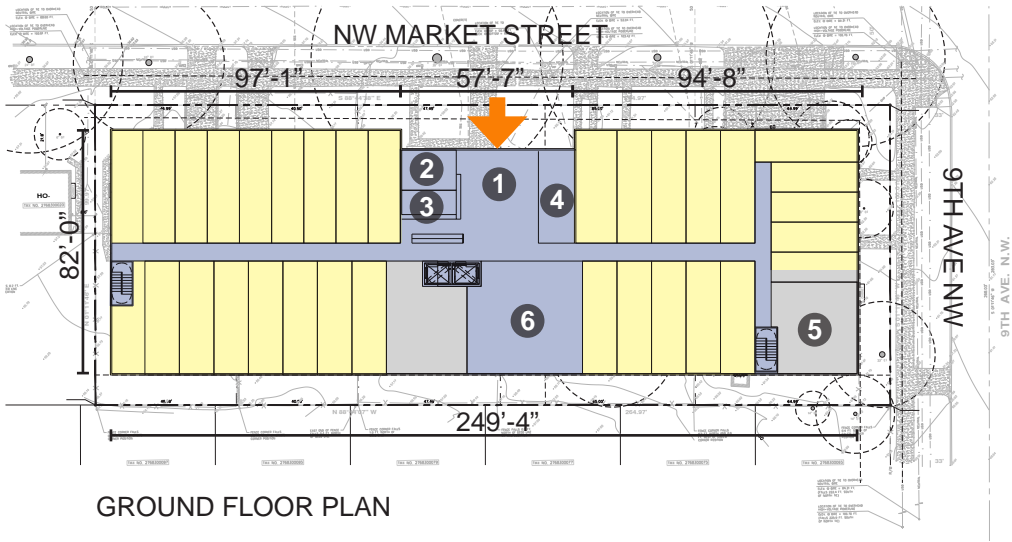
SOLID WASTE

6

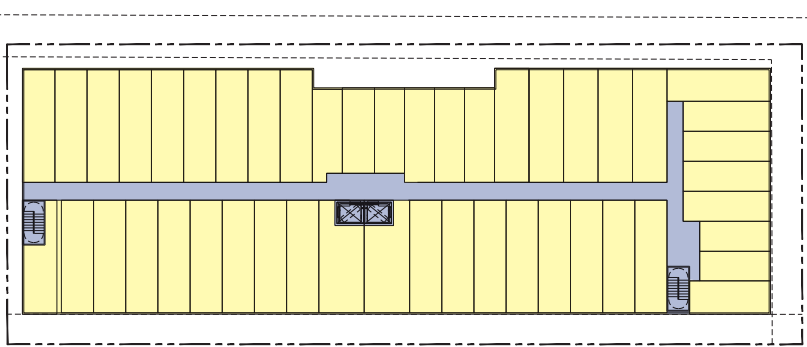
BIKE PARKING

7

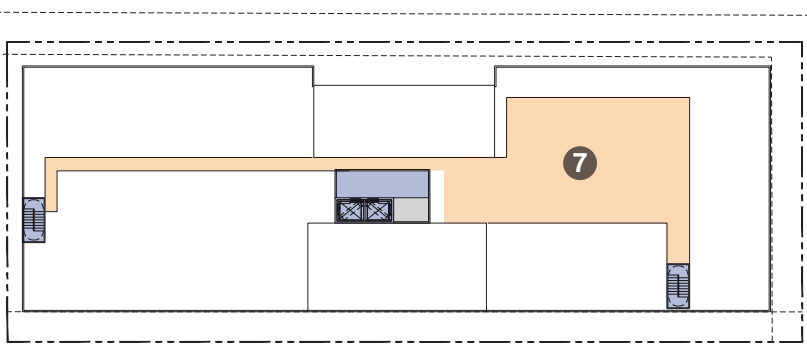
ROOFTOP DECK



GROUND FLOOR PLAN

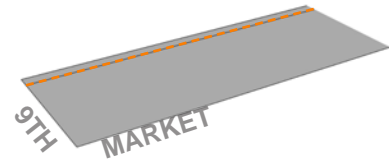


UPPER FLOOR PLAN

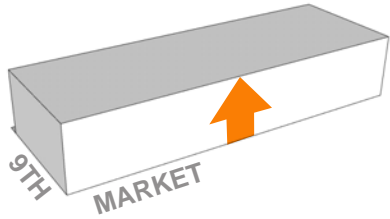


ROOF PLAN

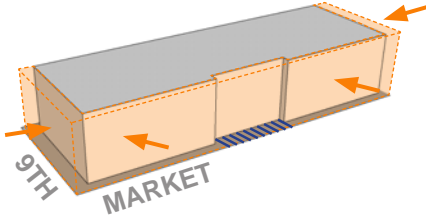
OPTION B |
MASSING



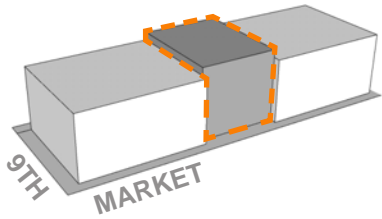
SITE
APPROX 26,500 SF ON CORNER
ONLY REQUIRED SETBACK IS
ALONG SOUTH PROPERTY LINE



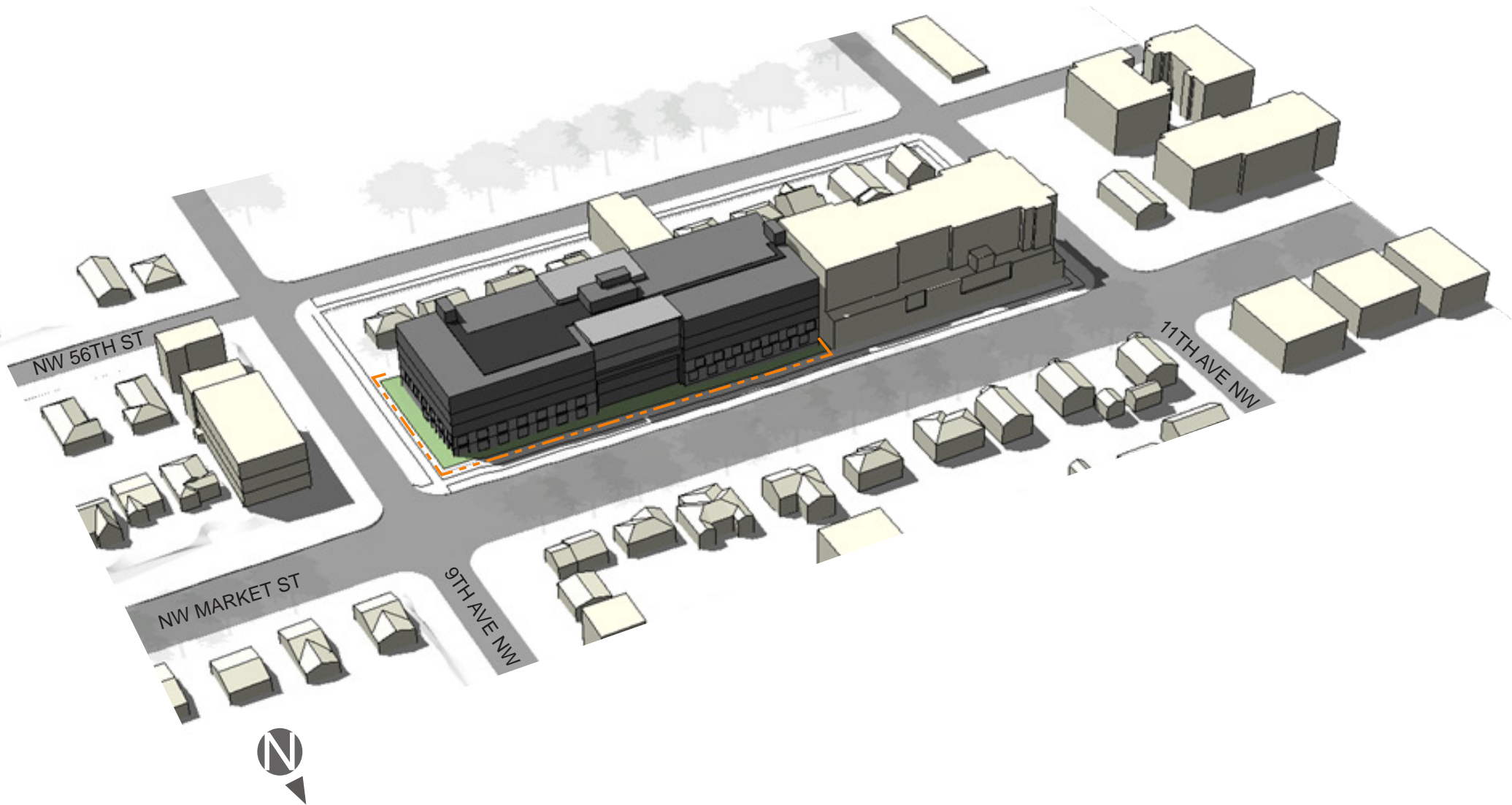
HEIGHT
55 FEET MAX HEIGHT



SETBACKS
SETBACKS ALONG BOTH
9TH AND MARKET FOR
POWERLINES, TREES, AND
LIGHT AND AIR ACCESS. A
LARGER SETBACK FORMS AN
ENTRY PLAZA ON MARKET



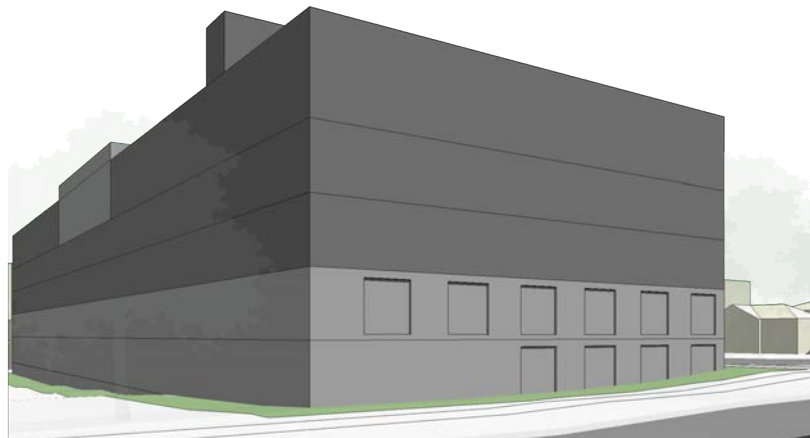
DEFINE
THE ENTRY VOLUME ABUTTING
THE PLAZA IS DIFFERENTIATED
TO ESTABLISH CLEAR MASSING
VOLUMES



VIEW LOOKING SOUTH WEST

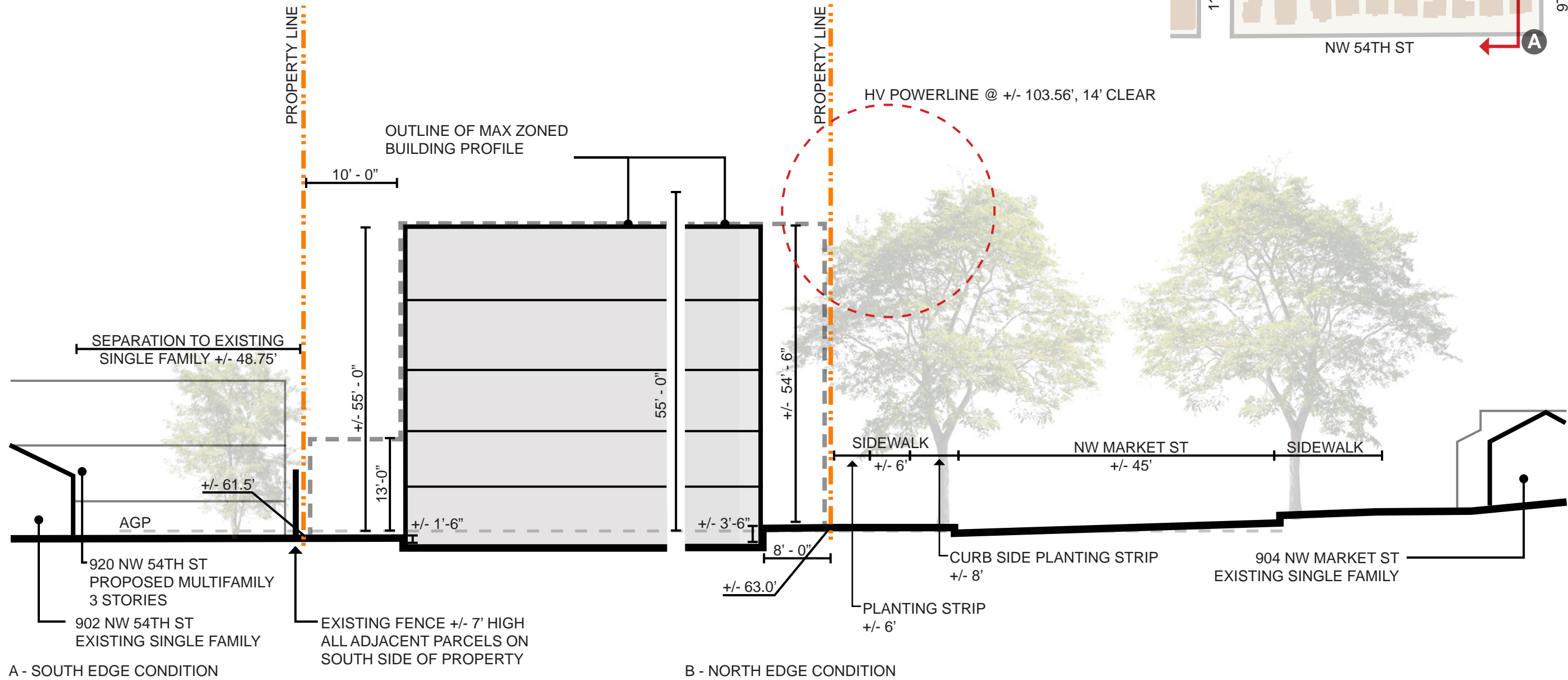


VIEW LOOKING SOUTH EAST

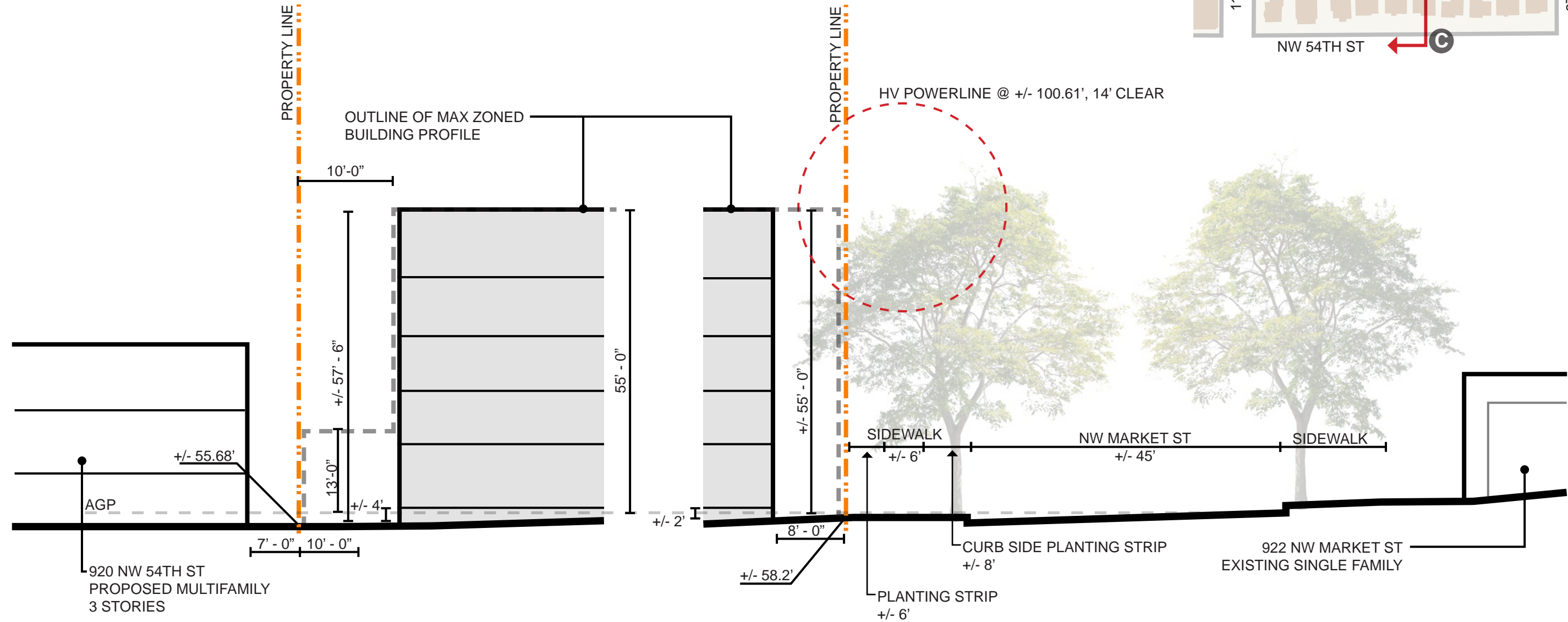


VIEW LOOKING NORTH WEST

OPTION B |
SITE EDGE CONDITIONS - SOUTH & NORTH

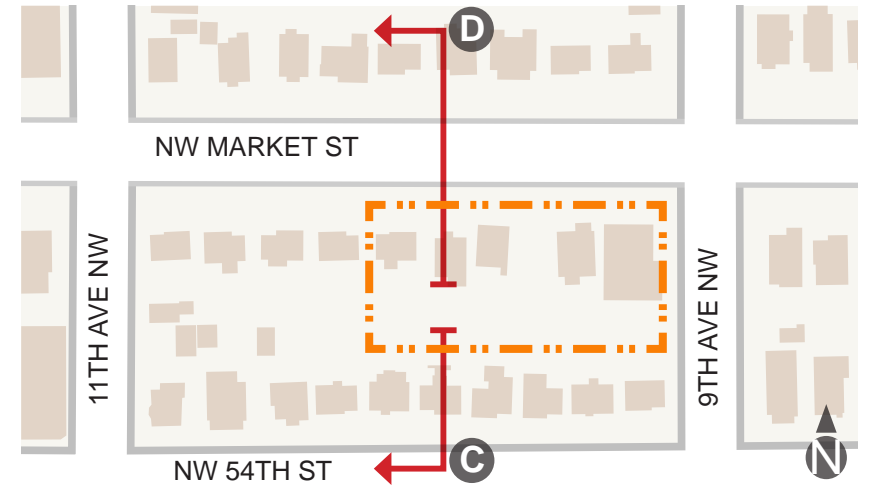


OPTION B |
SITE EDGE CONDITIONS - SOUTH & NORTH

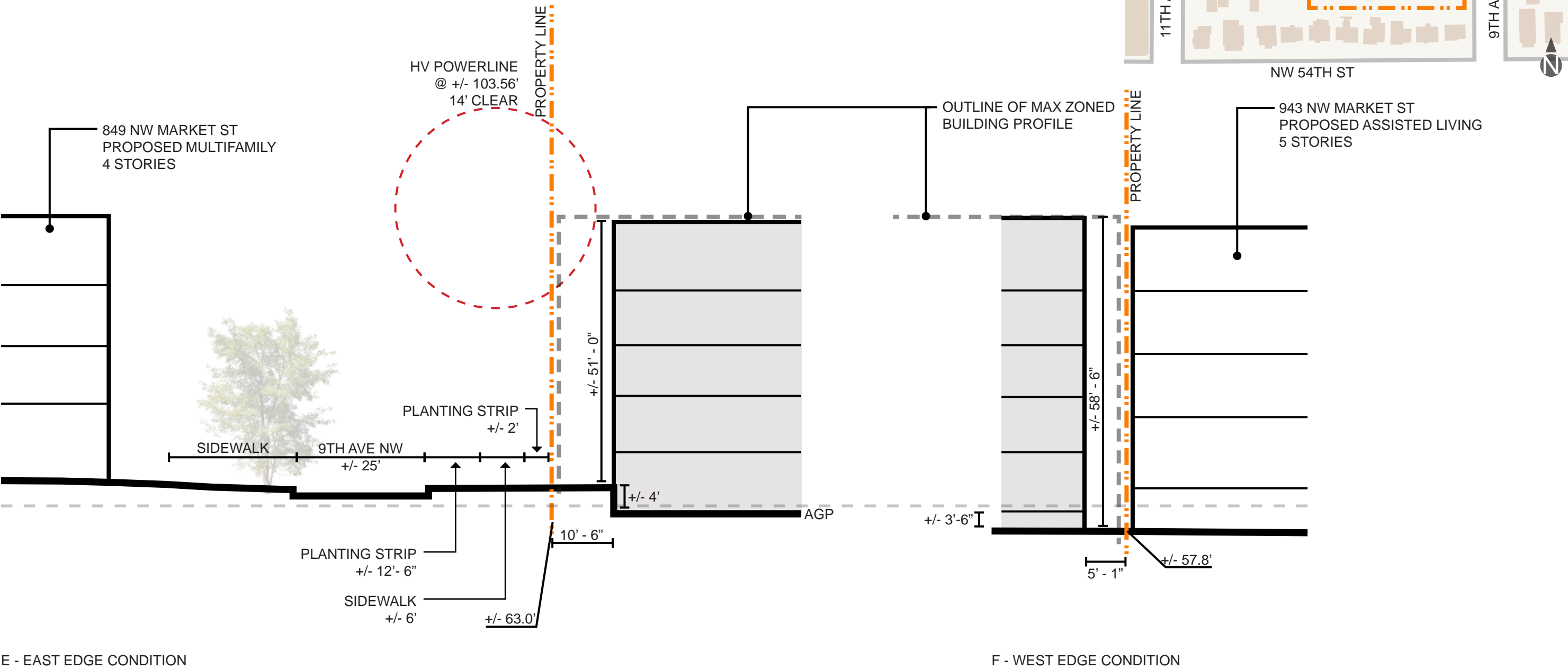


C - SOUTH EDGE CONDITION 2

D - NORTH EDGE CONDITION 2



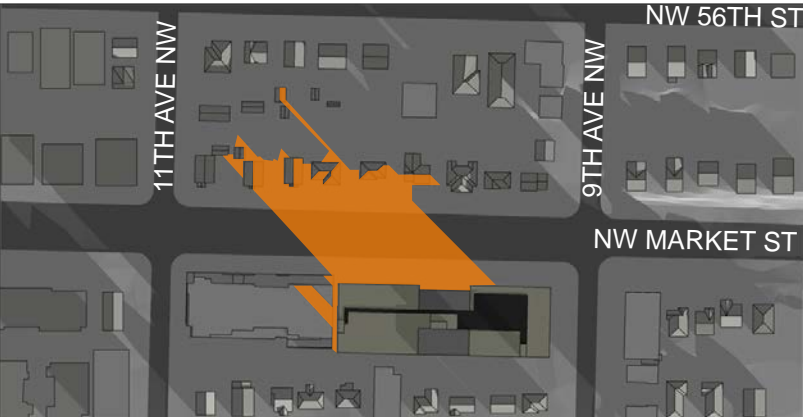
OPTION B |
SITE EDGE CONDITIONS - SOUTH & NORTH



OPTION B |
SHADOW ANALYSIS

ORANGE REGION INDICATES SHADOW CAST BY PROPOSED PROJECT

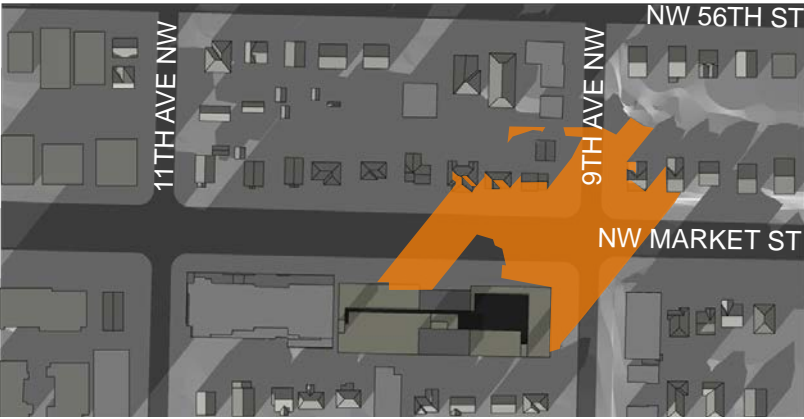
WINTER SOLSTICE



9 AM



12 PM



3 PM

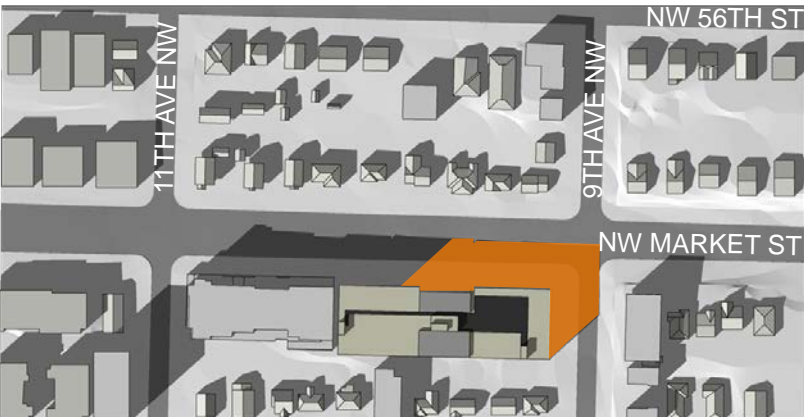
FALL/SPRING EQUINOX



9 AM

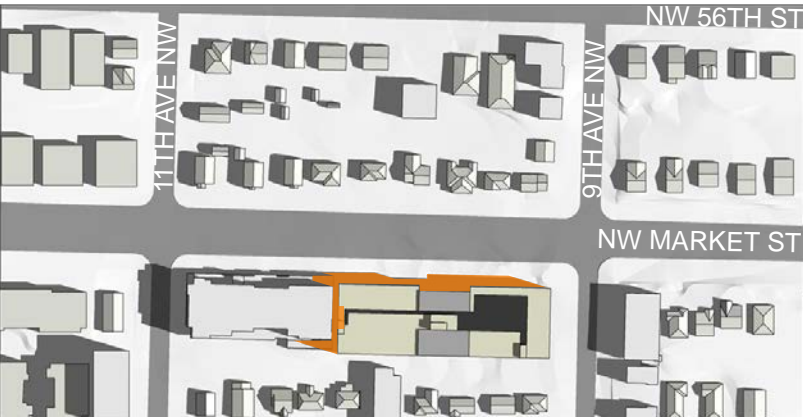


12 PM



3 PM

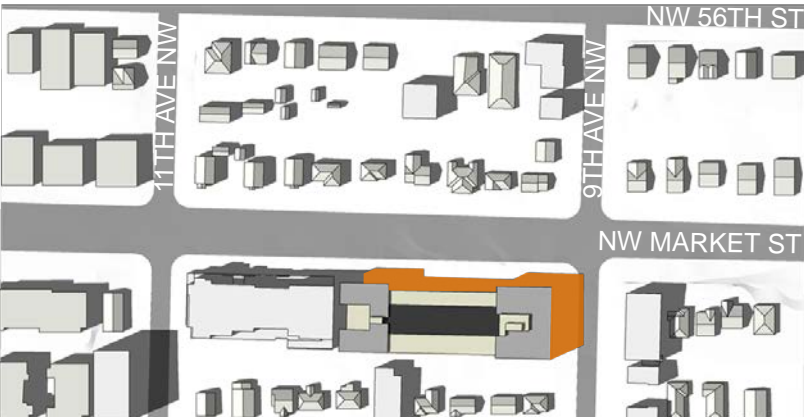
SUMMER SOLSTICE



9 AM



12 PM



3 PM



OPTION C | FLOOR PLANS

FAR	3.75
GSF	99,350 SF
STORIES	5
UNITS (STUDIOS)	224
REQD DEPARTURES	NONE, CODE COMPLIANT

This option is designed for maximum FAR and efficient circulation of interior spaces. All residential units share a corridor along the prominent “spine” of the building, with the primary entrance and lobby at the NE corner of the building, engaging the street corner. Amenity space is located primarily on the roof and centralized to provide a large open space that can be subdivided by landscaping and furniture into separate outdoor spaces for residents. The middle portion of the north facade is recessed along Market, creating a long, unified massing flanked by two smaller, protruding volumes at the east and west ends.

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

KEY

COMMON / CIRC.

RESIDENTIAL

SERVICE

AMENITY

ENTRY

1

LOBBY

2

LEASING OFFICE

3

PARCEL ROOM

4

FITNESS

5

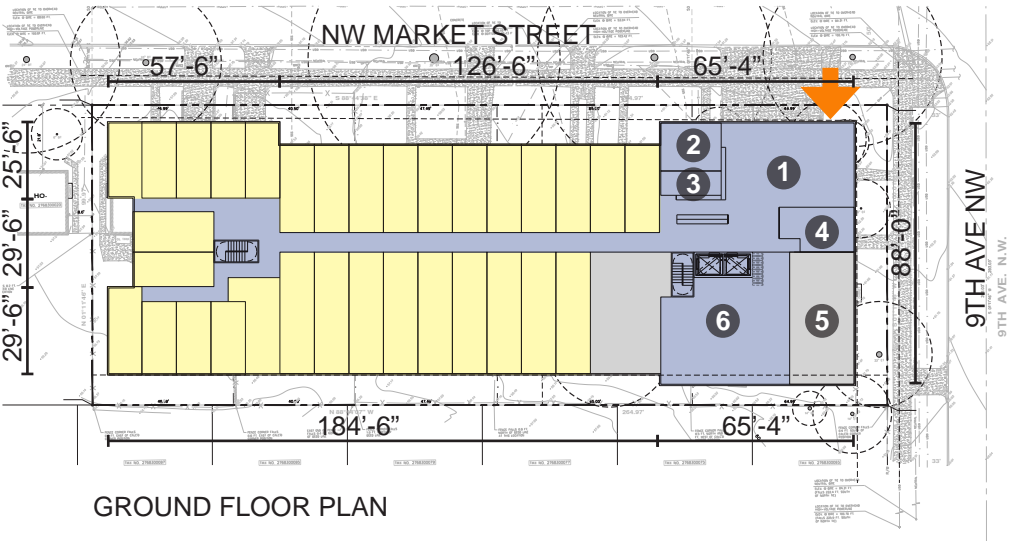
SOLID WASTE

6

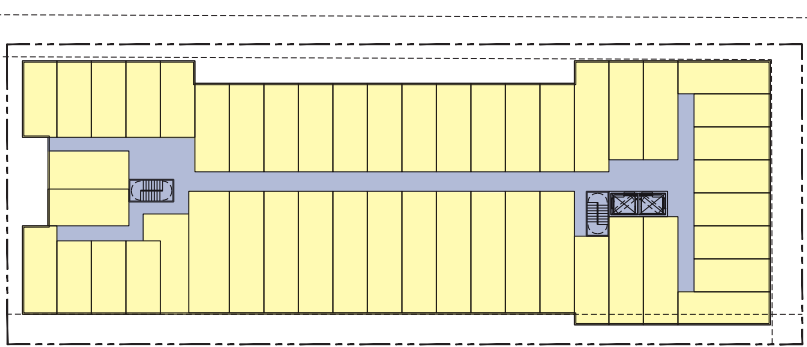
BIKE PARKING

7

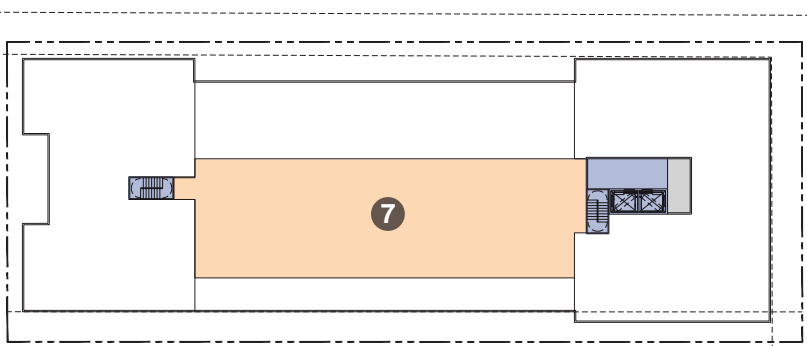
ROOFTOP DECK



GROUND FLOOR PLAN

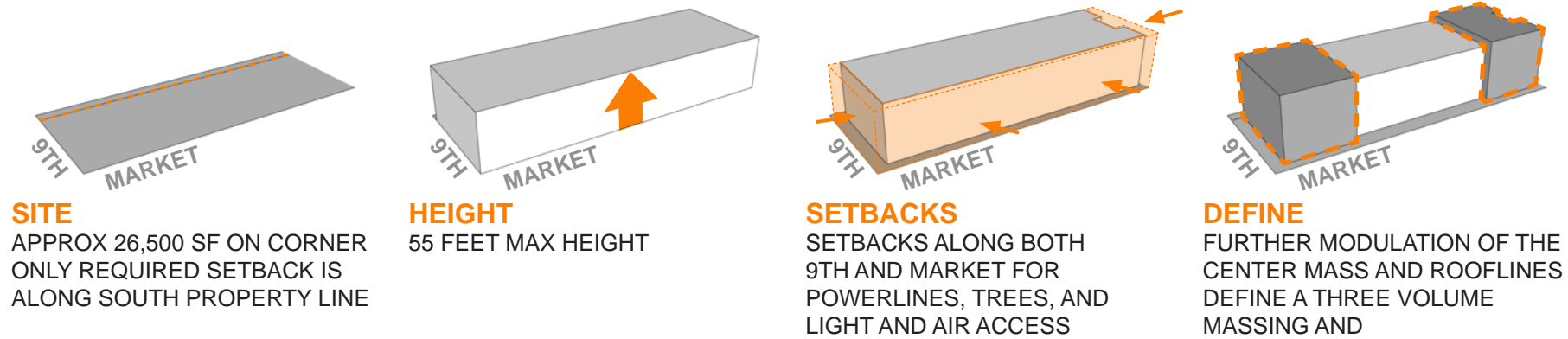


UPPER FLOOR PLAN



ROOF PLAN

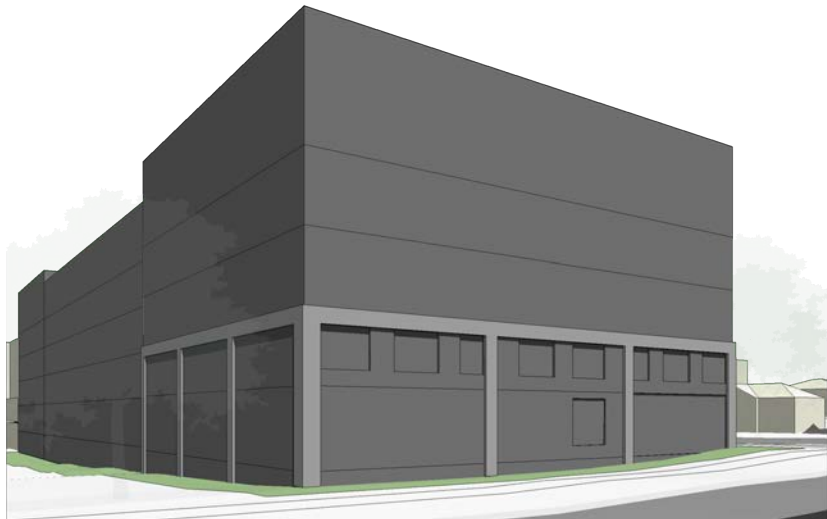
OPTION C |
MASSING



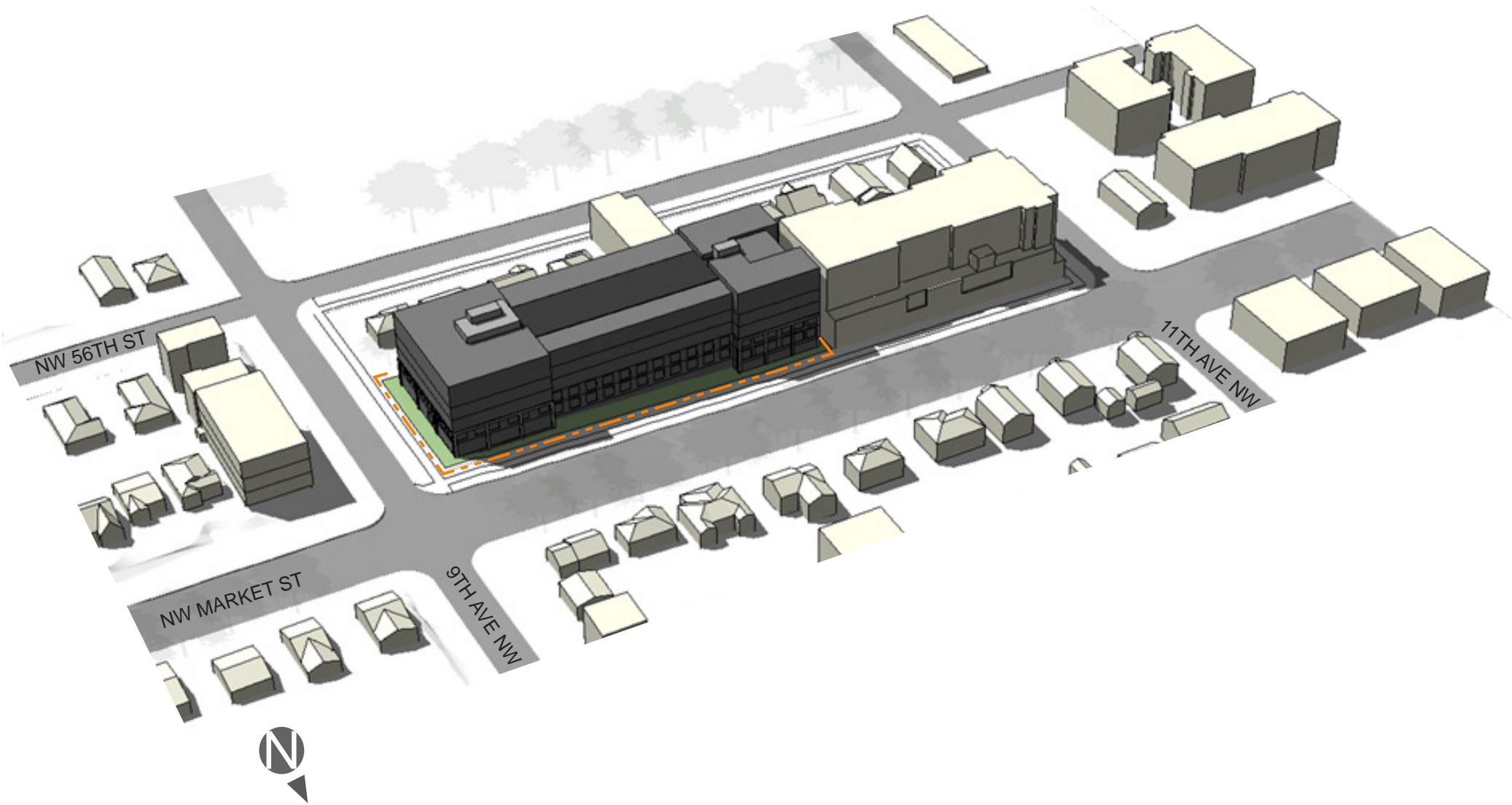
VIEW LOOKING SOUTH WEST



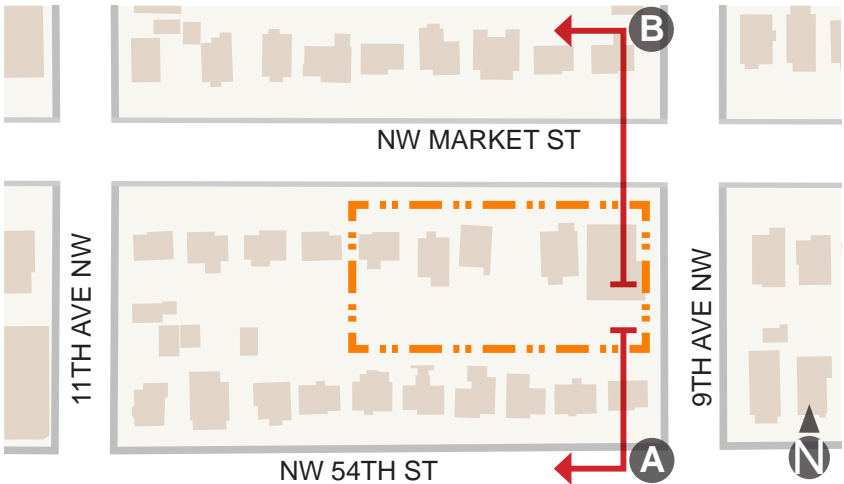
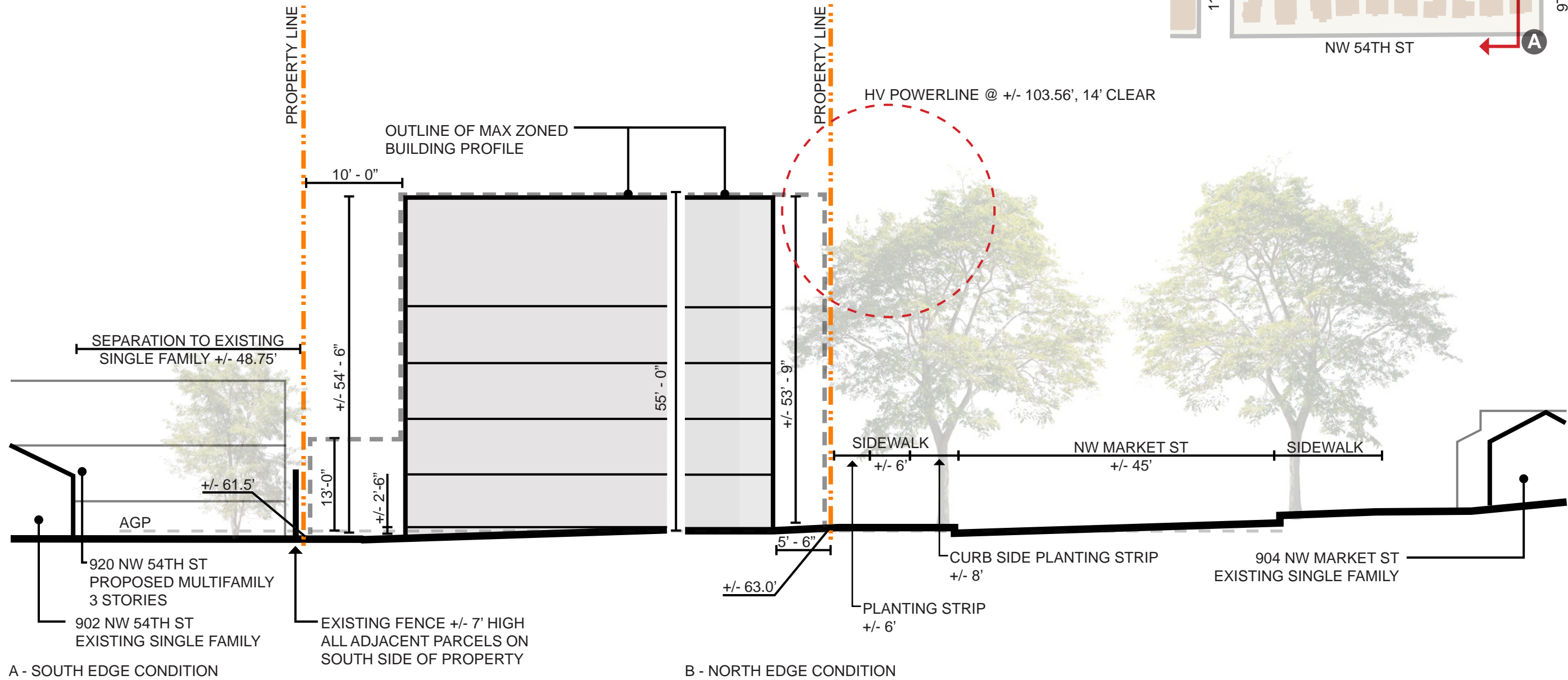
VIEW LOOKING SOUTH EAST



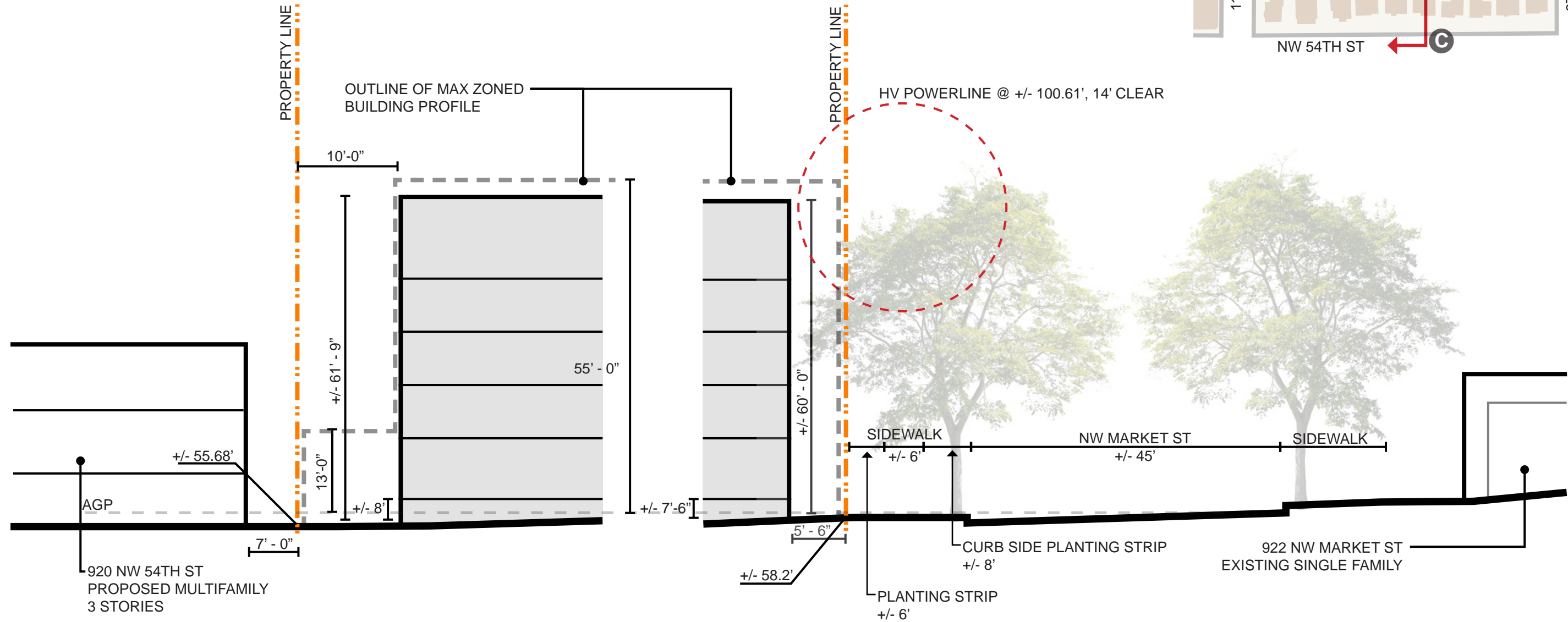
VIEW LOOKING NORTH WEST



OPTION C |
SITE EDGE CONDITIONS - SOUTH & NORTH

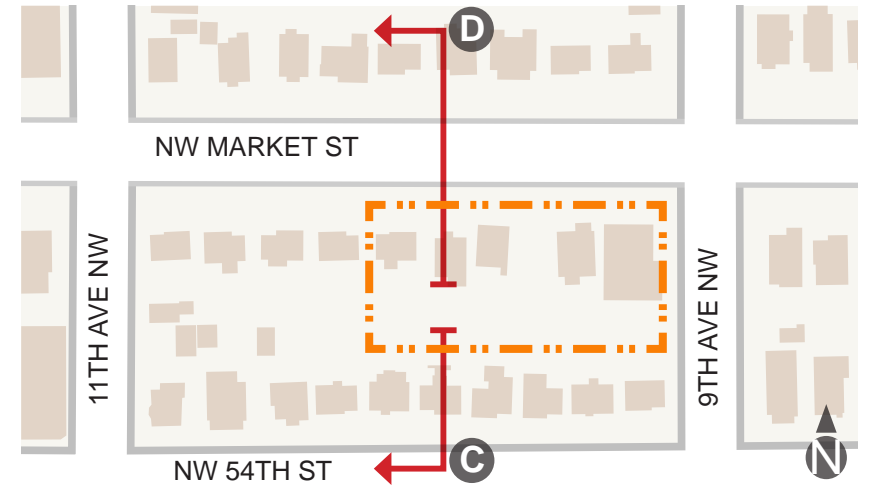


OPTION C |
SITE EDGE CONDITIONS - SOUTH & NORTH

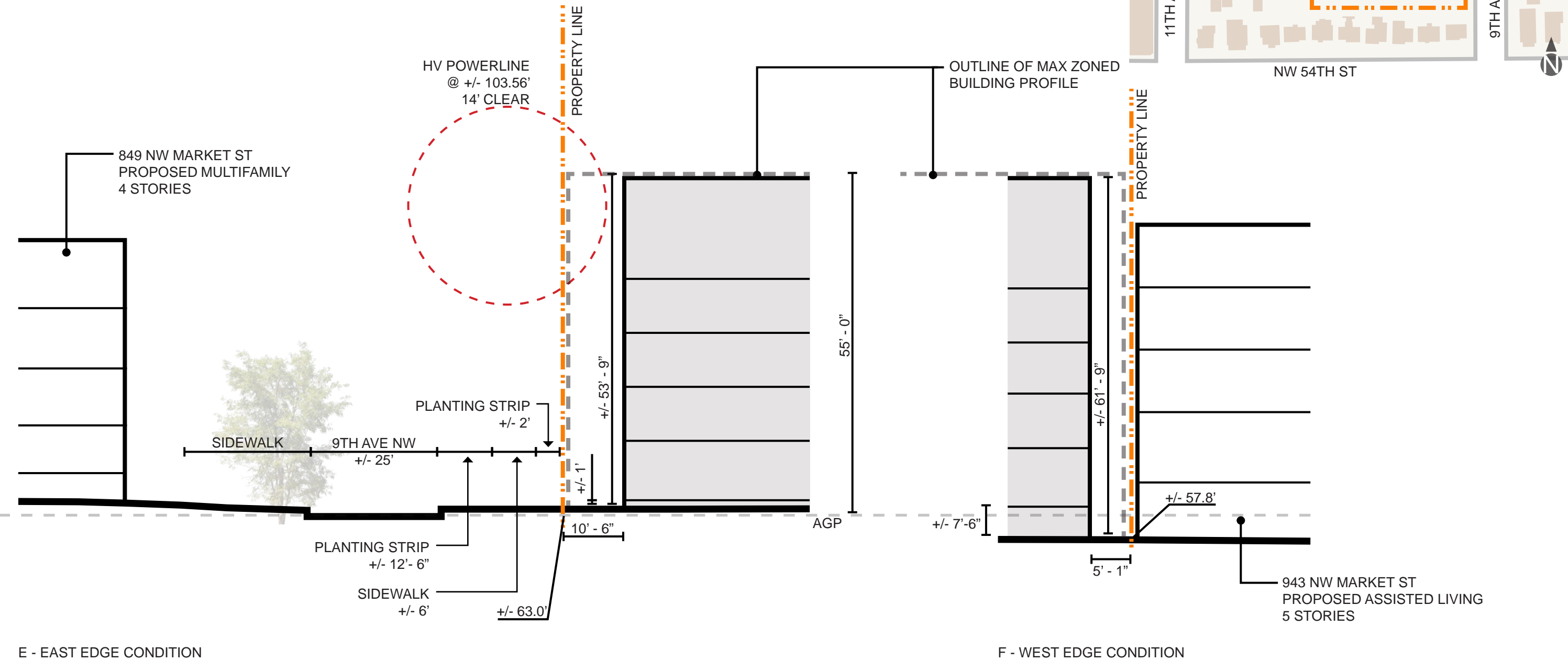


C - SOUTH EDGE CONDITION 2

D - NORTH EDGE CONDITION 2



OPTION C |
SITE EDGE CONDITION - EAST & WEST



OPTION C |
SHADOW ANALYSIS

ORANGE REGION INDICATES SHADOW CAST BY PROPOSED PROJECT

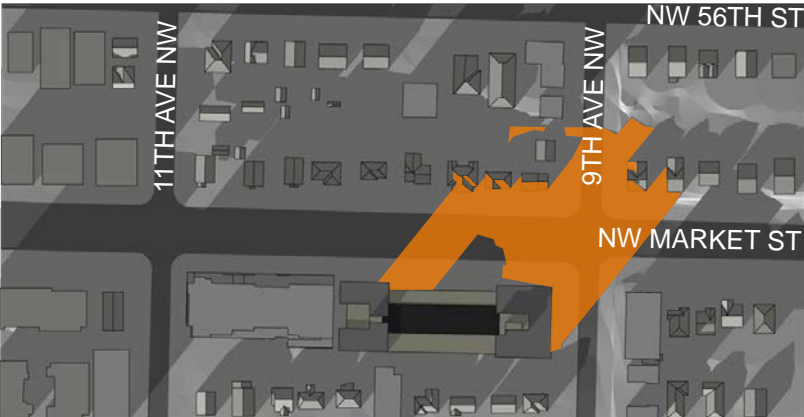
WINTER SOLSTICE



9 AM

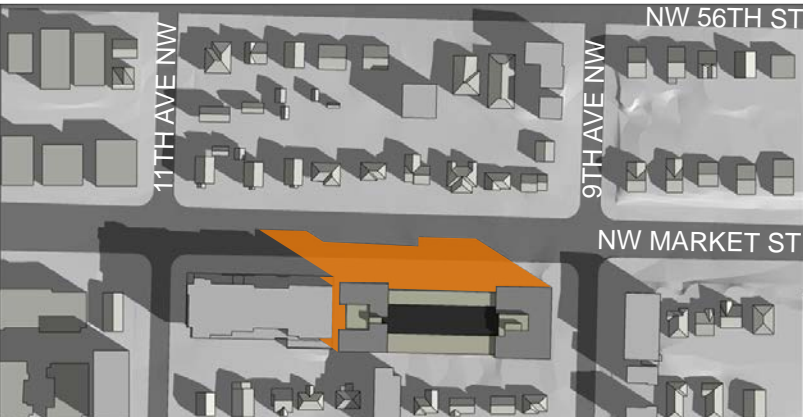


12 PM



3 PM

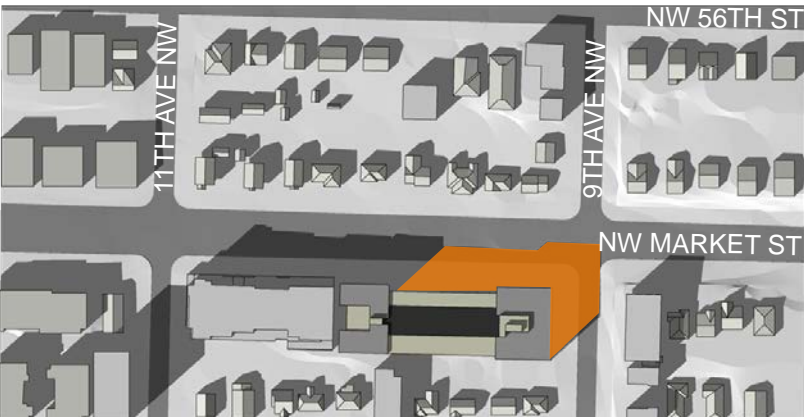
FALL/SPRING EQUINOX



9 AM

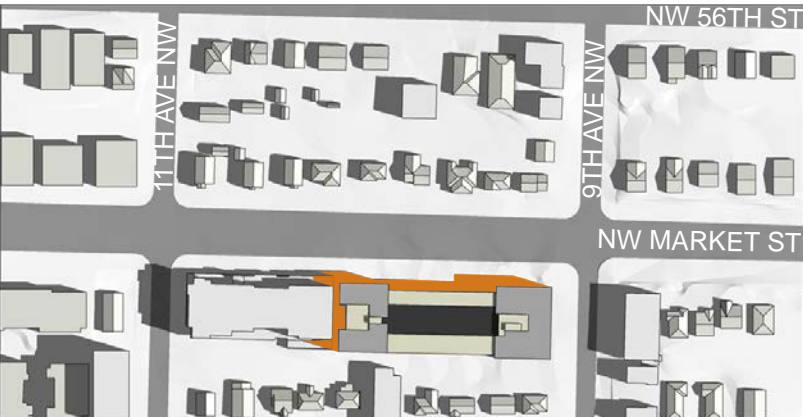


12 PM



3 PM

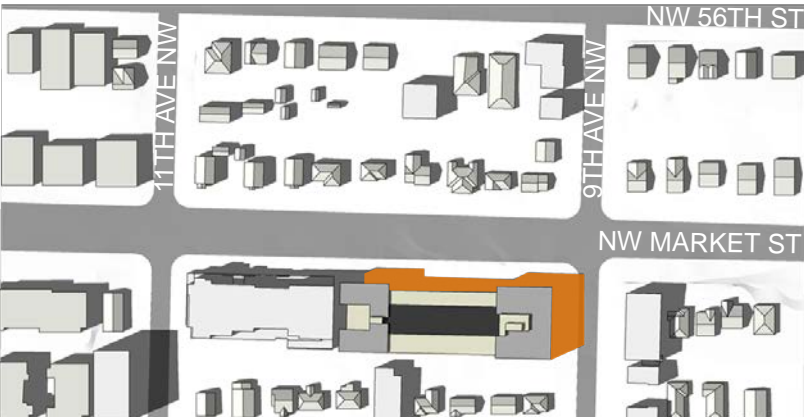
SUMMER SOLSTICE



9 AM



12 PM



3 PM



APPLICANT WORK SAMPLES

SKIDMORE JANETTE APD

