

824 NW MARKET ST

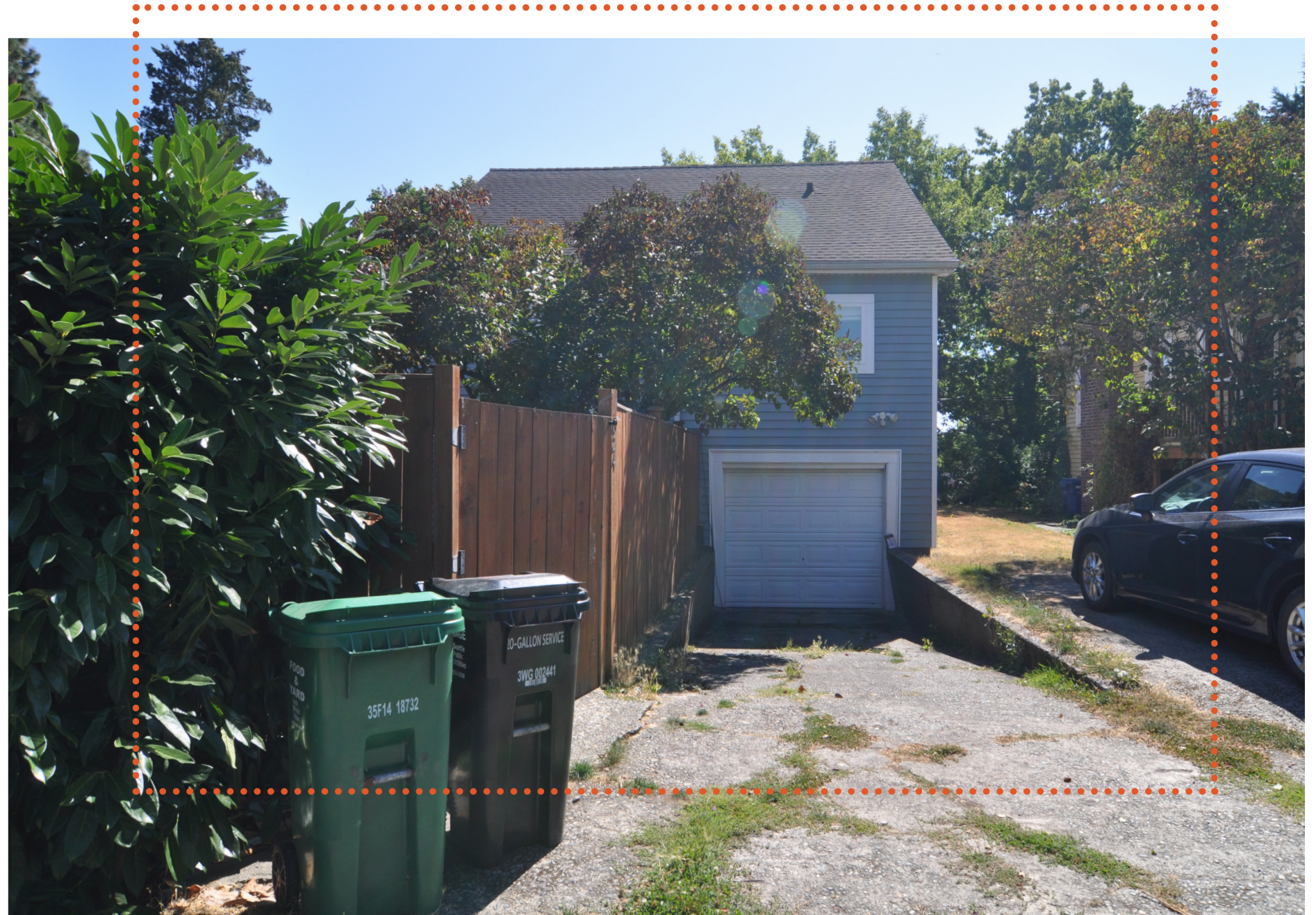
Early Design Guidance

Project #: 3038661-EG

Applicant Team: Lewis Creek Investments LLC,
Developer

b9 architects
Architect

TBD
Landscape Architect

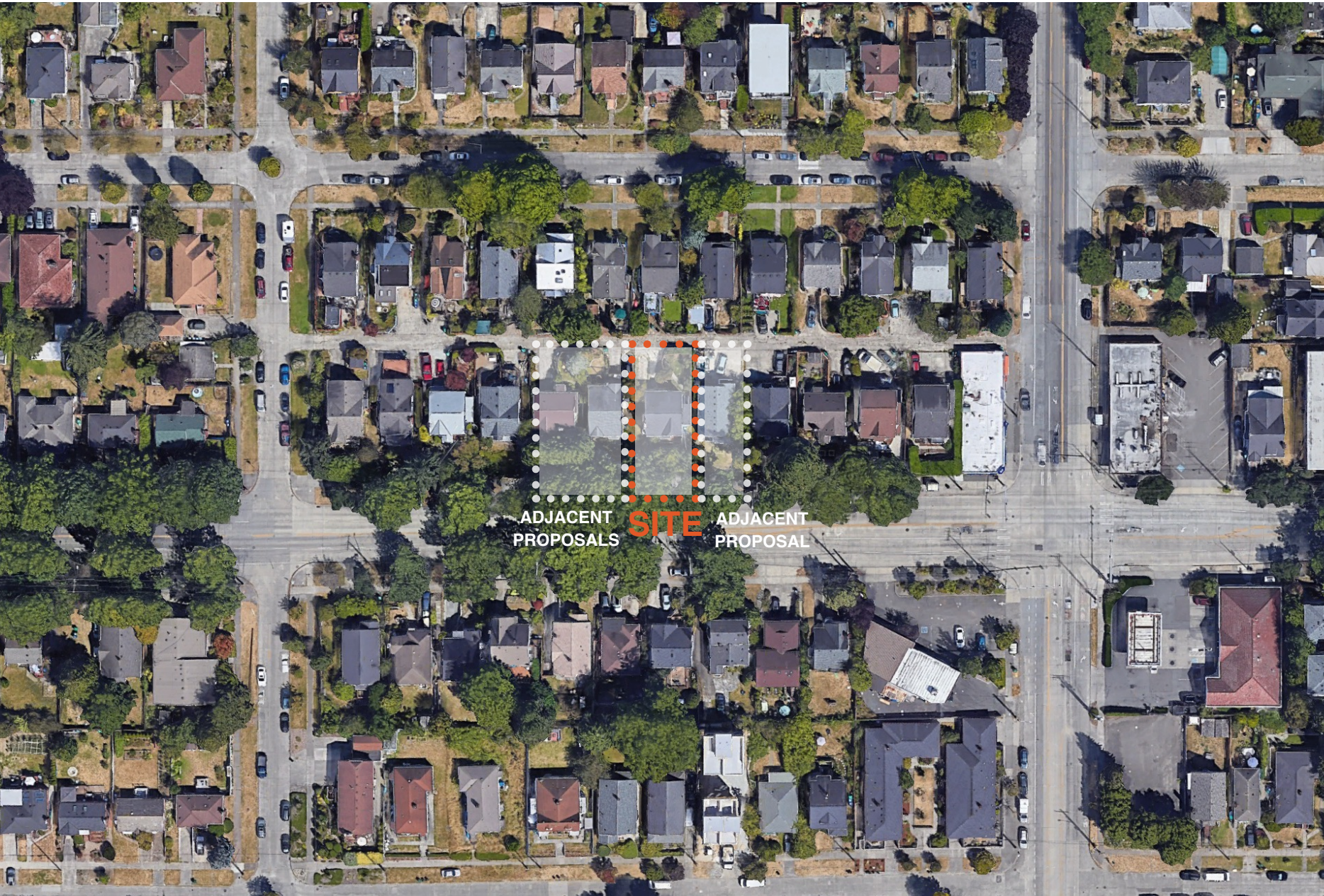


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OBJECTIVES



9th Avenue NW

8th Avenue NW

NW 56th St

NW Market St



Demolish existing single family home and design and construct (2) new four-story residential townhouse buildings with covered parking access via the rear easement.

Adjacent sites 820, 828 and 832 NW Market Street are also being developed under separate application and shown in this packet.

Gross Floor Area	8,407 sf
Number of Units	6
Total Commercial Area	661 sf
Number of Parking Spaces	4
Number of Bike Parking Spaces	8

Sustainability
Design and construct new townhouse structures to achieve a minimum of 4-star Built Green certification.

EARLY PUBLIC OUTREACH SUMMARY

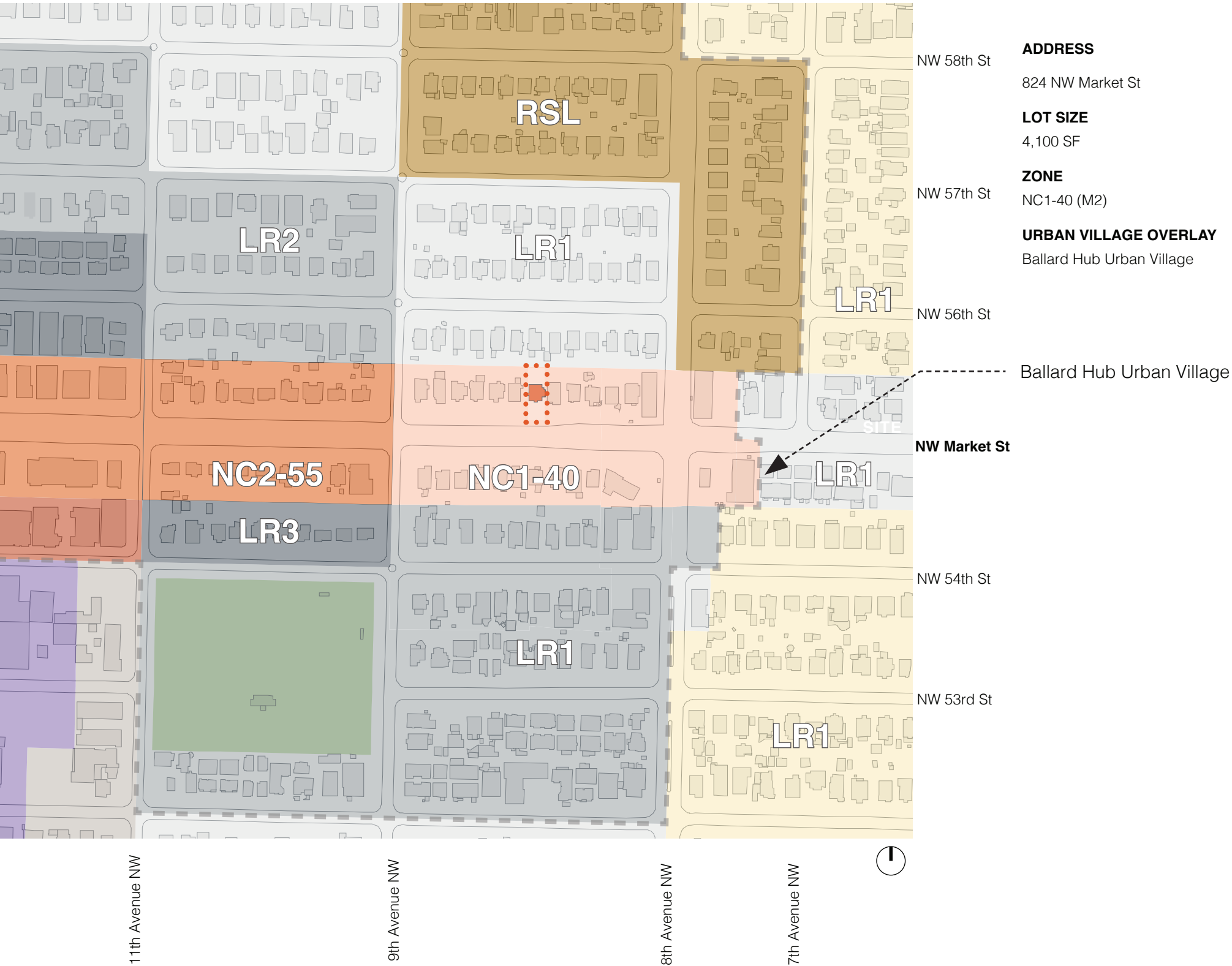
As the applicant for a proposal at 824 NW Market Street, b9 architects conducted and completed the Early Community Outreach requirements. Outreach included outreach posters hung in visible locations throughout the neighborhood, an interactive webpage and an interactive survey where community members were encouraged to provide feedback.

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

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

	OUTREACH METHOD	DATE IMPLEMENTED	# OF COMMENTS RECEIVED	DESIGN-RELATED COMMENTS
1	Printed Outreach Posters hung in minimum of 10 local businesses, community centers, or other publicly-accessible venues, located within approximately a half mile from the proposed site. At least half of the posters must be visible from the sidewalk	November 11, 2021	0	NA
2	Digital Outreach Interactive project webpage Interactive survey	November 11. 2021	0	NA

ZONING MAP



ZONING SUMMARY

23.47A.004 PERMITTED USES:

- Residential use permitted outright

23.47A.005 STREET LEVEL USES:

- Max 20 percent aggregate residential use at street-level facing facades within NC1 zones

23.47.008 STREET LEVEL DEVELOPMENT:

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width and may not exceed 40 percent of the width of the facade of the structure along the street.
- For structures with street-level nonresidential uses in NC zones sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum 30-inch depth.
- Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided
- Street-facing facades containing a residential use shall have a visually prominent pedestrian entry
- 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 the sidewalk grade or be set back at least 10 feet from the sidewalk.
- The maximum width and depth of a structure is 250 feet.

23.47A.009 STANDARDS APPLICABLE TO SPECIFIC AREAS:

- Max width of 100 feet for unmodulated street-facing facades

23.47A.012 STRUCTURE HEIGHT:

- Base max height for NC1-40 zones = 40'-0"
- Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend 4 feet above the maximum height limit
- Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface may exceed the maximum height limit by up to 2 feet if enclosed by parapets or walls that comply with this subsection 23.47A.012.C.2
- Solar collectors may extend up to 4 feet above the otherwise applicable height limit, with unlimited rooftop coverage
- Solar collectors, mechanical equipment, play equipment and open mesh fencing at least 15 feet from the roof edge, wind-driven power generators, and minor communication utilities may extend up to 15 feet above the

- applicable height limit, as long as the combined total coverage of all features gaining additional height including weather protection does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment
- Stair and elevator penthouses may extend up to 16 feet above the applicable height limit

23.47A.024 AMENITY AREA:

- Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. Gross floor area, for the purposes of this subsection 23.47A.024.A, excludes areas used for mechanical equipment and accessory parking. For the purposes of this subsection 23.47A.024.A, bioretention facilities qualify as amenity areas.
- Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size.
- Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet
- All residents shall have access to a common or private amenity area.

23.47A.013 FLOOR AREA RATIO:

- NC Zone: FAR is 3.0 if the project meets the standards of subsection 23.47A.013.
- NC Zone: 3.0 X 4,100 = 12,300 square feet
- The following floor area is exempt from FAR limits:
- All stories or portions of stories that are underground,
- All 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 AND SEPARATIONS:

- Rooftop features are not allowed in setbacks, except that for upper-level setbacks
- Open railings may extend up to 4 feet above the height at which the setback begins.
- Parapets may extend up to 2 feet above the height at which the setback begins.
- A triangular setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone.
- For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in an LR, MR, or HR zone. The setback is 10 feet for portions of structures above 13 feet in height to a maximum of 65 feet and for each portion of a structure above 65 feet in height, additional setback at a rate of 1 foot for every 10 feet in additional height.
- Decks with open railings may extend into the required setback

23.47A.016 LANDSCAPING:

- A Green Factor Score of 0.3 or greater is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed. Existing street trees shall be retained unless the Director of Transportation approves their removal.
- If it is not feasible to plant street trees in a right-of-way planting strip, a 5-foot setback shall be planted with street trees along the street property line or landscaping other than trees shall be provided in the planting strip, subject to approval by the Director of Transportation.

23.47A.022 LIGHT AND GLARE:

- Exterior lighting shall be shielded and directed away from adjacent properties
- Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.
- Driveways and parking areas for more than two (2) vehicles shall be screened from adjacent properties by a fence or wall between five (5) feet and six (6) feet in height, or solid evergreen hedge or landscaped berm at least five (5) feet in height.
- In zones with a forty (40) foot or greater height limit, exterior lighting on poles is permitted up to a height of forty (40) feet from finished grade, provided that the ratio of watts to area is at least twenty (20) percent below the maximum exterior lighting level permitted by the Energy Code.

23.54.015 AND 23.54.030 VEHICLE PARKING

- Commercial use less than 1500 square feet is exempt from parking requirements
- For residential dwelling uses 1 space for every dwelling
- In multifamily and commercial zones, the minimum required parking for all uses is reduced by 50 percent if the property is located within a frequent transit service area, and the property is not located in an Urban Center, Urban Village, or Station Area Overlay District.

23.54.015.K BICYCLE PARKING:

- Long Term parking requirement: 1 per dwelling unit and 1 per small efficiency dwelling unit
- Short Term parking requirement: 1 per 20 dwelling units

23.54.040 SOLID WASTE

- Mixed use development that contains both residential and nonresidential uses shall meet the storage space requirements shown in Table A for 23.54.040 for residential development, plus 50 percent of the requirement for nonresidential development. In mixed use developments, storage space for garbage may be shared between residential and nonresidential uses, but separate spaces for recycling shall be provided.
- Residential units: 16-25 units = 225 square feet of storage area

TRANSIT & ACCESS





This site is served by bus lines #44 and #28 with stops within a minute walk at the intersection of NW Market St and 8th Ave NW. These lines facilitate travel to many Seattle neighborhoods, including Downtown Seattle, Broadview, Fremont, Wallingford and the U-District.

The Burke Gilman Trail is also approximately one mile south of the site, providing easy access for bicycle travel from the site west to Golden Gardens and east to Fremont, the University of Washington and beyond to Sammamish River Trail.





- 5 MINUTES**
- Gillman Playground
 - Brimmer & Heeltap
 - Veraci Pizza Ballard
 - West Park International H.S.
 - Woodland Hall Preschool

- 10 MINUTES**
- Target
 - Safeway
 - Walgreens
 - Bartell Drugs
 - Ballard Market
 - Stoup Brewing
 - Urban Family Brewing Co

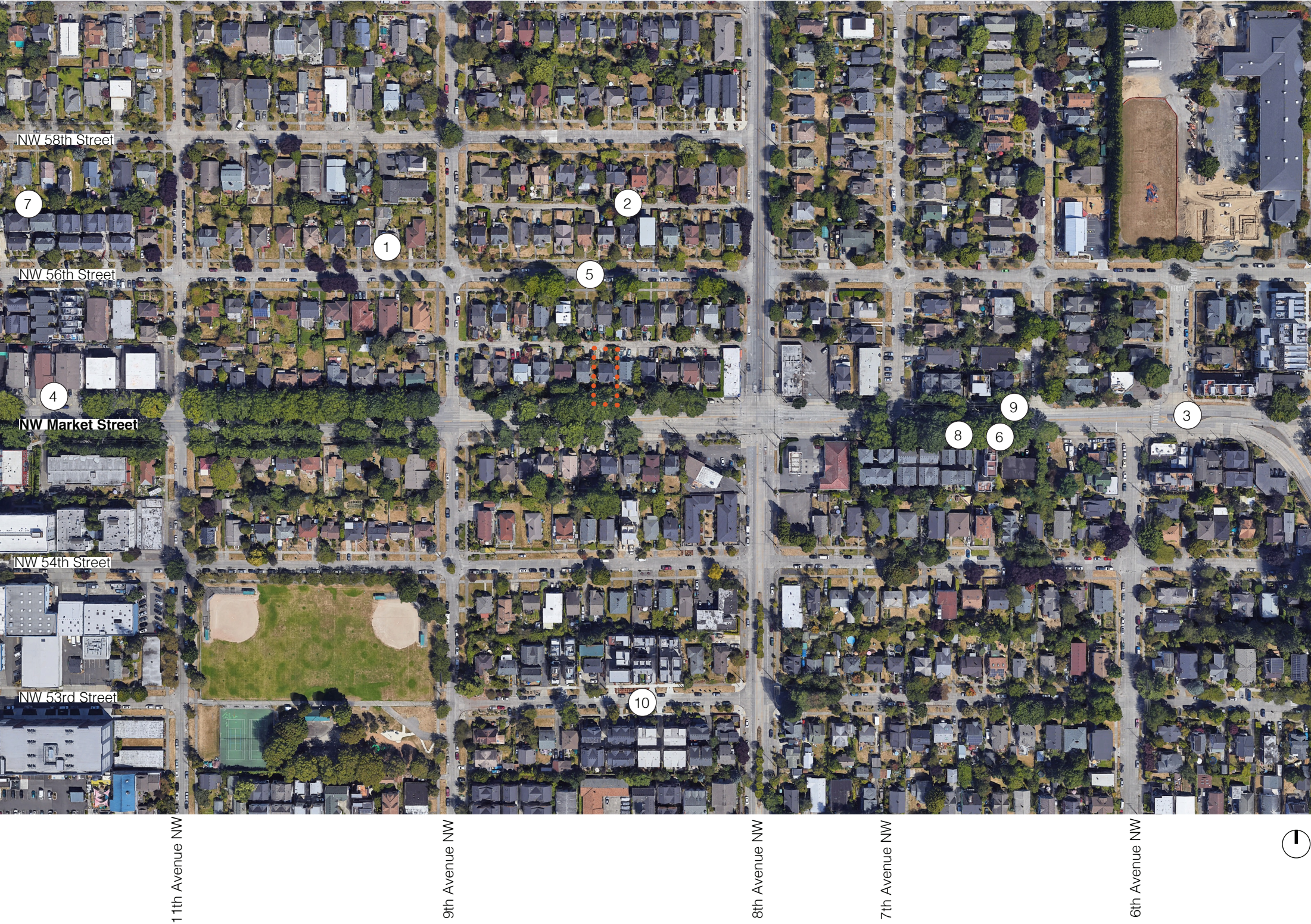
-  Bike Route
-  Bus Stop & Route

3D VICINITY MAP



-   SITE
-  ADJACENT SITE PROPOSAL UNDER SEPARATE REVIEW
-  NEW DEVELOPMENT
- ① 904 NW MARKET ST
PROPOSED 6 STORY APARTMENT BUILDING
- ② 903 NW 56TH ST
PROPOSED ROWHOMES
- ③ 921 NW 56TH
PROPOSED TOWNHOMES
- ④ 939 NW 56TH ST
PROPOSED DUPLEX
- ⑤ 902 NW 56TH ST
PROPOSED TOWNHOMES
- ⑥ 914 - 928 NW 56TH ST
PROPOSED TOWNHOMES
- ⑦ 927 NW 57TH ST
PROPOSED 4 STORY APARTMENT
- ⑧ 901 NW 57TH ST
PROPOSED TOWNHOMES
- ⑨ 847 NW 57TH ST
PROPOSED TOWNHOMES
- ⑩ 849 NW MARKET ST
PROPOSED 4 STORY APARTMENT
- ⑪ 5406 9TH AVE NW
PROPOSED TOWNHOMES
- ⑫ 832 NW 54TH ST
PROPOSED TOWNHOME
- ⑬ 907 NW MARKET ST
PROPOSED 5 STORY APARTMENT
- ⑭ 933 NW MARKET ST
PROPOSED 5 STORY APARTMENT
- ⑮ 940 NW MARKET ST
PROPOSED TOWNHOMES

ARCHITECTURAL CONTEXT



1 Townhomes
906 NW 56th St
relevant scale and geometry



2 Single family homes
818 & 820 NW 57th St
relevant residential scale entry sequences



③ Townhomes
420 NW Market St
relevant scale and geometry



④ Steve's Apartments
1122 NW Market St
relevant scale and private outdoor space



⑤ Single family homes
828 & 832 NW 56th Ave
relevant residential entry sequences



⑥ Duplexes
635 NW Market Street
relevant scale and facade modulation



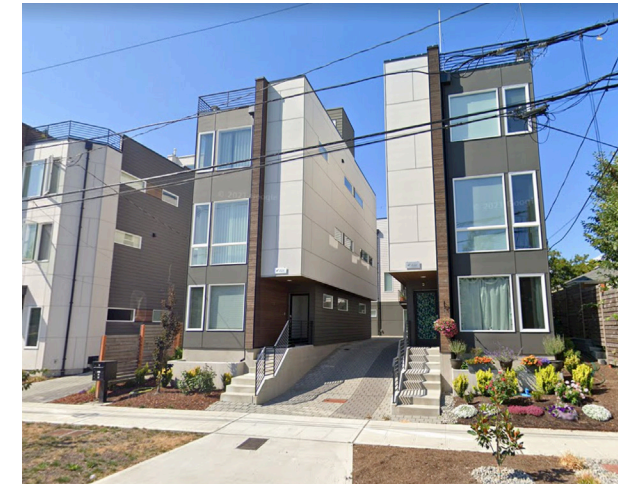
⑦ Townhomes
1142 NW 57th Ave
relevant scale and ground floor expression



⑧ Duplex
623-625 NW Market St
relevant scale and material palette



⑨ Triplex
606 -610 NW Market St
relevant scale and material palette



⑩ Townhomes
810-820 NW 53rd St
relevant scale and material palette

- The architectural context in this immediate neighborhood is evolving following the city of Seattle's upzone through the Mandatory Housing Affordability legislation in 2019. Although the primary immediate context consisted of single-family structures, the change in zoning has resulted in recent townhouse and apartment developments being proposed and constructed.

- Single family home's range from iconic gabled homes, to traditional craftsman, to uniquely eccentric. A majority of such single family homes have defined the neighborhood since the early 20th century.
- Mixed-use apartment buildings define a radius around the commercial hub of NW Market St and 15th Ave NW.

- More recent buildings incorporate shapes from the more traditional single family architecture with more contemporary rectilinear forms and natural materials.
- The interweaving of existing and recently built context creates a layered variety of residential typologies and styles.

ADJACENT USES



1 Gillman Playground



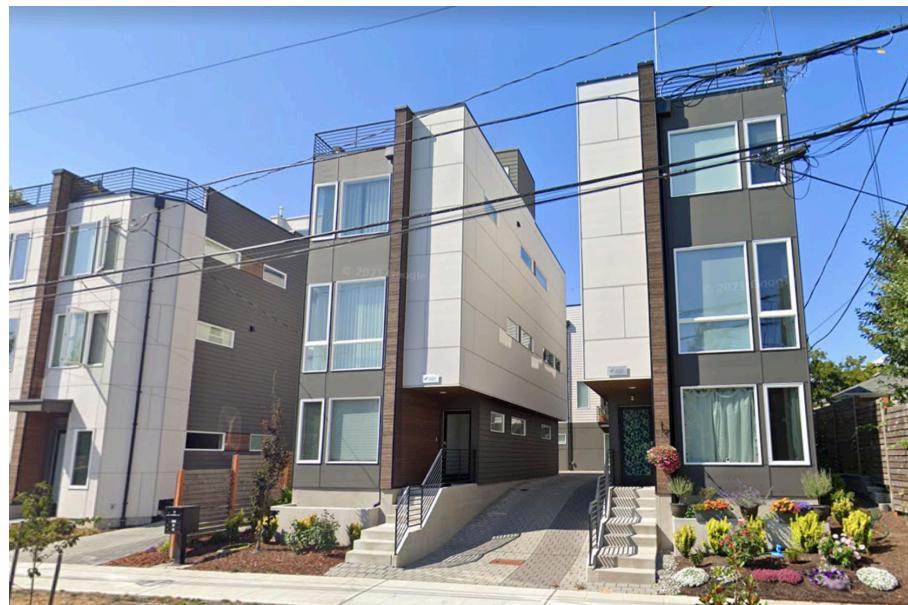
2 Commercial use at 8th Ave NW & NW Market St



3 Commercial use at 8th Ave NW & NW Market St



④ Multi-family apartment building



⑥ Townhouse and cluster single family buildings



⑧ Mixed use commercial building - NW Market & 15th



⑤ Education building



⑦ Single family residential structures



⑨ Mixed use apartment building - NW 53rd St

STREET PANORAMAS



2 North side of NW Market St



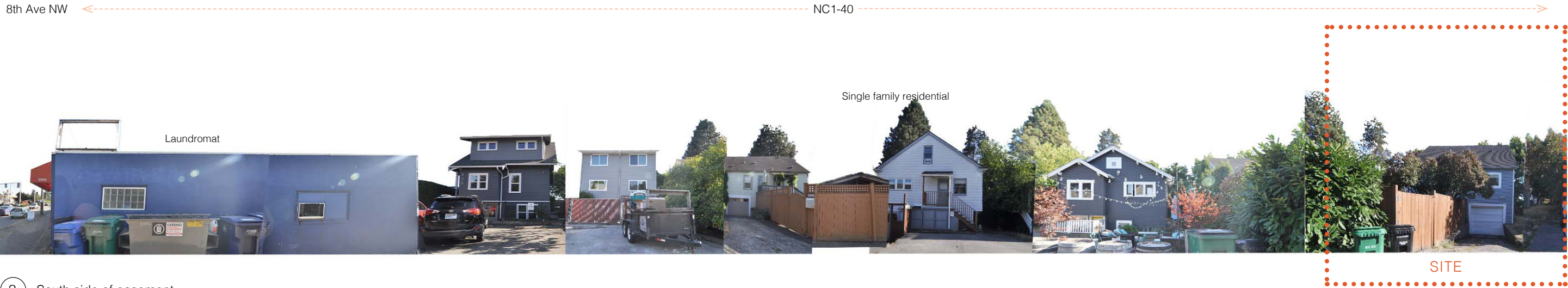
1 South side of NW Market St



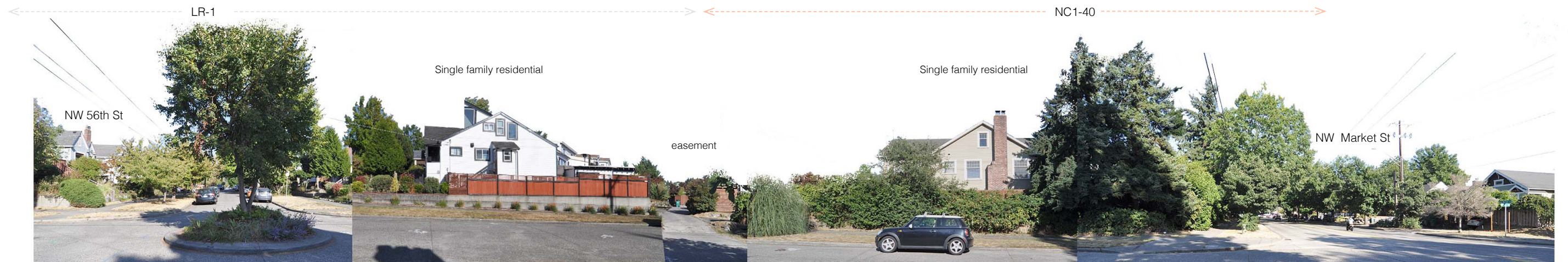
STREET PANORAMAS



④ West side of 8th Ave NW



③ South side of easement

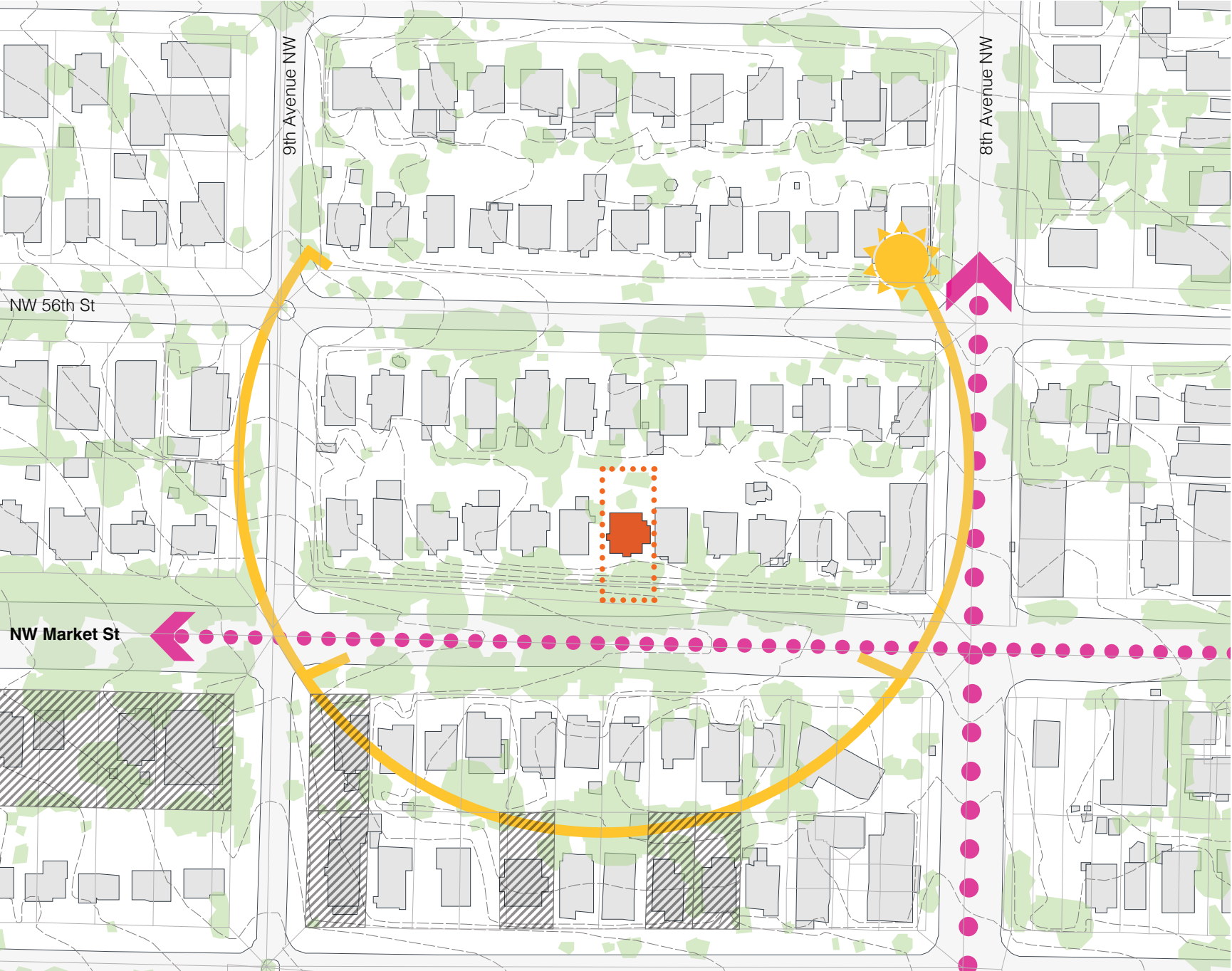


5 East side of 9th Ave NW



South side of easement continued

SITE CONDITIONS & CONSTRAINTS



CONSTRAINTS





- NW Market Street is a major arterial street that connects the site to the Fremont and Ballard neighborhoods. 8th Ave NW, immediately to the east is an arterial street that connects to NW 65th St and Greenwood and Carkeek Park to the north and Leary Way NW to the south.
- The site is located mid-block between 8th Ave NW and 9th Ave NW on the North side of NW Market St. The site is predominantly flat for most of its length with a slope of approximately 9 feet abutting NW Market St.
- The narrow infill site's dimensions are 100 feet north-south by 41 feet east-west.
- All vehicular access is from the rear easement, which provides an uninterrupted frontage along NW Market St.
- The evolving context is single family and townhouse residential structures as well as low to mid-rise multifamily residential in the adjacent blocks.
- NW Market St is a tree-lined street with significant canopy coverage over much of the lot frontage.
- The site is bordered by single family homes to the north, east and west.
- The site is being developed simultaneously with the lots at 824, 828 and 832 NW Market St under separate applications. The design proposal will respond to this unique condition.



Immediate neighborhood

SITE SURVEY

LEGEND

CB	CATCH BASIN		CONCRETE HATCH		ROCK HATCH
CL	CLUSTER				
EJB	ELECTRICAL JUNCTION BOX				
FH	FIRE HYDRANT				
FVC	FACE OF VERTICAL CURB				
GM	GAS METER				
PM	POWER METER				
PPL	POWER POLE W/LIGHT				
PTL	POWER POLE W/XFMR&LIGHT				
SGN	SIGN				
SSMH	SANITARY SEWER MANHOLE				
TR	TROLLEY				
WM	WATER METER				
WV	WATER VALVE				
YD	YARD DRAIN				
			OHP	OVERHEAD POWER LINE	
			DECK HATCH		

PARCEL

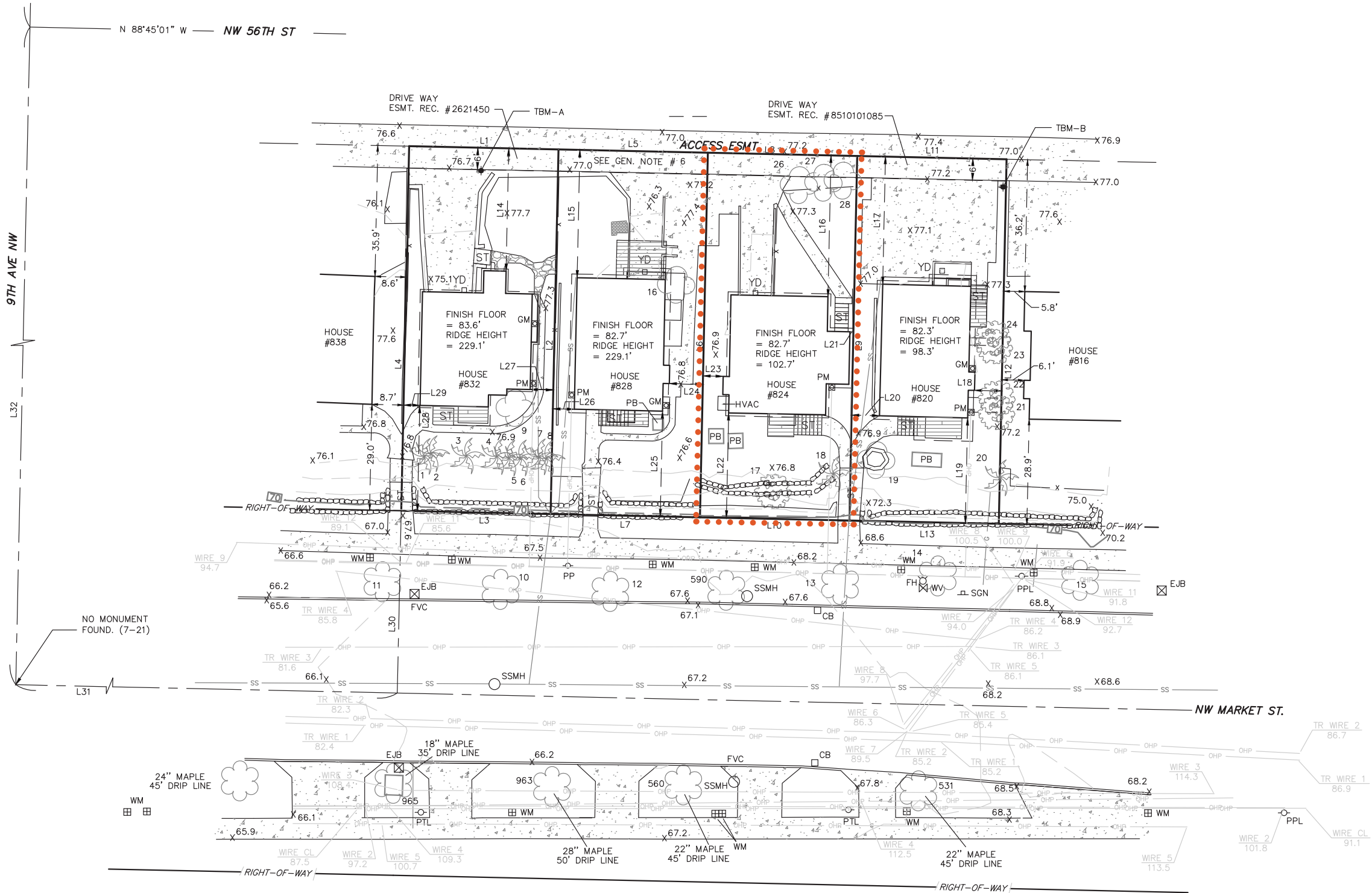
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LEGAL DESCRIPTION

Lot 20, Block 1, Westmoor, according to the unrecorded plat thereof. Situated in the county of King, WA.

LOT SIZE

4,100 SF



ARBORIST REPORT



Andrew Lyon,
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

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

6/29/2021 Revised 8/30/2021

Arborist Inventory Report for:
832, 828, 824, & 820 NW Market St
Seattle WA

Scope- This report includes all trees 6" Diameter at Breast Height (DBH) or larger on or overhanging the lots. According to the Directors Rule 2008, there are no exceptional trees on these lots and no exceptional trees overhanging the lots. Additionally, there are no groves on or overhanging the lots. The trees are numbered and located according to the attached Tree Location Map and further described in the itemized section below. Any trees retained and protected with the prescribed tree protection measures are expected to survive the proposed development project and continue growing normally.

Methods- Diameter at Breast Height, or DBH, was determined by measuring the trees' circumference at the narrowest point below 4.5' above grade, dividing by 3.14, and rounding off to the nearest inch. The multi-stemmed tree's total DBH was calculated by squaring the DBHs of the individual trunks, adding them together, taking the square root of the sum, and rounding to the nearest inch.

All Tree Protection Measures follow current Best Management Practices and shall be in place before breaking ground on the project.

1. Arborvite *Thuja occidentalis* 11" DBH, 30' tall with a 9' drip line. This tree is in good health and condition and is to be removed.
2. Arborvite *Thuja occidentalis* 7" DBH, 30' tall with an 8' drip line. This tree is in good health and condition and is to be removed.
3. Arborvite *Thuja occidentalis* 7" DBH, 30' tall with an 8' drip line. This tree is in good health and condition and is to be removed.
4. Arborvite *Thuja occidentalis* 6" DBH, 25' tall with an 8' drip line. This tree is in good health and condition and is to be removed.
5. Arborvite *Thuja occidentalis* 7" DBH, 25' tall with an 8' drip line. This tree is in good health and condition and is to be removed.
6. Arborvite *Thuja occidentalis* 6" DBH, 25' tall with an 8' drip line. This tree is in good health and condition and is to be removed.
7. Arborvite *Thuja occidentalis* 6" DBH, 25' tall with a 7' drip line. This tree is in good health and condition and is to be removed.
8. Arborvite *Thuja occidentalis* 12" DBH, 30' tall with a 12' drip line. This tree is in good health and condition and is to be removed.
9. Crab Apple *Malus 'Adirondack'* 6" DBH, 9' tall with a 6' drip line. This tree is in good health and fair condition. It is to be removed.
10. Red Oak *Quercus rubra* 24" DBH, 40' tall with a 21' drip line. This street tree is in good health and condition and will be retained and protected following the



Andrew Lyon,
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

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- SDOT Stree Tree Manual requirements.
11. Red Oak *Quercus rubra* 12" DBH, 35' tall with a 12' drip line. This street tree is in good health and condition and must be retained and protected following the SDOT Street Tree Manual requirements.
 12. Red Oak *Quercus rubra* 19" DBH, 50' tall with a 20' drip line. This street tree is in good health and condition and must be retained and protected following the SDOT Street Tree Manual requirements.
 13. Red Oak *Quercus rubra* 21" DBH, 50' tall with a 20' drip line. This street tree is in good health and condition and must be retained and protected following the SDOT Street Tree Manual requirements.
 14. Red Oak *Quercus rubra* 16" DBH, 45' tall with a 20' drip line. This street tree is in good health and condition and must be retained and protected following the SDOT Street Tree Manual requirements.
 15. Red Oak *Quercus rubra* 17" DBH, 50' tall with a 20' drip line. This street tree is in good health and condition and must be retained and protected following the SDOT Street Tree Manual requirements.
 16. Lilac *Syringa vulgaris* 7" DBH, 15' tall with a 5' drip line. This tree is in good health and fair condition. It is to be removed.
 17. Lawson Cypress *Chamaecyparis Lawsoniana* 12" DBH, 15' tall with a 10' drip line. This tree is in good health and fair condition. It is to be removed.
 18. Common Pear *Pyrus communis* 6" DBH, 26' tall with a 6' drip line. This tree is in good health and fair condition. It is to be removed.
 19. Swara Cypress *Chamaecyparis pisifera squarrosa* 26" DBH 35' tall with a 7' drip line. This tree is in good health and condition and is to be retained and protected. A protection area shall be created by fencing the area on the subject lot within 7' of this tree with 4' orange construction fencing and posted with SDCI tree protection signs. During the development project, there shall be no site disturbance, traffic, material storage, or material washing inside the fenced area. Any excavation done within 2' of the fence shall be done by hand, with shovels with care taken to cleanly cut or prune any encountered roots and not rip or tear them.
 20. Common Laurel *Prunus laurocerasus* 8" DBH, 18' tall with a 5' drip line. This tree is in good health and fair condition. It is to be removed.
 21. Common Laurel *Prunus laurocerasus* 6" DBH, 18' tall with a 5' drip line. This tree is in good health and fair condition. It is to be removed.
 22. Common Laurel *Prunus laurocerasus* 6" DBH, 18' tall with a 5' drip line. This tree is in good health and fair condition. It is to be removed.
 23. Common Laurel *Prunus laurocerasus* 8" DBH, 18' tall with a 5' drip line. This tree is in good health and fair condition. It is to be removed.
 24. Lilac *Syringa vulgaris* 6" DBH, 18' tall with a 5' drip line. This tree is in good health and fair condition. It is to be removed.
 25. Common Laurel *Prunus laurocerasus* 8" DBH, 7' tall with a 4' drip line. This tree



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ISA Tree Risk Assessment Qualified

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- is in good health and fair condition. It is to be removed.
26. Common Laurel *Prunus laurocerasus* 6" DBH, 7' tall with a 4' drip line. This tree is in good health and fair condition. It is to be removed.
27. Common Laurel *Prunus laurocerasus* 8" DBH, 7' tall with a 4' drip line. This tree is in good health and fair condition. It is to be removed.

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

Andrew Lyon

Andrew Lyon
ISA Certified Arborist PN-6446A
Tree Risk Assessment Qualified CTRA #512



Arborist Inventory for 832, 828, 824, 820 NW Market St, Seattle WA



Andrew Lyon,
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

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Edmonds WA 98020
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Tree Chart for 832, 828, 824, & 820 NW Market St, Seattle WA

Tree #	Tree Name	DBH in inches	Drip Line in Ft	On Site?	Exceptional?	Retain or Remove
1	Arborvite	11	9	Yes	No	Remove
2	Arborvite	7	8	Yes	No	Remove
3	Arborvite	7	8	Yes	No	Remove
4	Arborvite	6	8	Yes	No	Remove
5	Arborvite	7	8	Yes	No	Remove
6	Arborvite	6	8	Yes	No	Remove
7	Arborvite	6	7	Yes	No	Remove
8	Arborvite	12	12	Yes	No	Remove
9	Crab Apple	6	6	Yes	No	Remove
10	Red Oak	24	21	ROW	No	Retain and protect
11	Red Oak	12	12	ROW	No	Retain and protect
12	Red Oak	19	20	ROW	No	Retain and protect
13	Red Oak	21	20	ROW	No	Retain and protect
14	Red Oak	16	20	ROW	No	Retain and protect
15	Red Oak	17	20	ROW	No	Retain and protect
16	Lilac	7	5	Yes	No	Remove
17	Lawson Cypress	12	10	Yes	No	Remove
18	Common Pear	6	6	Yes	No	Remove
19	Squarrosa Sawara Cypress	26	7	No	No	Retain and Protect
20	Common Laurel	8	5	Yes	No	Remove
21	Common Laurel	6	5	Yes	No	Remove
22	Common Laurel	6	5	Yes	No	Remove
23	Common Laurel	8	5	Yes	No	Remove
24	Lilac	6	6	Yes	No	Remove
25	Common Laurel	8	4	Yes	No	Remove
26	Common Laurel	6	4	Yes	No	Remove
27	Common Laurel	8	4	Yes	No	Remove

Arborist Inventory for 832, 828, 824, 820 NW Market St, Seattle WA

EXISTING CONDITIONS

- The site, approximately 41 feet wide by 100 feet deep, currently contains a 1-story single family home. The development proposes to demolish the single family home and construct townhouse units with partly covered surface parking at the rear of the site.
- Single family homes occupy the adjacent sites. The site is bounded by an existing access easement to the north and NW Market St to the south. The site's topography descends approximately 9 feet with most of the slope abutting NW Market St. Primary pedestrian access to the new structures will be from NW Market St with access also from the easement.
- The proposed design solutions respond to the site's topography and adjacent context. The design team is interested in capturing the layered style of the neighborhood.
- The site is located on the north side of NW Market St, mid-block between 8th Ave NW and 9th Ave NW. The site has connectivity to both the Fremont and Ballard neighborhoods with good access to Gillman playground and public transit.



1 View of site from NW Market St looking northwest



2 View of site looking southeast from easement



③ View of site looking south from easement



④ View of site looking west from easement



⑤ View of site looking east from easement



⑥ Street view of site looking north



⑦ View of site from NW Market St looking northwest



⑧ View of site from Market St looking northeast

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DESIGN PROPOSAL ALTERNATIVES

ALTERNATIVE 1

Gross Floor Area - 8,722 sf
of Units - 6
of Parking Stalls - 4

Advantages:

- Code compliant scheme
- Provides continuous side setbacks to adjacent sites

Issues

- The majority of the units are oriented internally with their facades turned away from the street
- Orientation of the units limits the potential for privacy to adjacent site
- Little opportunity for modulation creates primarily flat facades

ALTERNATIVE 2

Gross Floor Area - 8,483 sf
of Units - 6
of Parking Stalls - 4

Advantages:

- Code compliant scheme
- Two units have been rotated and directly front NW Market St and provide larger side setback

Issues

- Site circulation is restricted to the north-south direction only

ALTERNATIVE 3 (PREFERRED)

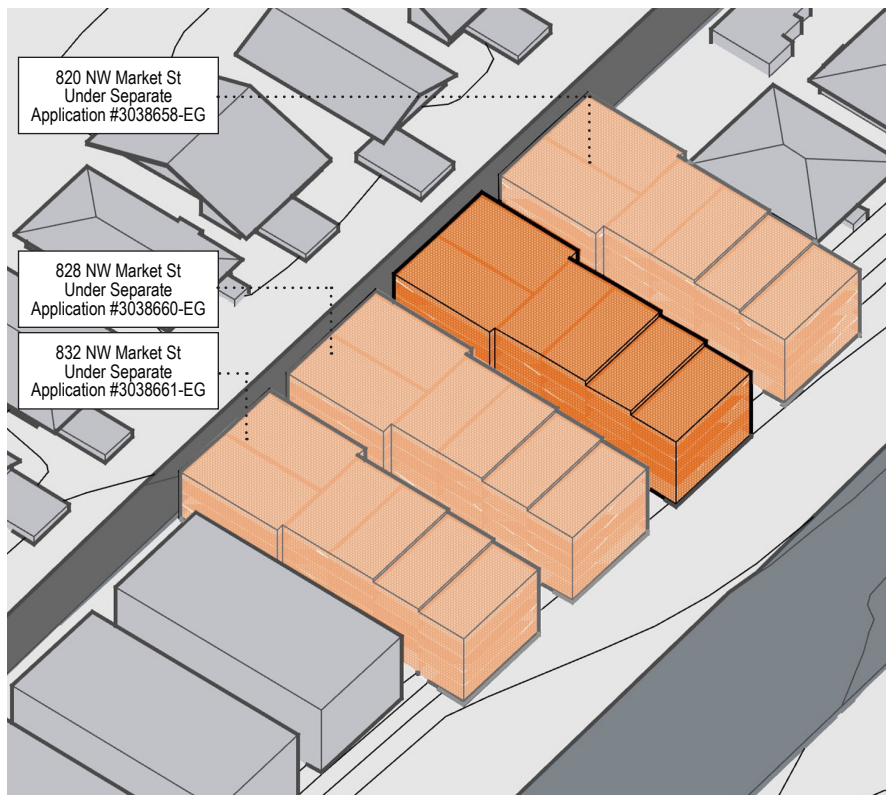
Gross Floor Area - 8,407 sf
of Units - 6
of Parking Stalls - 4

Advantages:

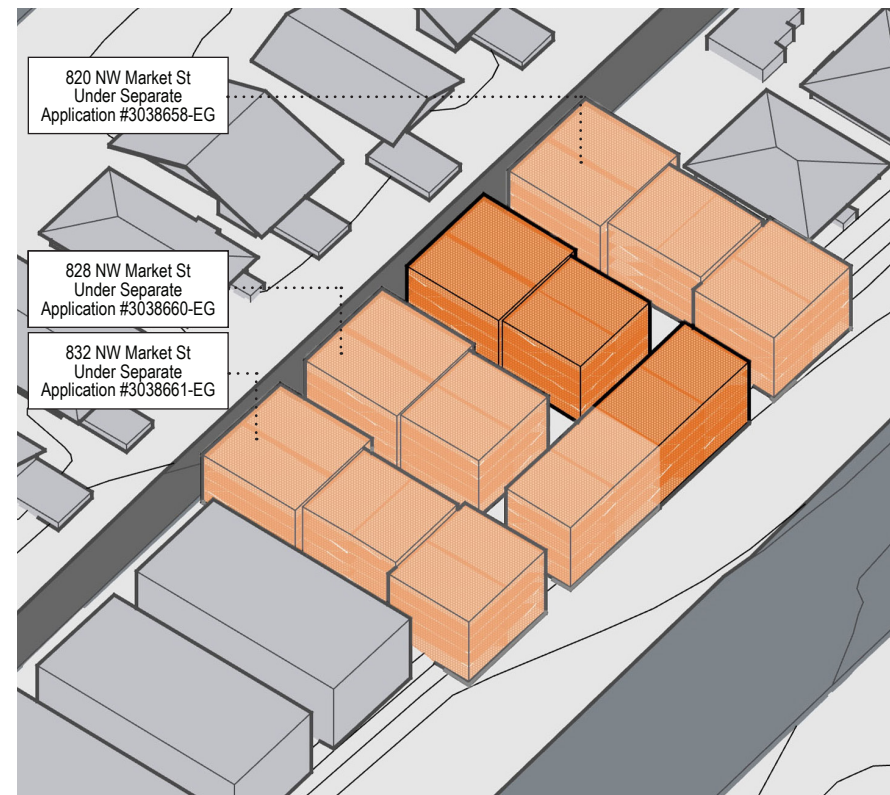
- Code compliant scheme
- Two units directly fronting NW Market St while maintaining separation between adjacent units at the center of the site
- Central courtyard space opens up site for more light and air and potential connectivity
- Opportunity to create dialog between masses on north and south sides of axis with private and semi private spaces
- Expression of individual units at street through shift in massing

Issues

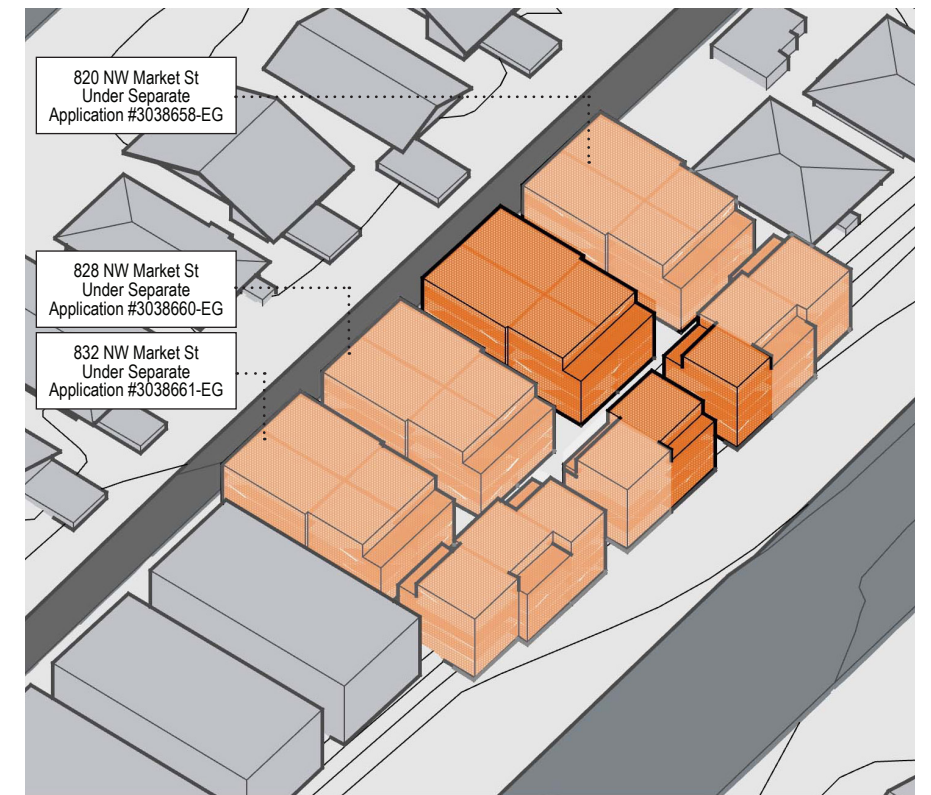
- Requires shared access through adjacent parcels via the central courtyard



View looking Northeast



View looking Northeast



View looking Northeast

DESIGN PROPOSAL ALTERNATIVES

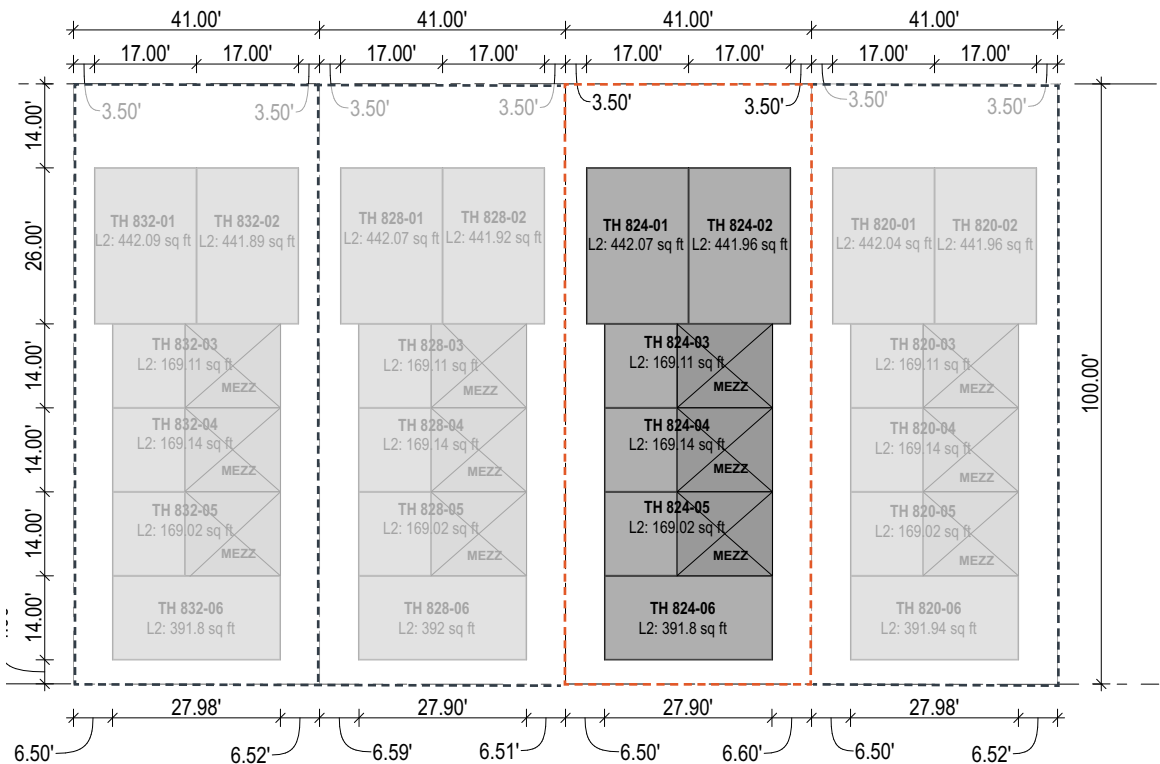
ALTERNATIVE FAR AREAS

ALT 1 FAR AREA - 824 NW MARKET ST	
LEVEL	AREA
FIRST FLOOR	2,354.63
SECOND FLOOR	1,689.50
THIRD FLOOR	2,338.87
FOURTH FLOOR	2,338.87
	8,721.87 ft²

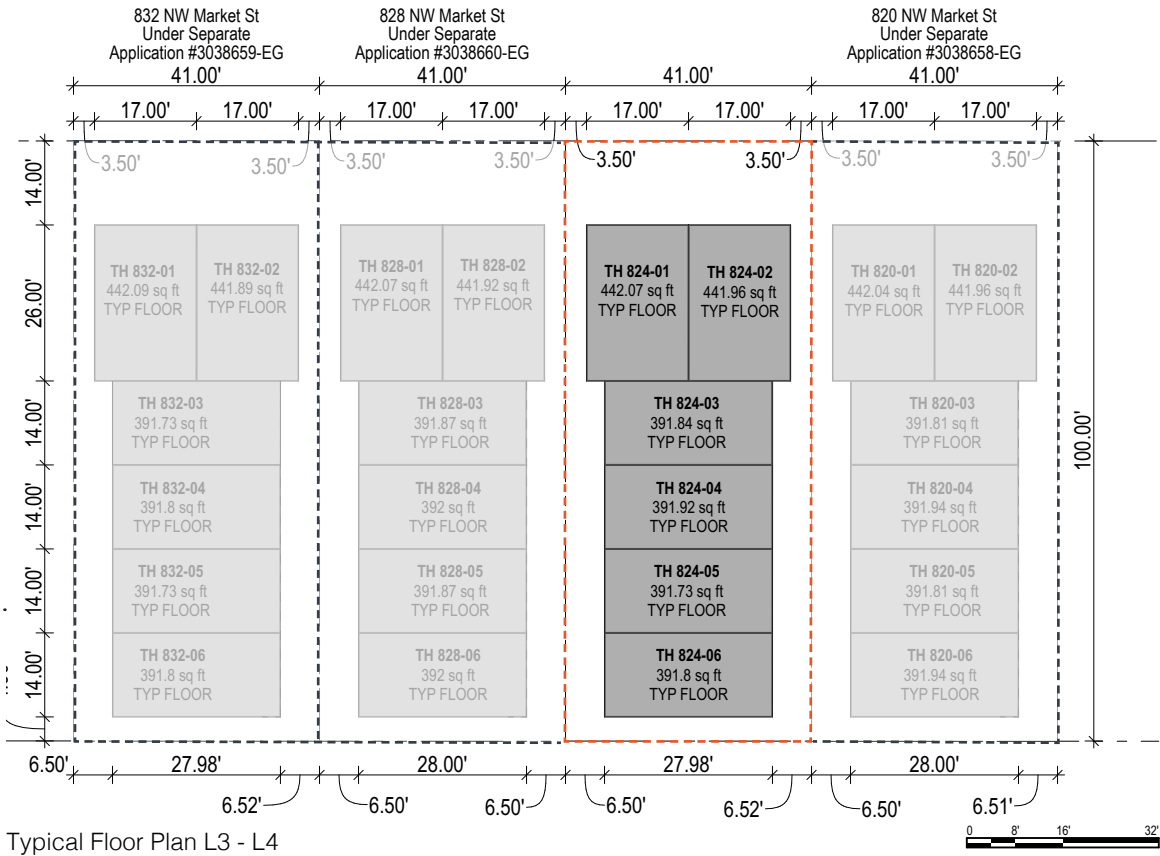
ALT 2 FAR AREA - 824 NW MARKET ST	
LEVEL	AREA
FIRST FLOOR	2,134.36
SECOND FLOOR	2,116.33
THIRD FLOOR	2,116.33
FOURTH FLOOR	2,116.33
	8,483.35 ft²

ALT 3 FAR AREA - 824 NW MARKET ST	
LEVEL	AREA
FIRST FLOOR	2,197.58
SECOND FLOOR	2,178.12
THIRD FLOOR	2,178.12
FOURTH FLOOR	1,853.12
	8,406.94 ft²

ALTERNATIVE 1

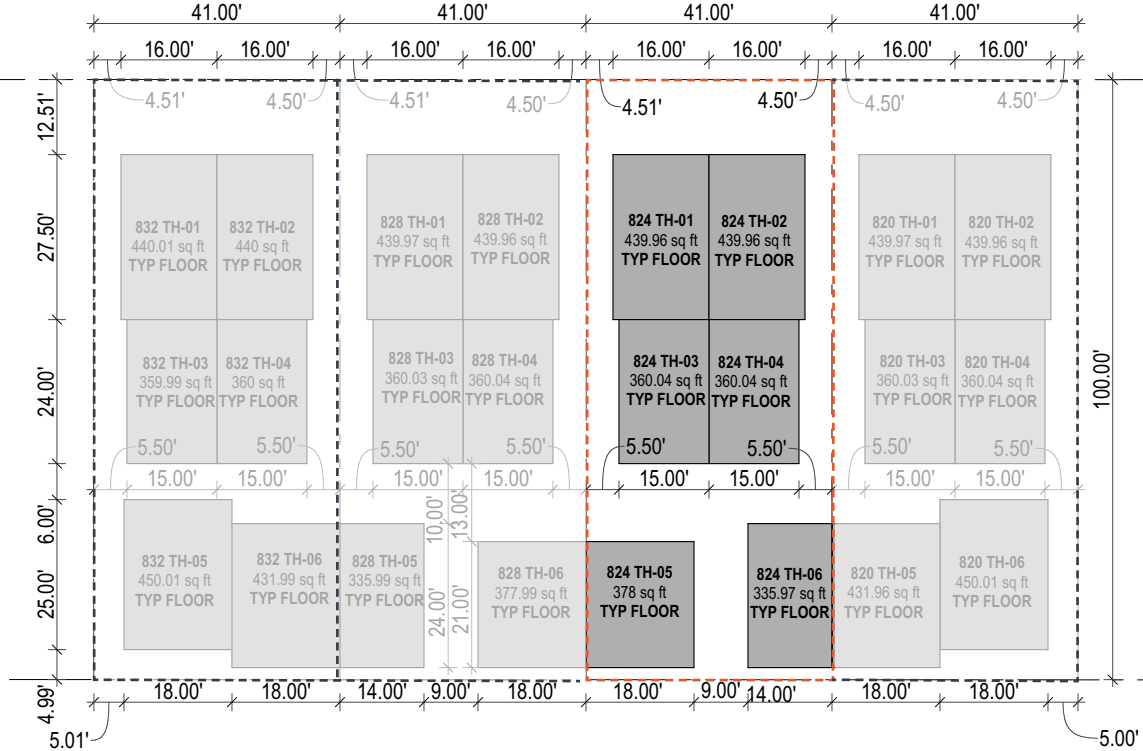


Second Floor Plan

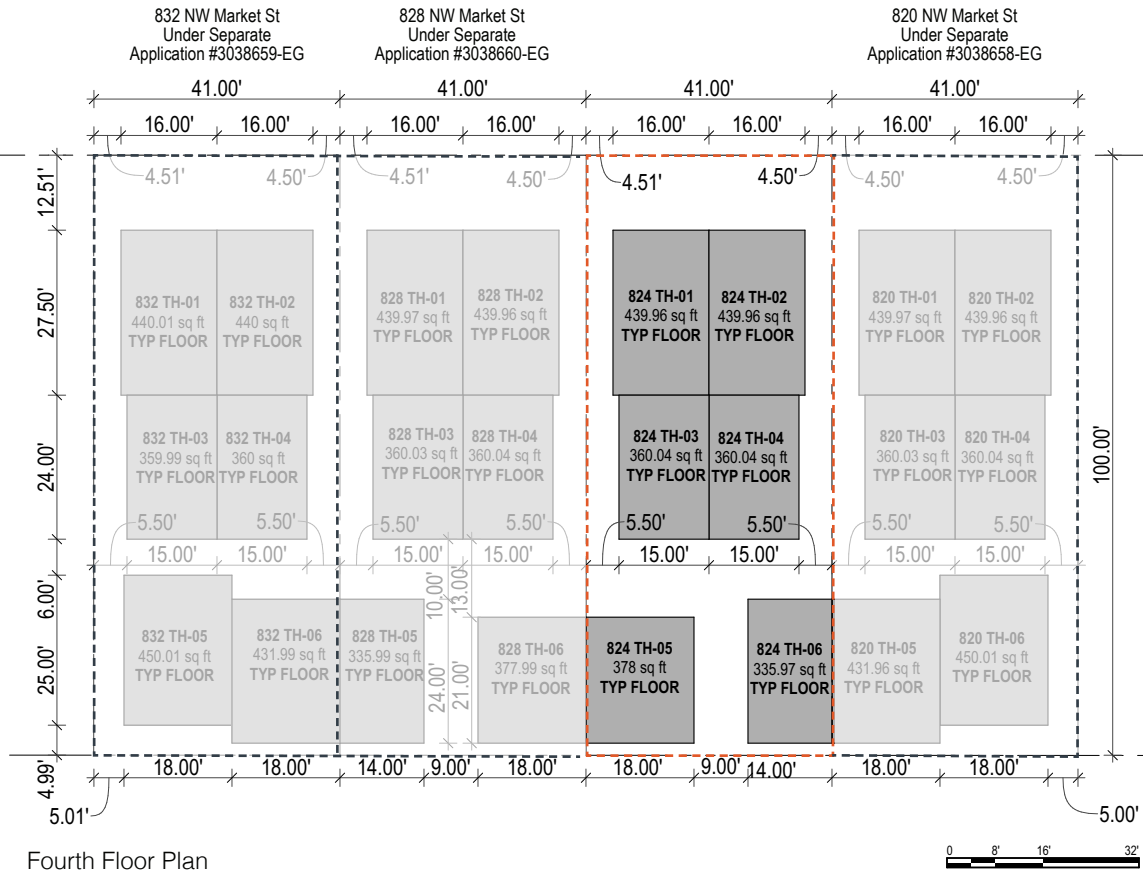
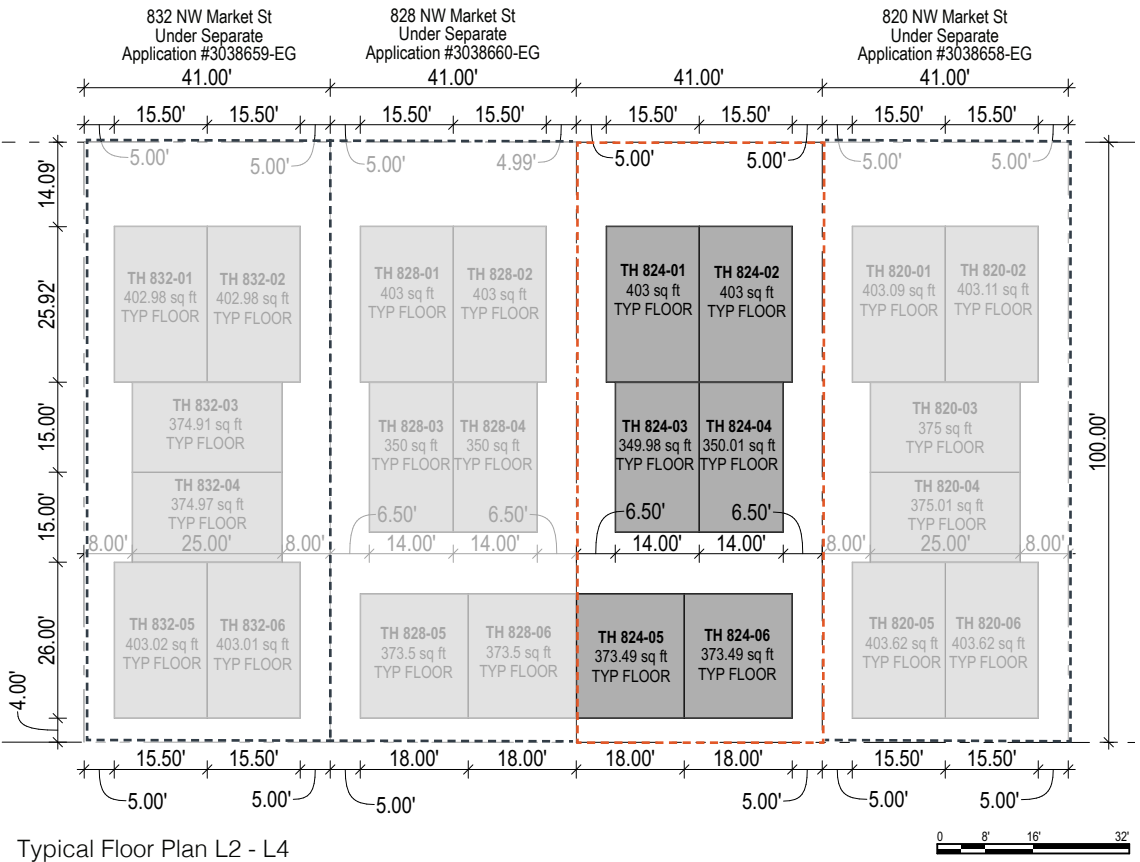


Typical Floor Plan L3 - L4

ALTERNATIVE 3 (PREFERRED)



ALTERNATIVE 2



ALTERNATIVE 1 (CODE COMPLIANT)

Gross Floor Area - 8,722 sf

Alternative 1 is a code compliant scheme with six (6) townhouse units.

This alternative proposes demolishing the existing single family home and constructing a 4-story townhouse structure with access to NW Market St and the rear access easement.

The (4) units closest to NW Market St face a north-south axis of common space while the two units furthest from NW Market St are rotated to front the easment with parking located beneath them.

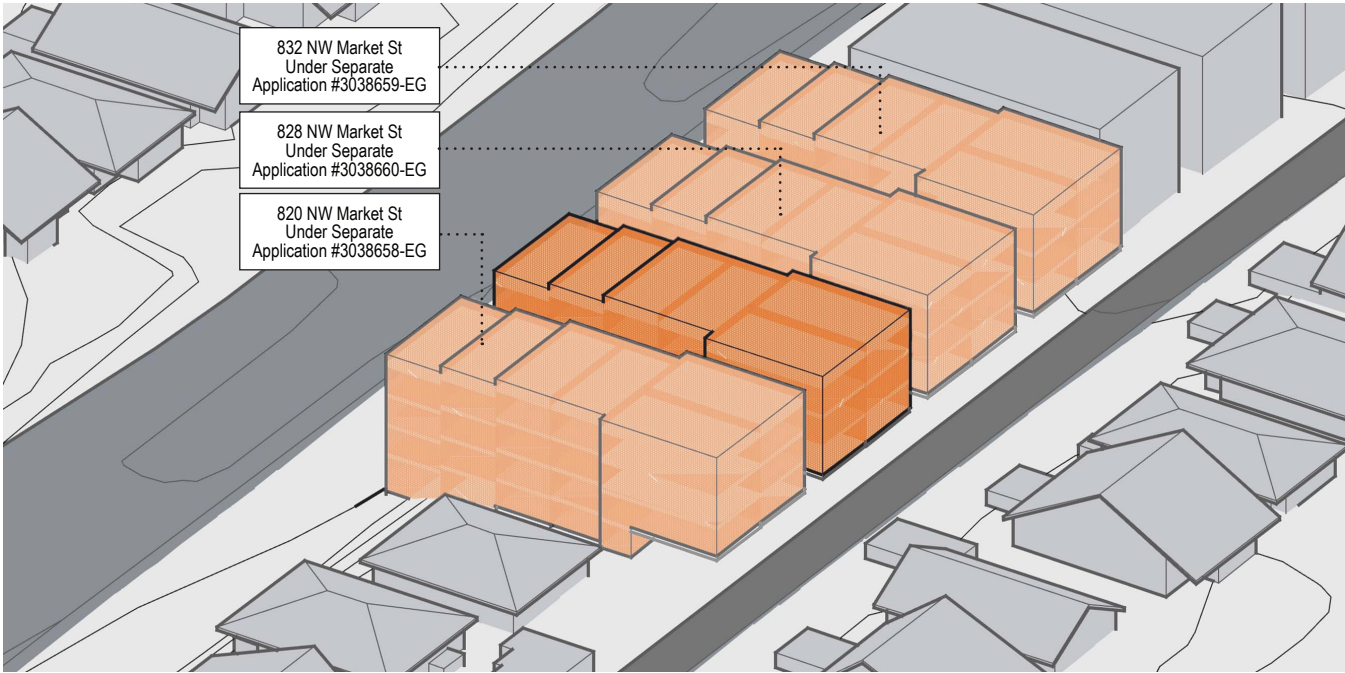
This proposal creates mews from NW Market for access to the parcel.

Advantages:

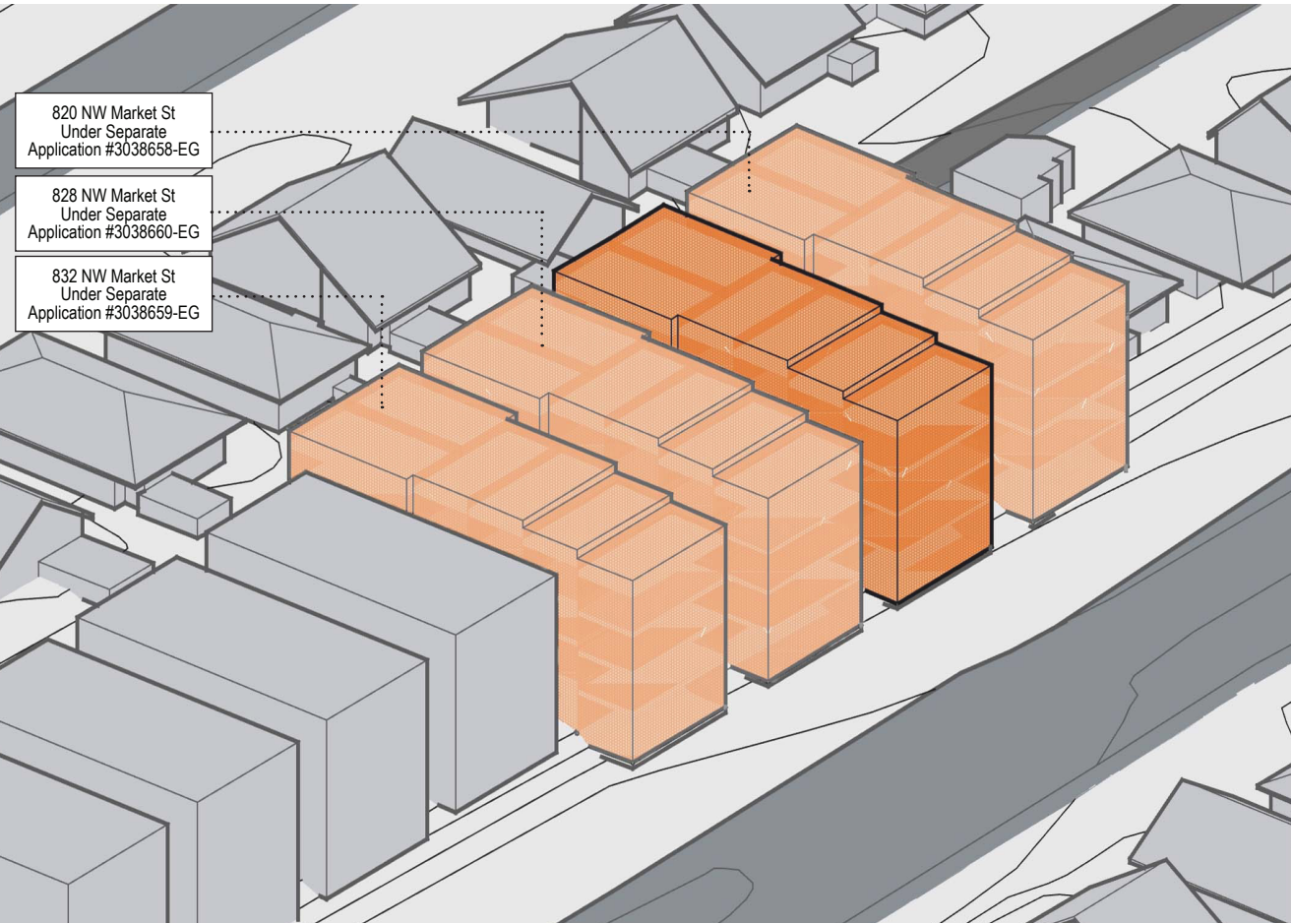
- Code compliant scheme
- Provides continuous side setbacks to adjacent sites

Issues

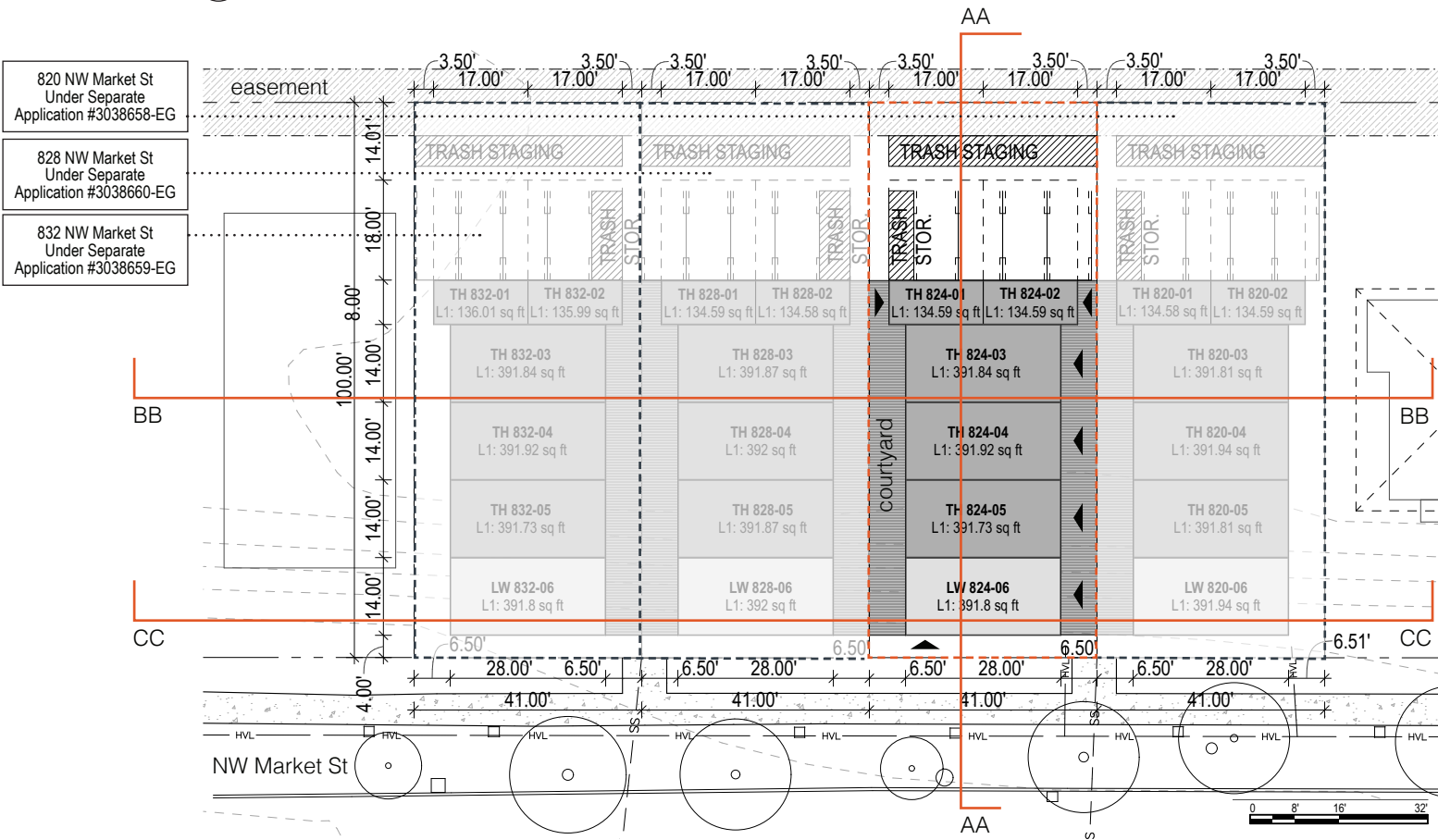
- The majority of the units are oriented internally with their facades turned away from the street
- Orientation of the units limits the potential for privacy to adjacent site
- Little opportunity for modulation creates primarily flat facades



2 Aerial view looking Southwest

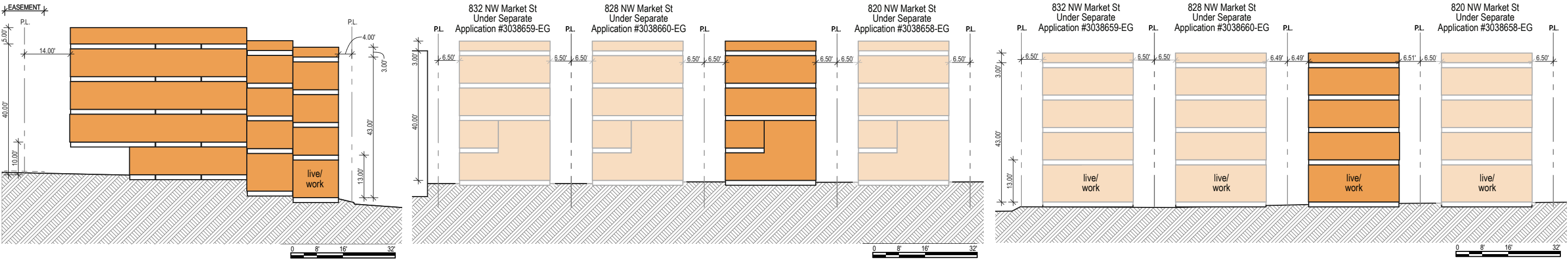


1 Aerial view looking Northeast



Site Plan

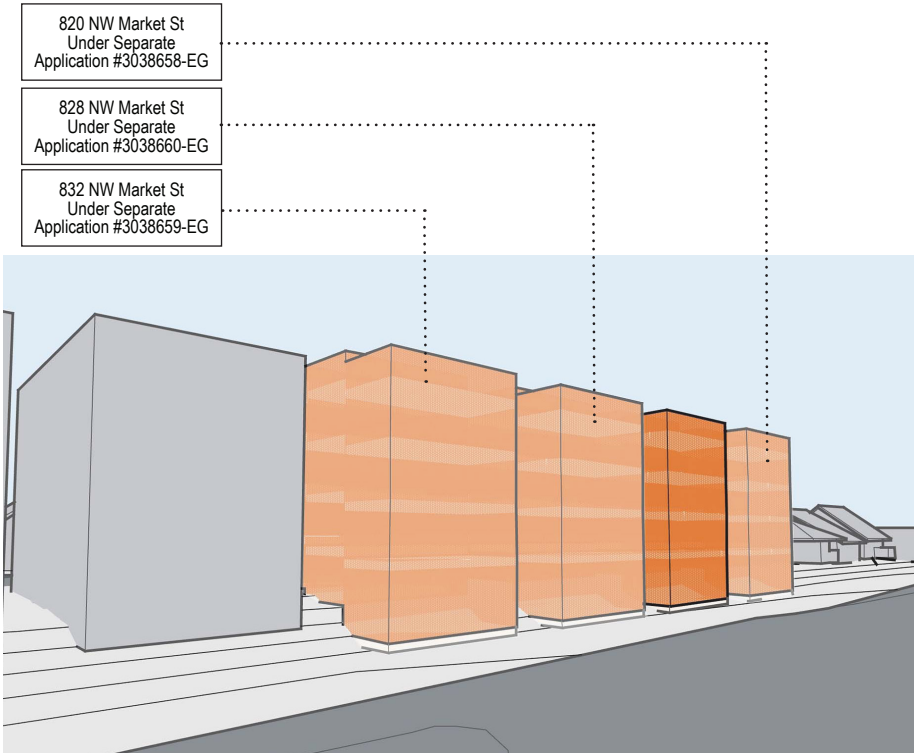
- SITE
- ADJACENT SITE PROPOSAL UNDER SEPARATE REVIEW



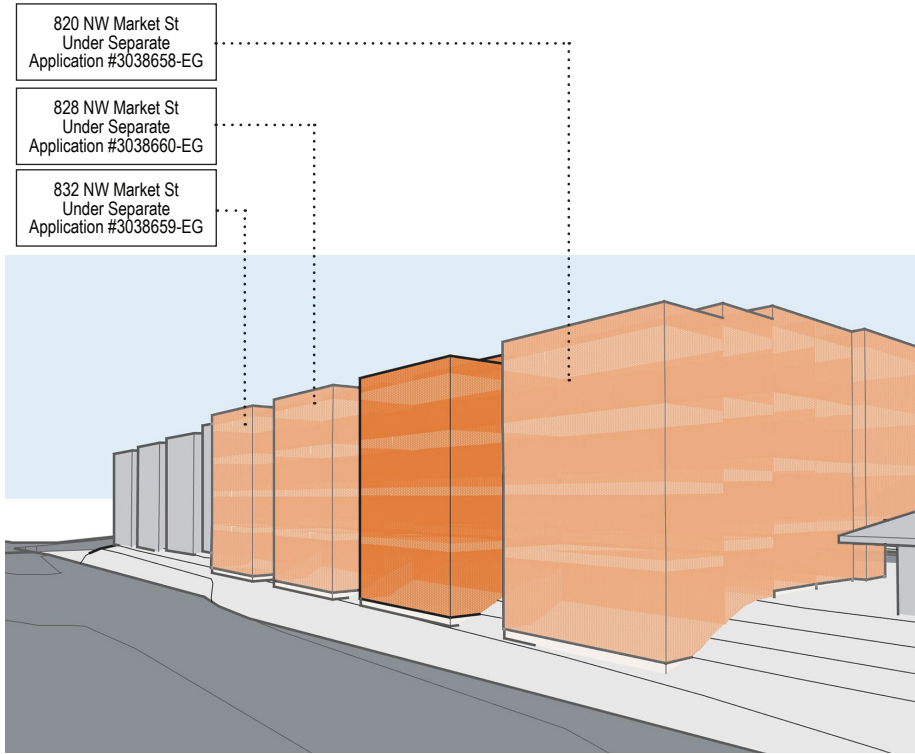
AA. Section looking east

BB. Section looking north

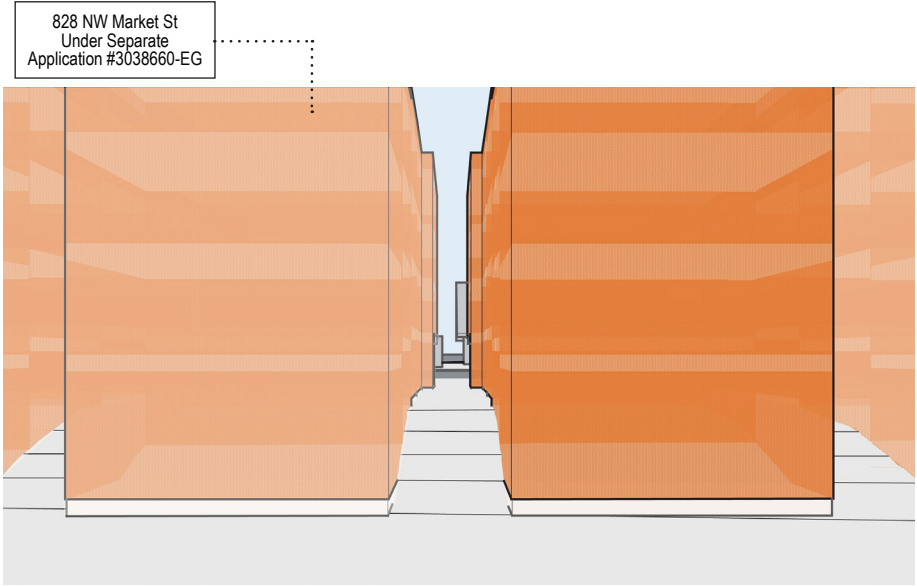
CC. Section looking north



3 Street view looking northeast



4 Street view looking northwest



5 Alternative 1 courtyard view

ALTERNATIVE 2 (CODE COMPLIANT)

Gross Floor Area - 8,483 sf

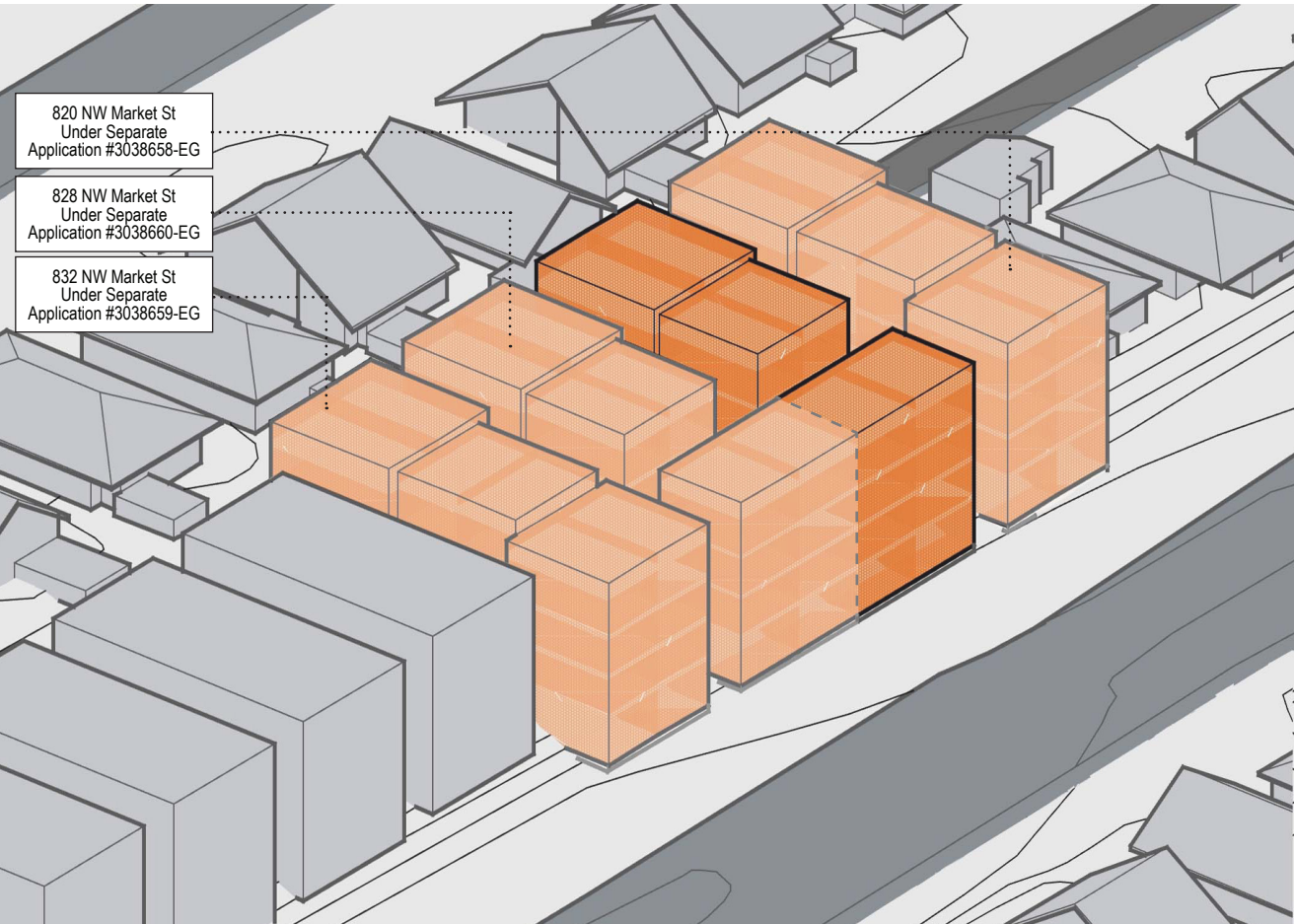
Alternative 2 is a code compliant scheme with six (6) townhouse units.

This alternative proposes demolishing the existing single family home and constructing a 4-story townhouse structure with access to NW Market St and the rear access easement.

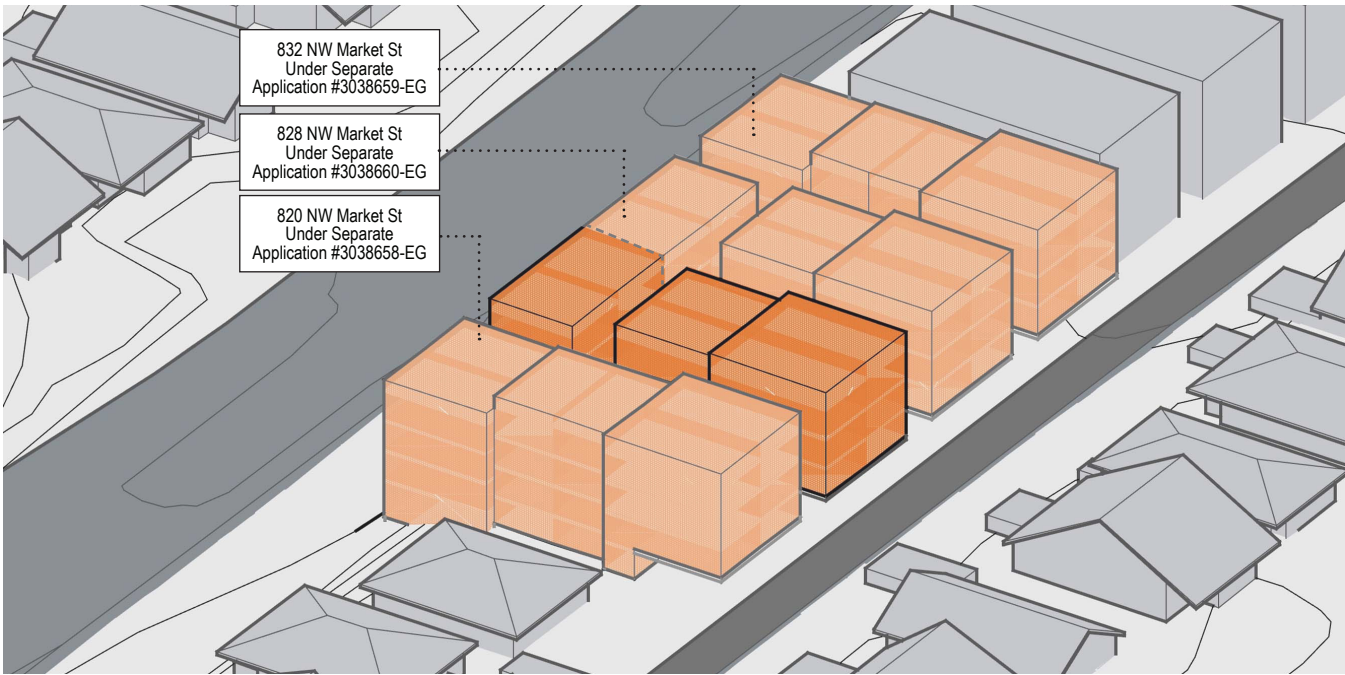
The (2) units at either end of the site are oriented to face NW Market St and the easement will the (2) central units are rotated to front a common area and the adjacent parcel.

This proposal creates modulation of the mass and varies the entry sequence for residents.

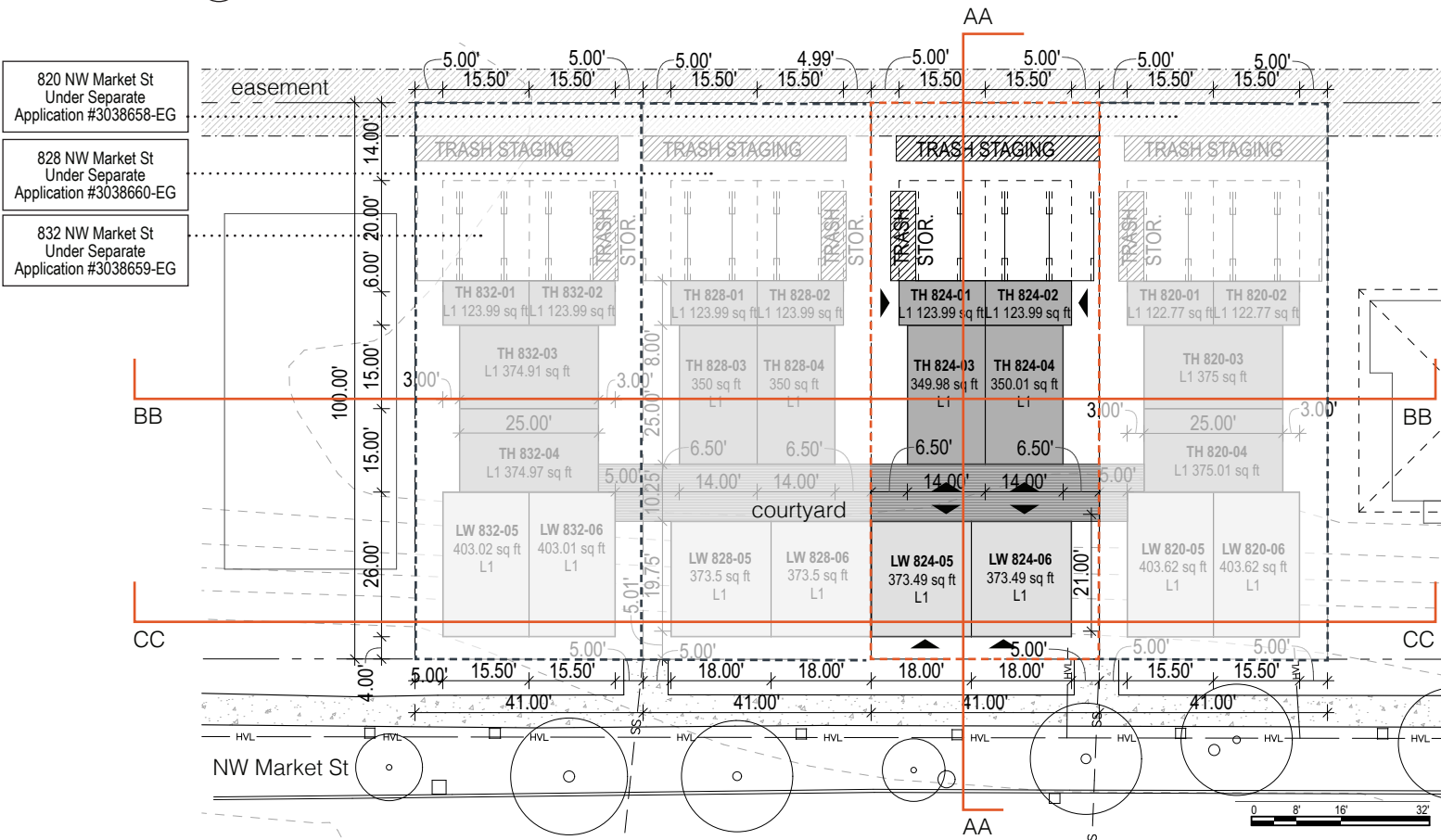
- Advantages:
- Code compliant scheme
 - Two units have been rotated and directly front NW Market St and provide larger side setback
- Issues
- Site circulation is restricted to the north-south direction only



1 Aerial view looking Northeast

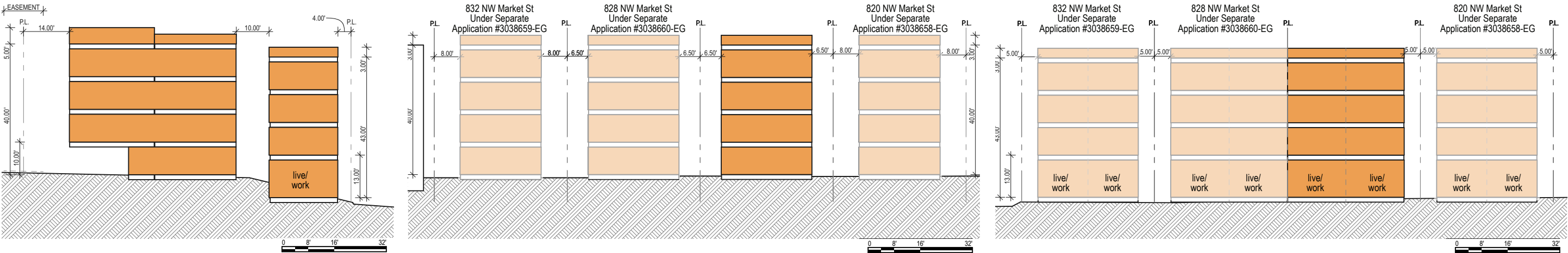


2 Aerial view looking Southwest



Site Plan

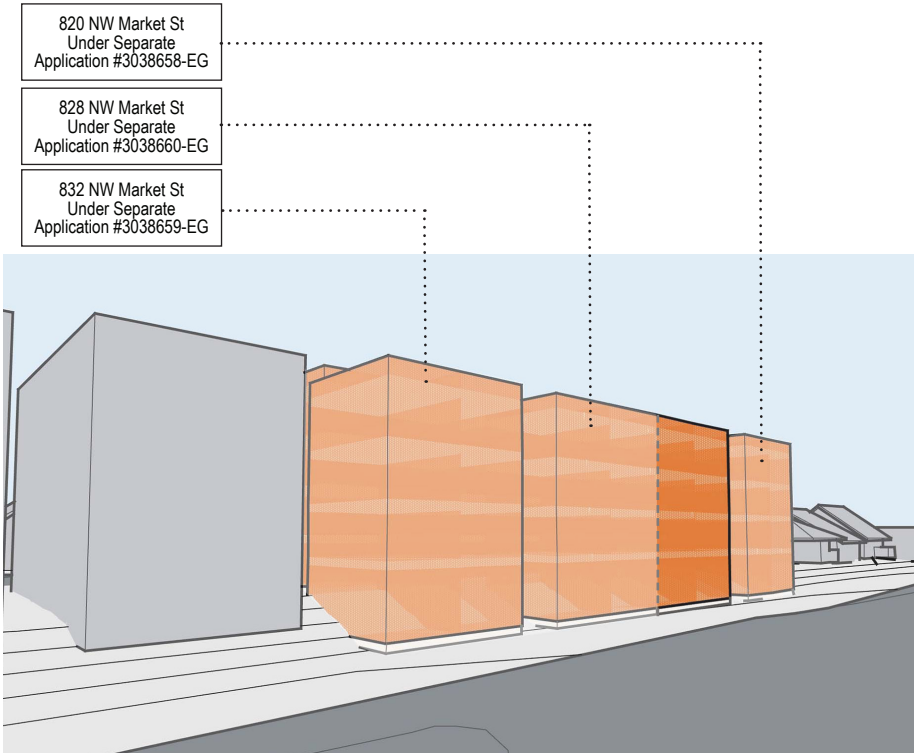
- SITE
- ADJACENT SITE PROPOSAL UNDER SEPARATE REVIEW



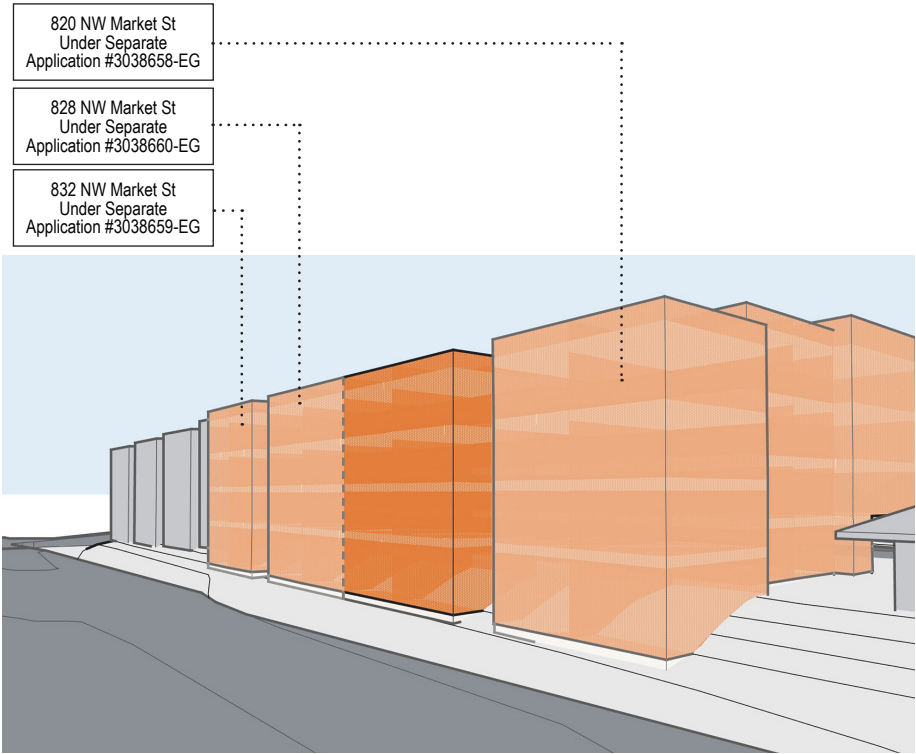
AA. Section looking east

BB. Section looking north

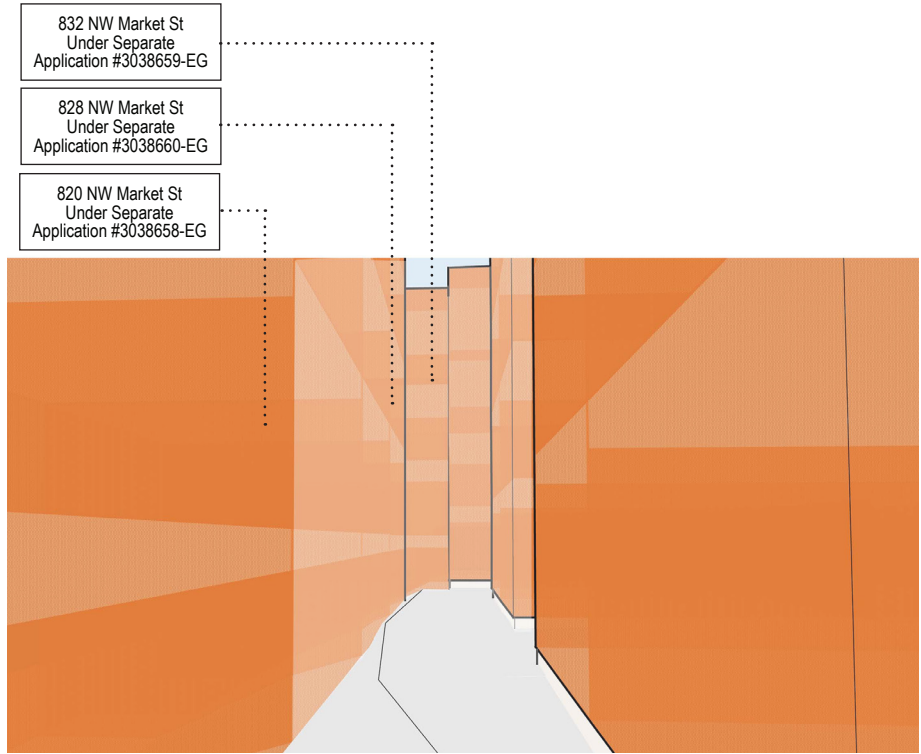
CC. Section looking north



3 Street view looking northeast



4 Street view looking northwest



5 Alternative 2 courtyard view

ALTERNATIVE 3 (PREFERRED)

Gross Floor Area - 8,407 sf

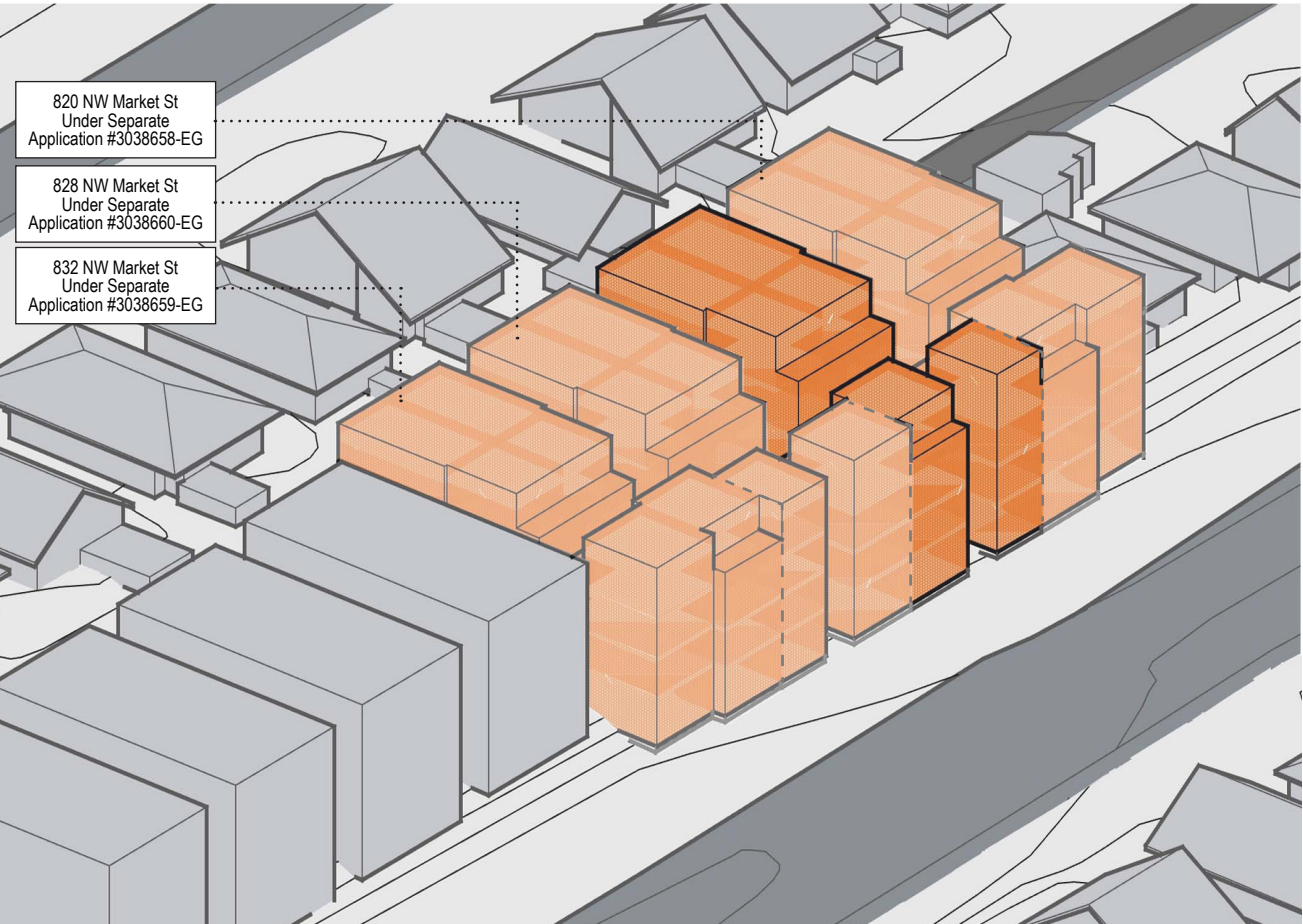
Alternative 3 is a code compliant scheme with six (6) townhouse units.

This alternative proposes demolishing the existing single family home and constructing (2) 4-story townhouse structures with access to NW Market St and the rear easement.

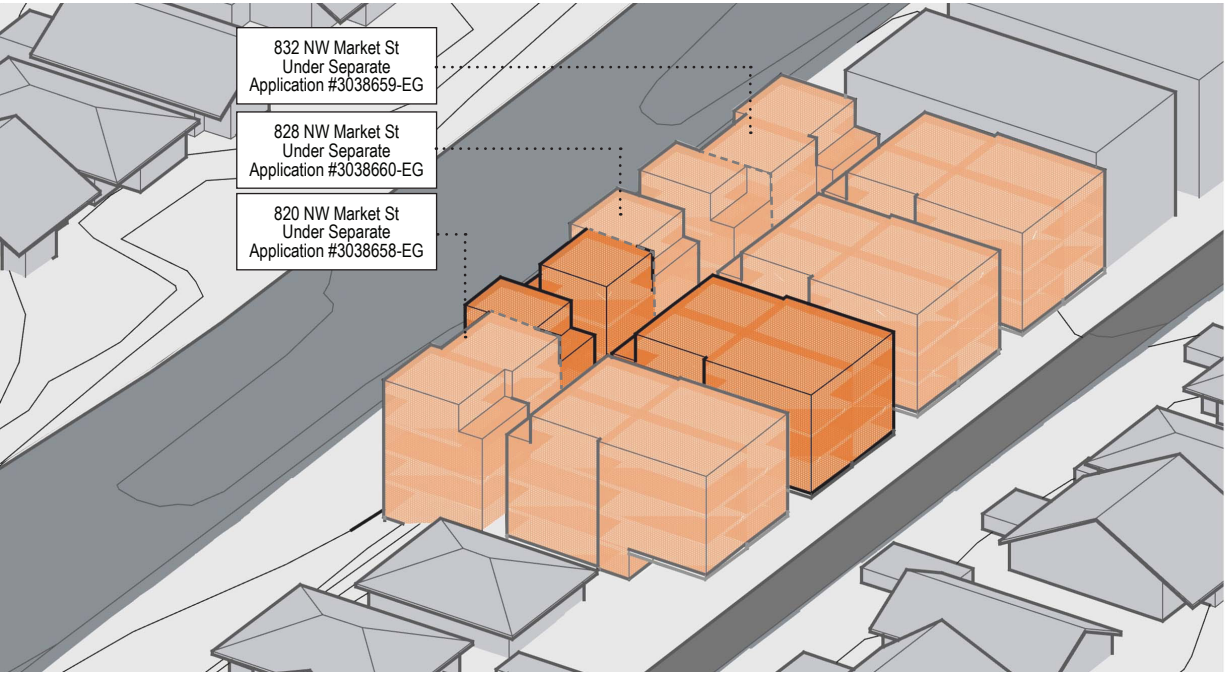
The units fronting NW Market St are expressed individually through shifts in massing. A courtyard is proposed between the street facing units and the center units allowing movement across all parcels under separate application and creating an axis of common space.

This proposal maximizes movement and common space between parcels under separate application.

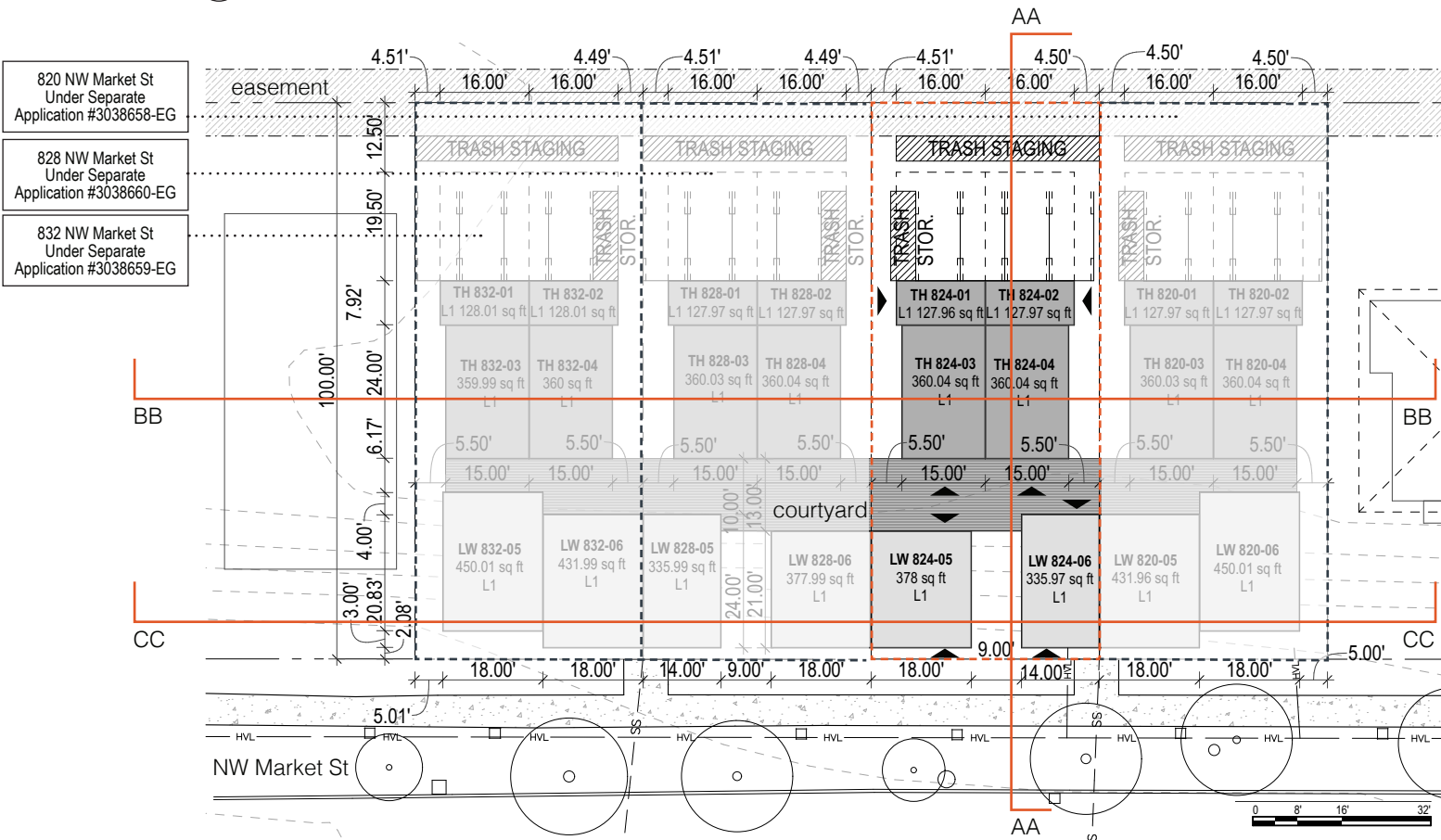
- Advantages:
- Code compliant scheme
 - Two units directly fronting NW Market St while maintaining separation between adjacent units at the center of the site
 - Central courtyard space opens up site for more light and air and potential connectivity
 - Opportunity to create dialog between masses on north and south sides of axis with private and semi private spaces
 - Expression of individual units at street through shift in massing
- Issues
- Requires shared access through adjacent parcels via the central courtyard



1 Aerial view looking Northeast

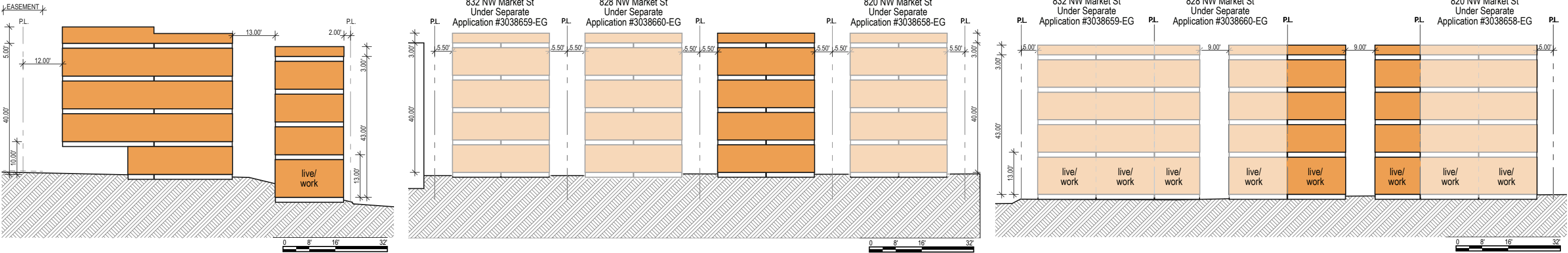


2 Aerial view looking Southwest



Site Plan

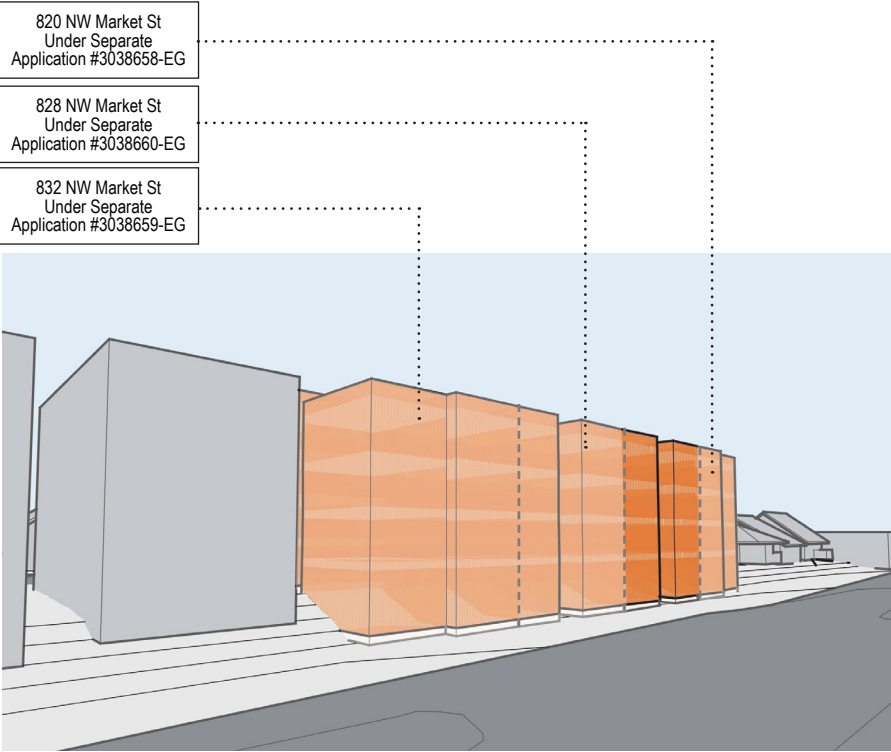
- SITE
- ADJACENT SITE PROPOSAL UNDER SEPARATE REVIEW



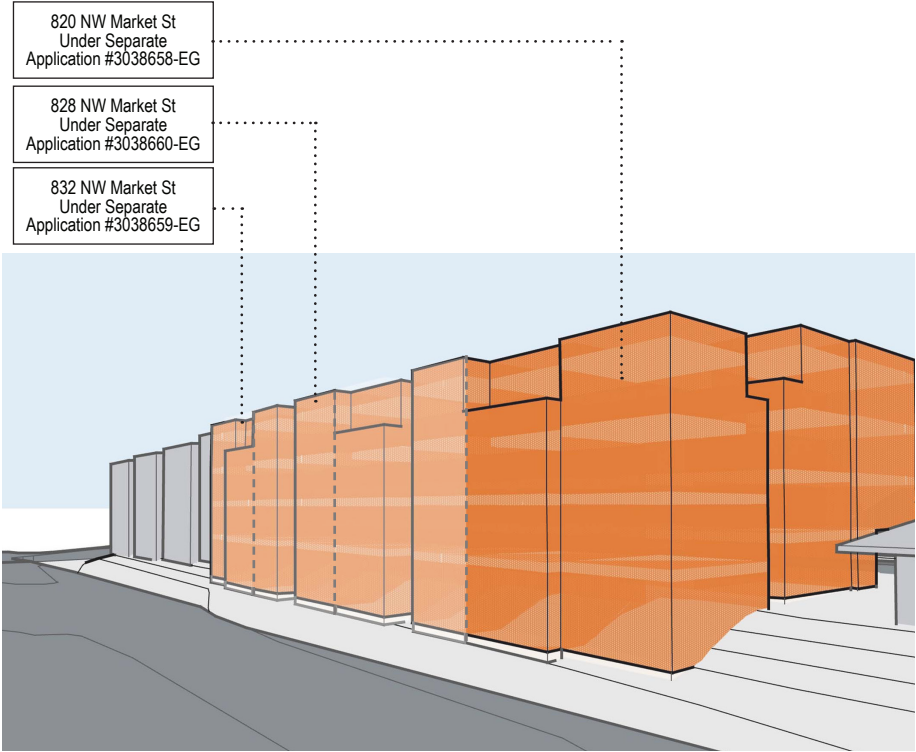
AA. Section looking east

BB. Section looking north

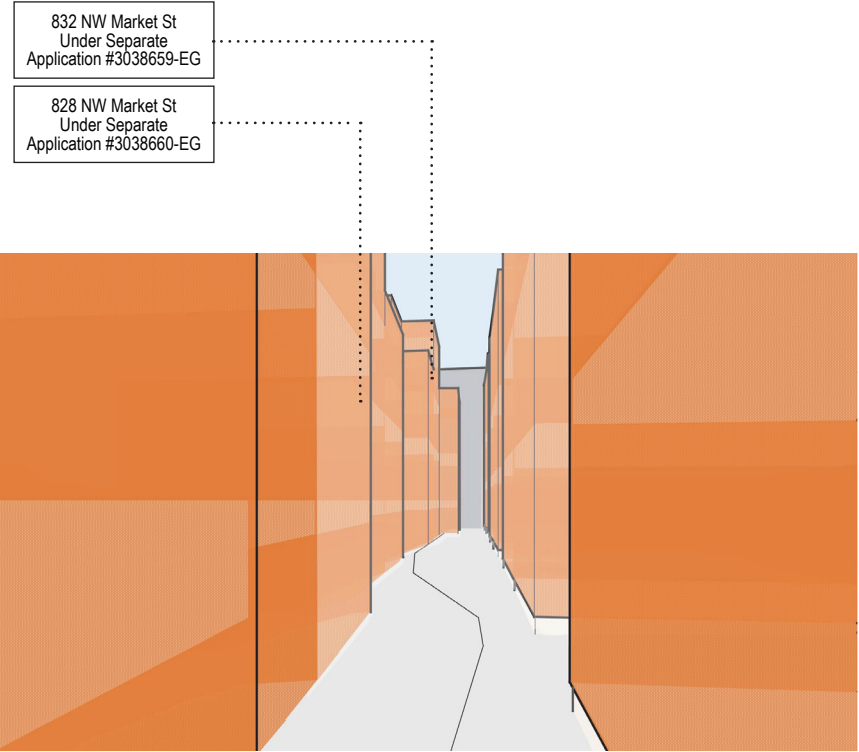
CC. Section looking north



3 Street view looking northeast

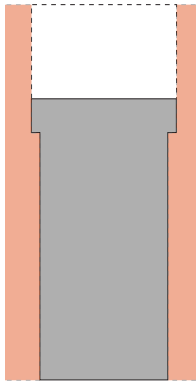


4 Street view looking northwest



5 Alternative 3 courtyard view

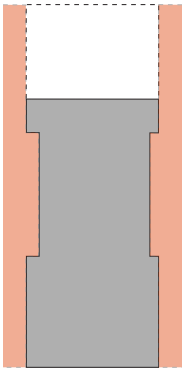
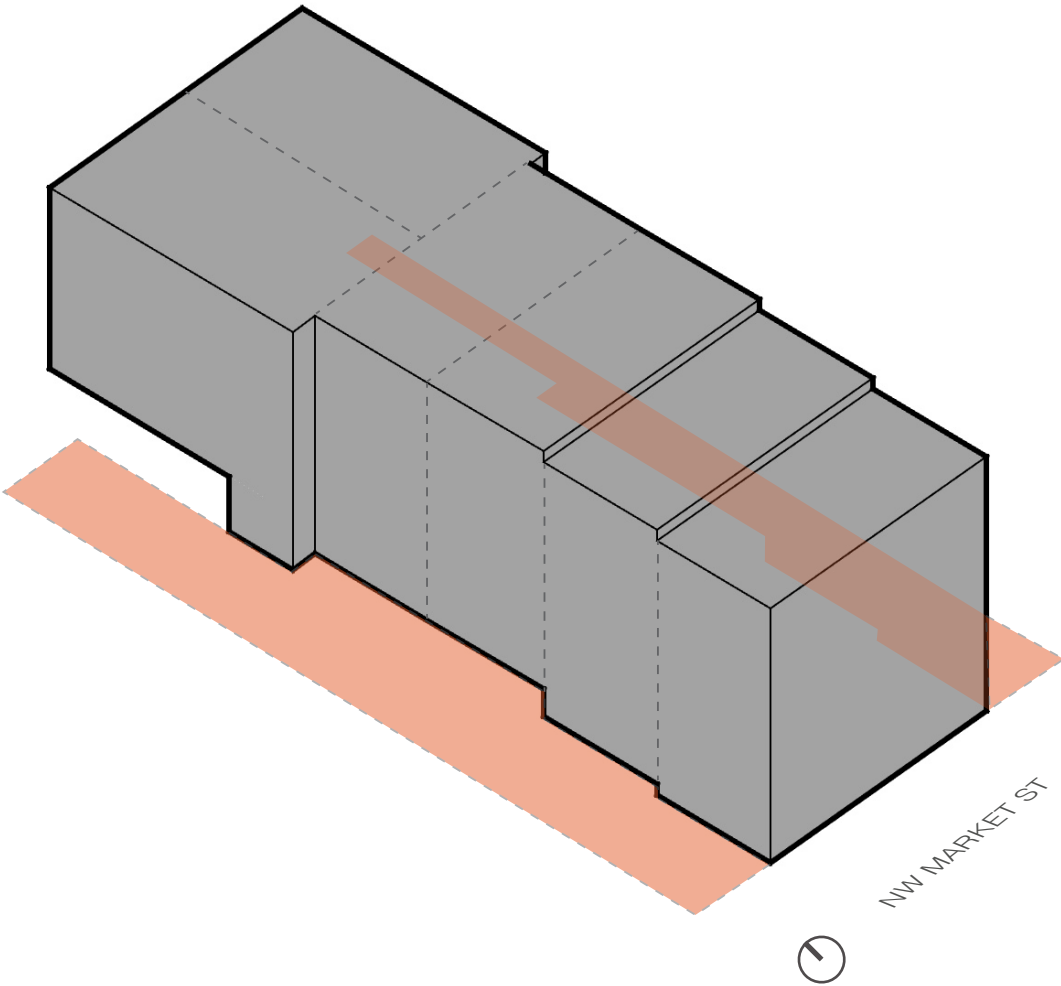
PROJECT EVOLUTION



ALTERNATIVE 1

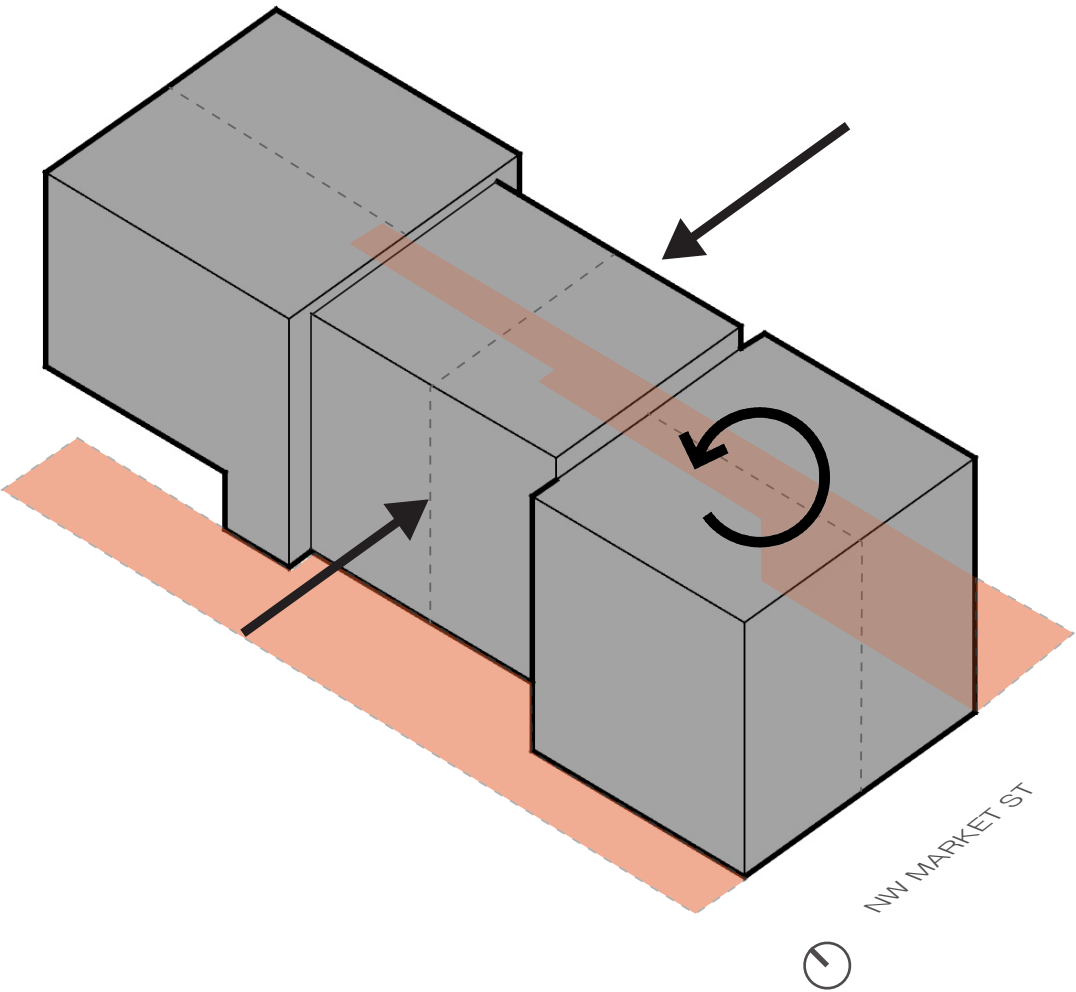
All units oriented toward the center of the site such that the NW Market St frontage does not act as a primary entrance for any units. Massing widens slightly at north end of site.

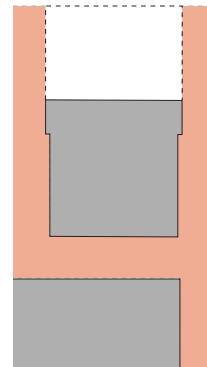
Massing is homogenous at transitions between units and adjacent sites have similar massing, creating narrow corridors in the north-south direction. The alternative requires no departures.



DESIGN PROGRESSION

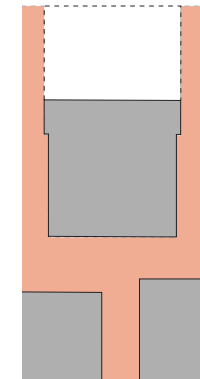
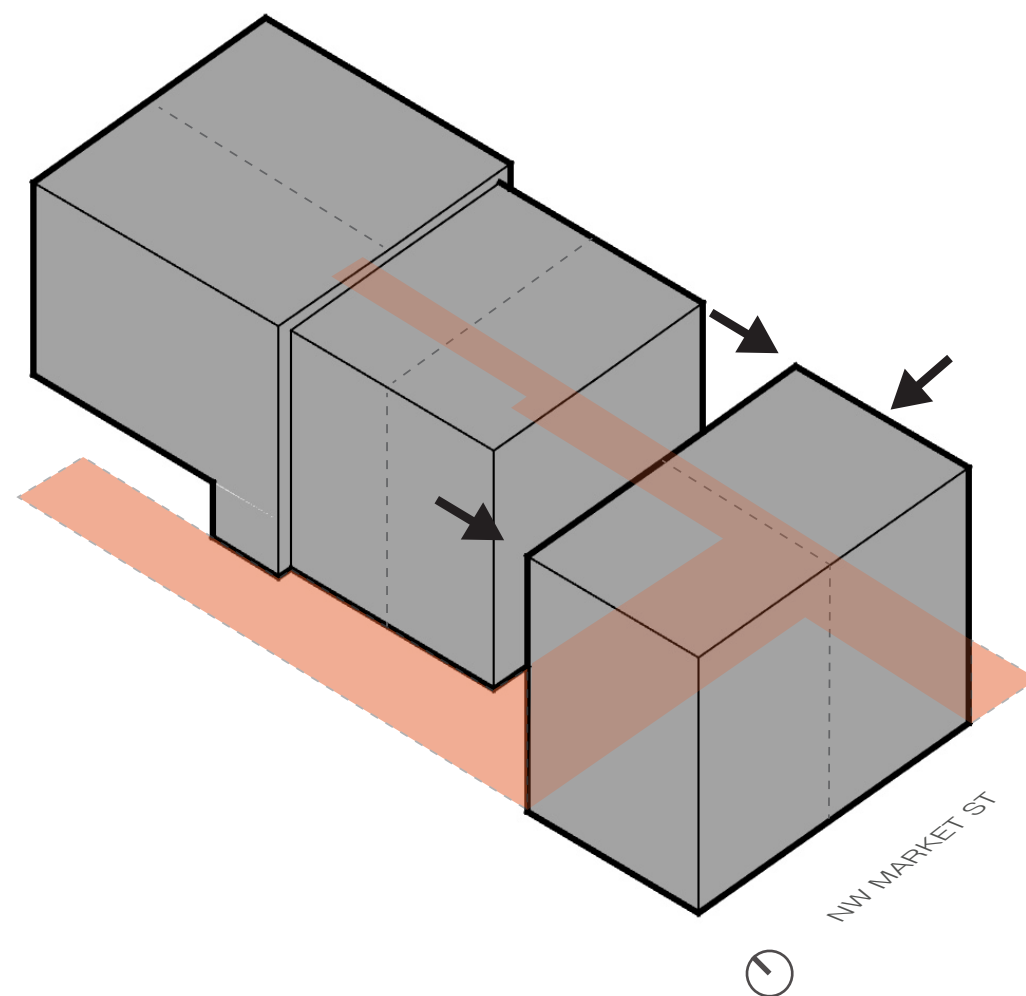
An intermediate massing move between alternative 1 and alternative 2 rotates the street facing units from the north units and creates modulation along the length of the facades in the north-south direction.





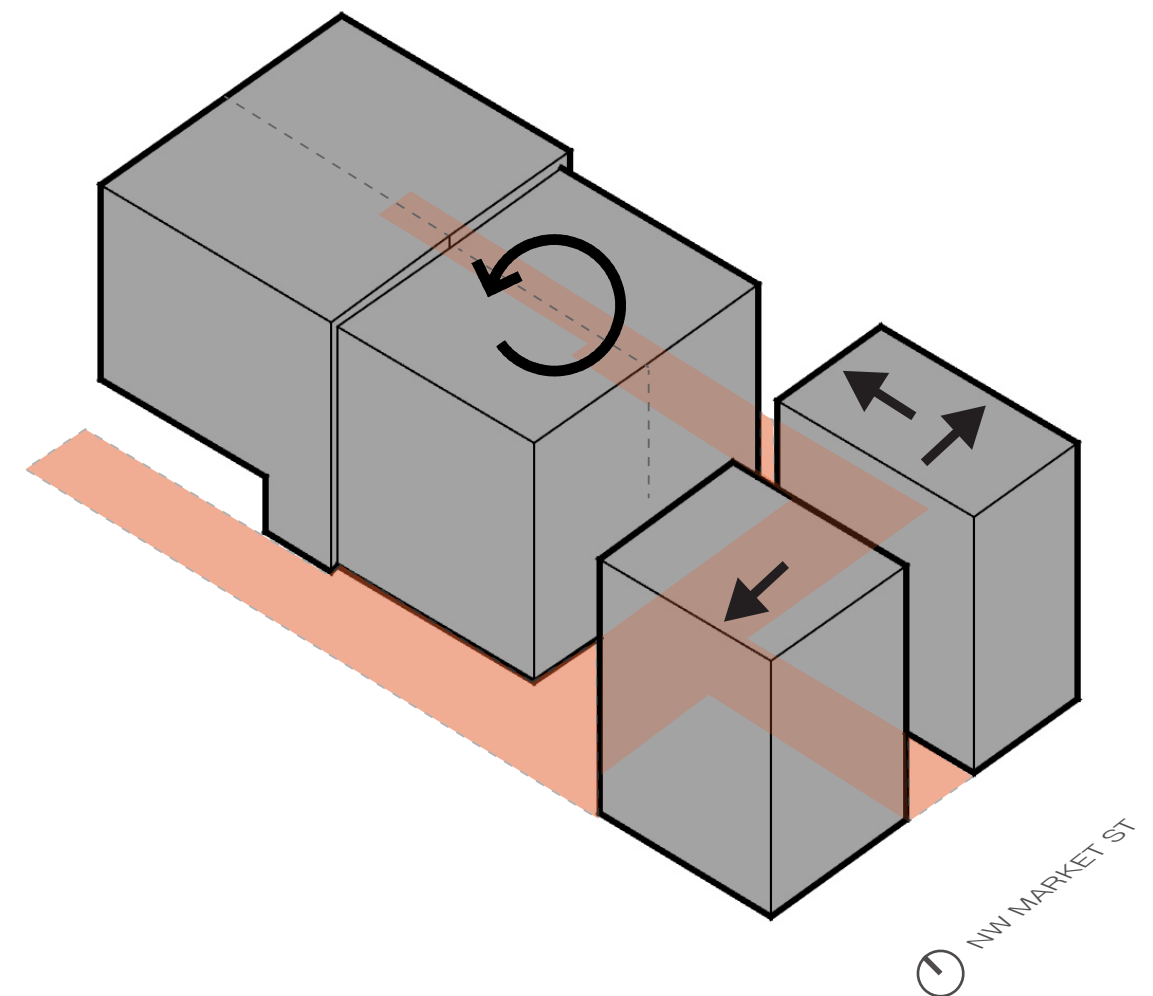
ALTERNATIVE 2

The depth of the front two units is reduced to create a common space that separates two distinct volumes. The front mass slides to the west so that it is abutting the adjacent parcel, creating a cohesive massing across the center of the street frontage.



ALTERNATIVE 3

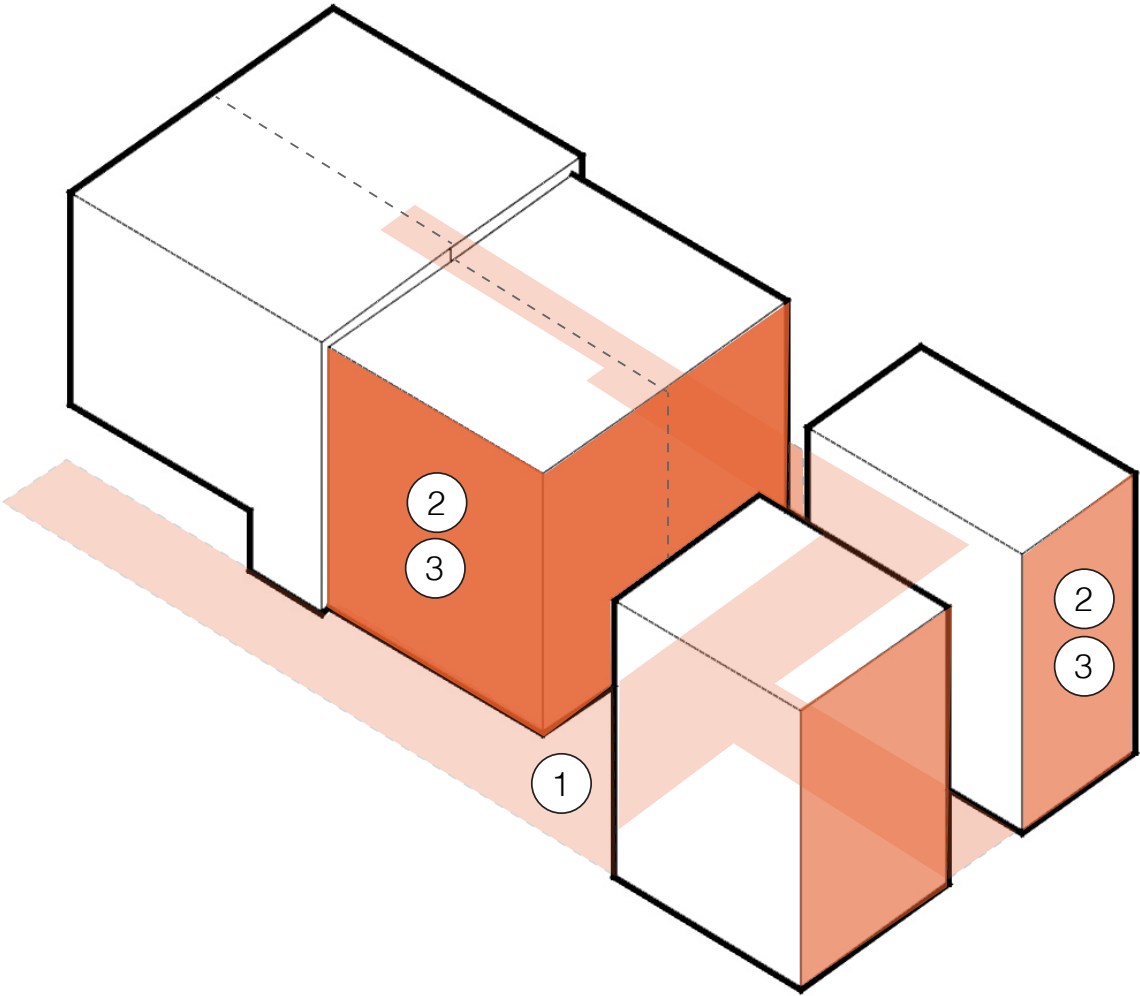
Units at the center of the parcel are rotated to face the common space created by the separation of the two volumes. The units in the front volume are separated to create an access point that is offset from the north-south axis. Each street facing unit has a relationship with massing on the adjacent parcel to either side, creating a cohesive and articulated massing across the street frontage.



SCHEMATIC DESIGN STRATEGY

The design team explored a schematic design strategy for the preferred scheme, Alternative 3, based on supporting relationships between the adjacent parcels and the material characteristic of the neighborhood.

Examples of specific building elements highlight the key aspects of the proposed design strategy, particularly exterior glazing and surface organization as well as courtyard articulation. These elements seek to add visual interest to the proposal and create an identifiable solution.



1/ CENTRAL AXIS COURTYARD



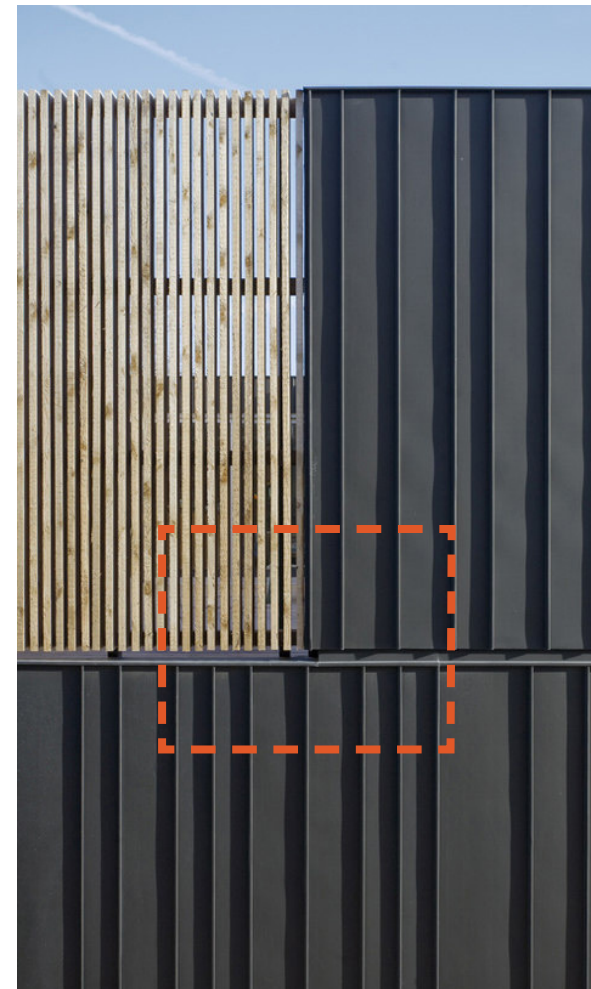
Pacific Cannery Lofts
Miller Company Landscape Architects
Oakland, California

2/ NETWORK OF OUTDOOR SPACES



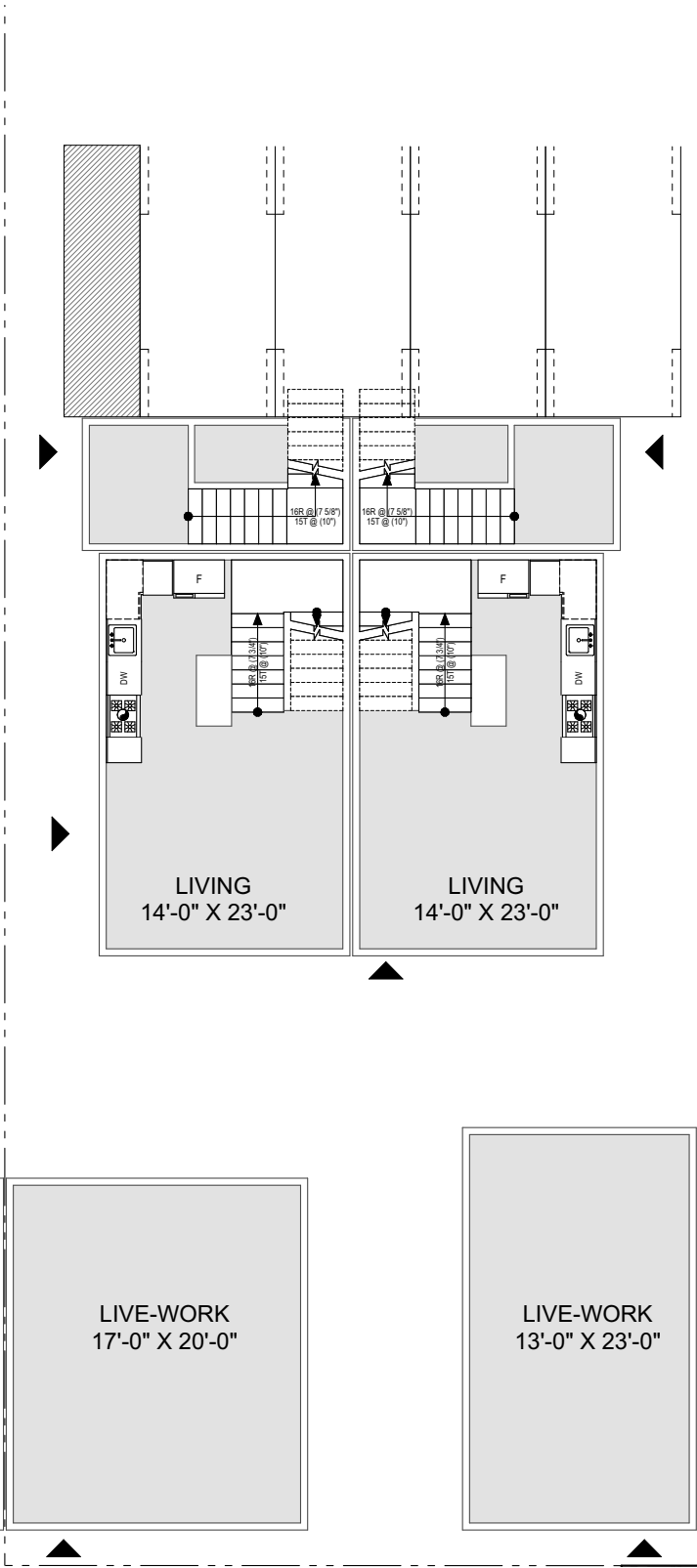
Isabel Building
Christina Davila Arquitectos
La Paz, Bolivia

3/ INTERSECTING LINEAR EXPRESSIONS

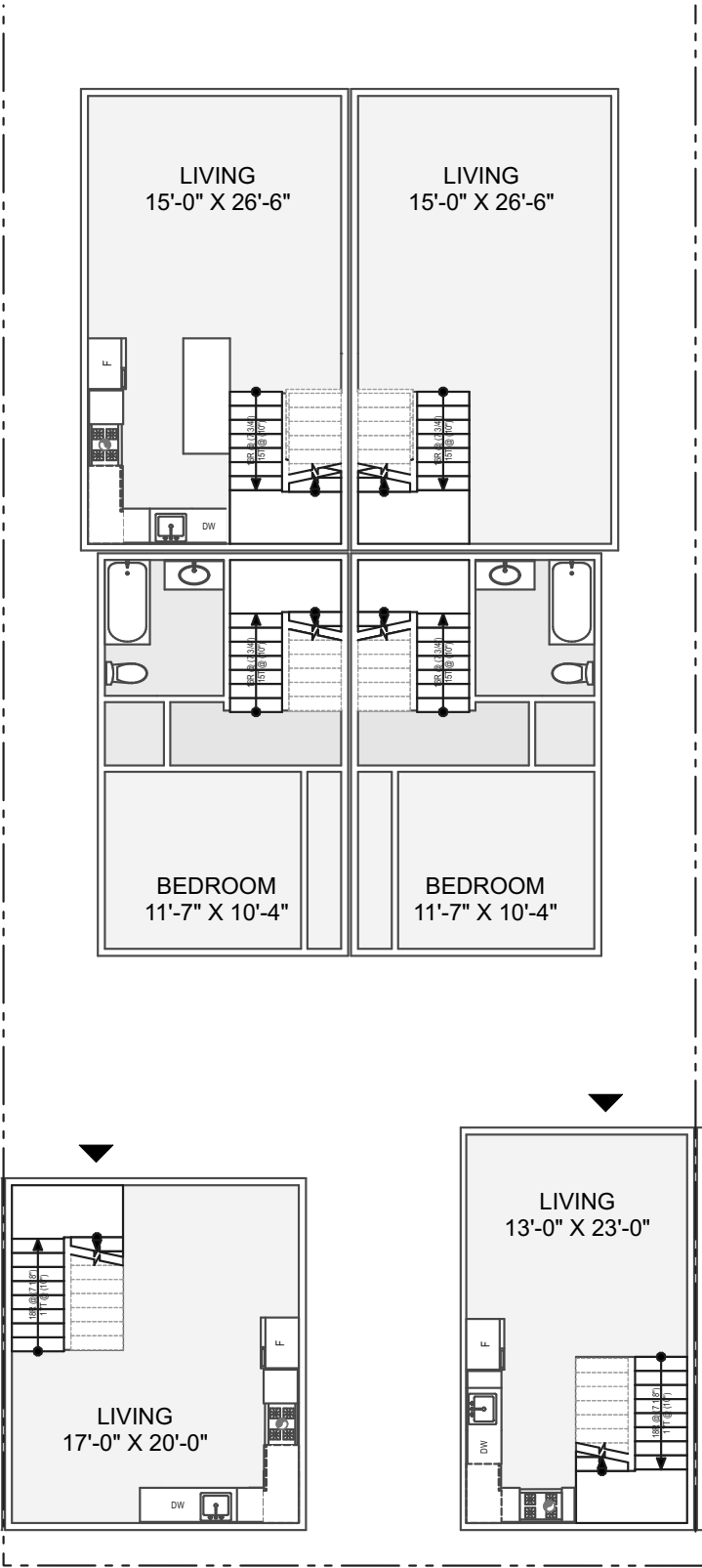


Urban Diva
Pasel Kuenzel Architects
Rotterdam, Netherlands

CONCEPTUAL UNIT PLANS

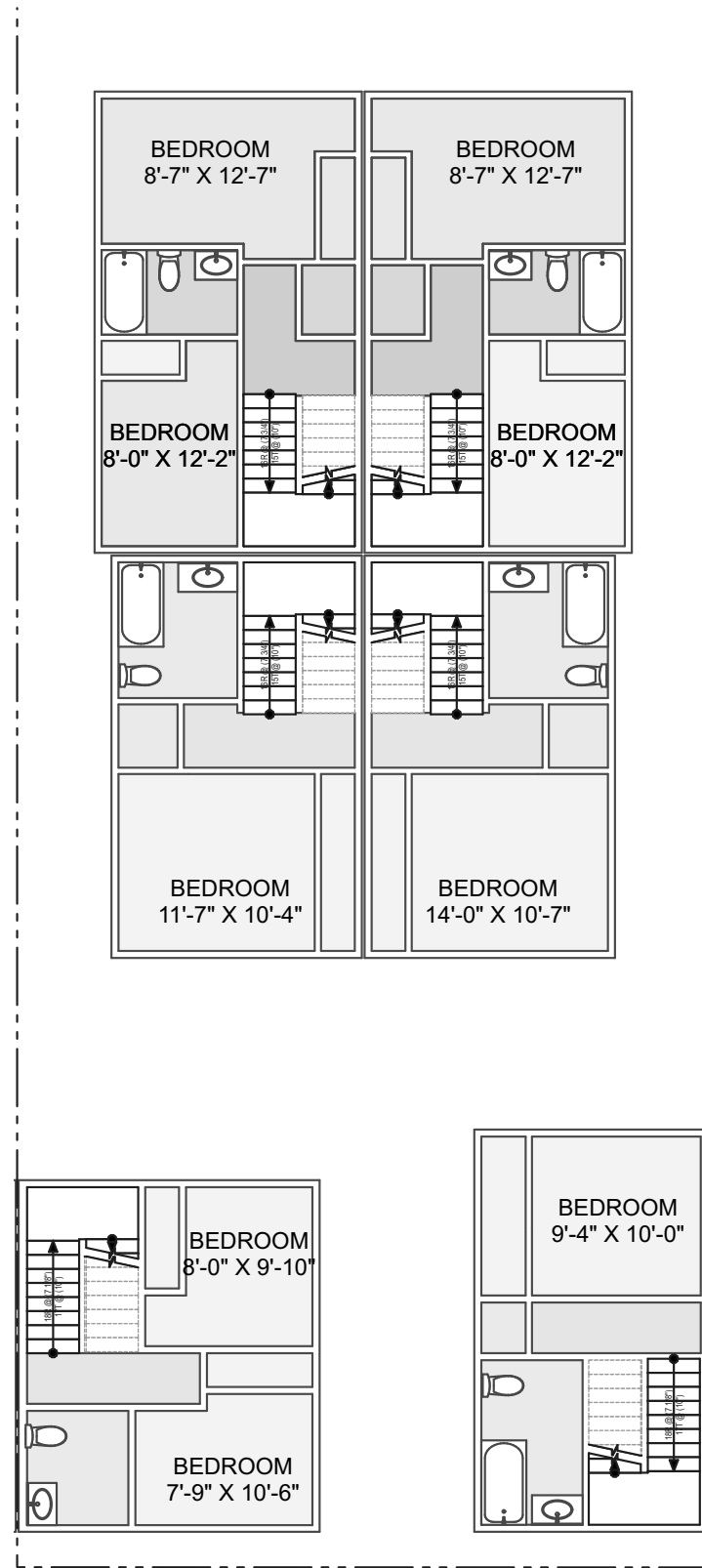


Unit Plans - First Floor

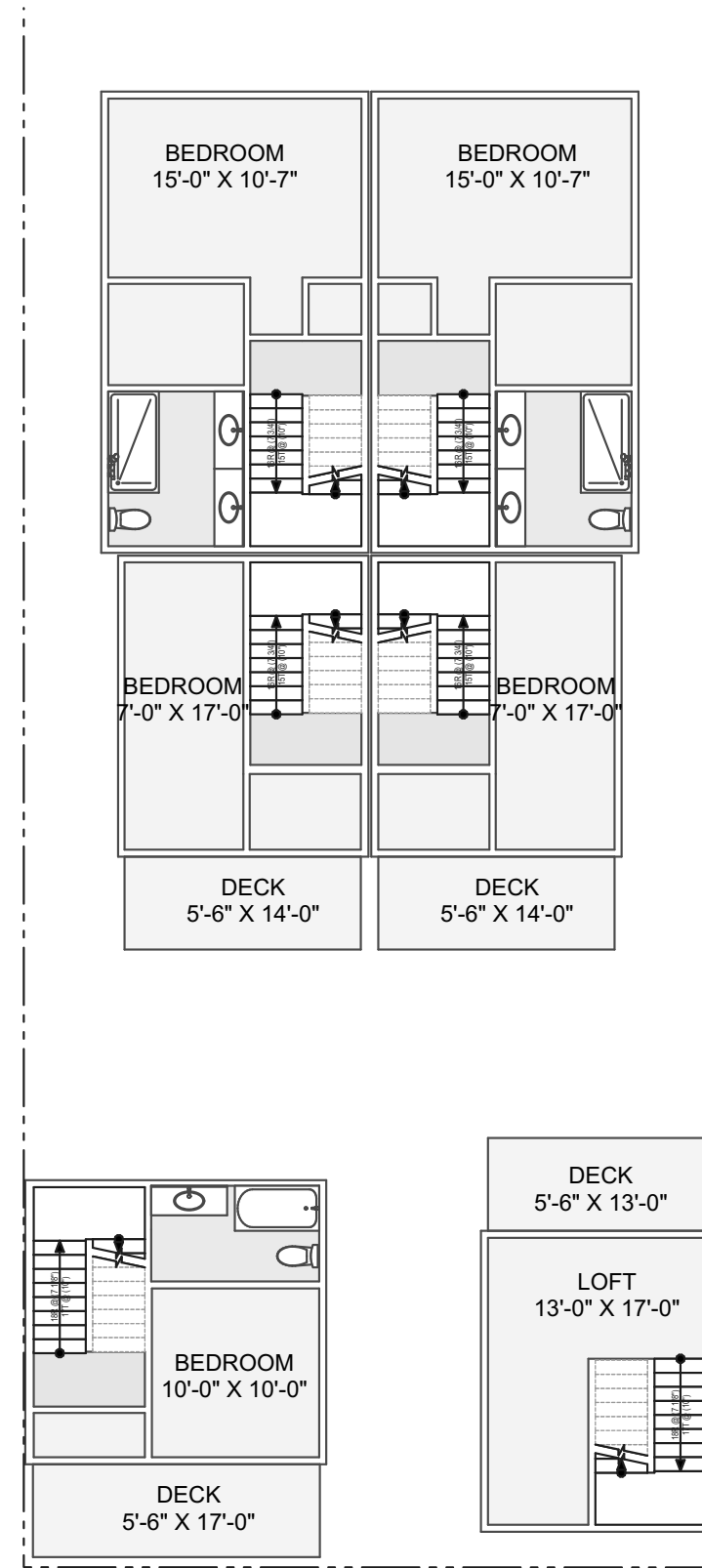


Unit Plans - Second Floor





Unit Plans - Third Floor



Unit Plans - Fourth Floor



DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS & SITE FEATURES

CS1.B.2 Daylighting and Shading

The design approach for the preferred alternative provides equal opportunities for all townhouse units to access daylight. The alternative also includes the most open area at the center of the site between the units, further allowing daylight to reach the units and the interior of the site.

CS1.C.2 Topography

The design takes advantage of a grade change beginning at NW Market Street and sloping up toward the north side of the site. All units can be accessed at the higher grade with the street facing units able to be accessed from the street level as well as the courtyard level. This creates flexibility in the use at the street level street-facing facade of the townhouse units to meet the commercial requirements within NC1 zones.

CS2 URBAN PATTERN & FORM

CS2.B.2 - Connection to the Street
CS2.I - Streetscape Compatibility

The proposal creates a strong connection to the street through the use of landscaping, entry sequences and canopies that complement the street level commercial spaces. The design provides a varied set back from the front property line to provide a physical buffer from the sidewalk. Mature street trees along NW Market Street maintain the character of the landscaping of the street.

CS2.B.3 - Character of Open Space

In the Preferred Alternative, the massing is split into two distinct forms. This creates an open courtyard at the center of the parcel and provides a central axis of shared outdoor space across this site and the adjacent lots under separate applications. The outdoor space will feature landscaping and pavers to create opportunities for engagement within the micro community. Two access points to NW Market Street across the four parcels allows the common space to wrap the units and connect into the public realm and the commercial spaces at street level.

CS2.C.2 - Mid-block Sites

The proposed massing creates a strong street edge along NW Market Street that will connect into a series of other similarly scaled or larger projects proposed to the immediate west of the site. In the preferred alternate, the opening at the east and west ends of the central axis allows for connectivity and movement across the mid-block site.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

CS3.A.2 - Contemporary Design

Recently completed projects in the area include contemporary townhouses that will inform the articulation of the proposed townhouses on NW Market Street. The project will utilize materials that reinforce the linear nature of the forms and complement the natural features of the site and immediate neighborhood.

CS3.A.4 - Emphasizing Positive Neighborhood Attributes - Evolving Neighborhoods

The section of NW Market Street around the site has recently been up-zoned and is experiencing a transition from predominantly single family homes to more dense multifamily buildings. The use of intervals and contemporary features across this parcel and its adjacent counterparts will further strengthen an emerging townhouse typology that has begun to appear throughout the surrounding neighborhood.

PUBLIC LIFE

PL1 CONNECTIVITY

PL1.A.1 - Enhancing Open Space

The proposal creates a network of open spaces on site, shared by all homes. A linear central shared courtyard is supported by residential terraces and roof decks, creating a mix of private and common areas. These open spaces foster interaction between residents and visitors through the adjacency of entries and their connection to the shared pedestrian path to NW Market Street. The network of open space provides residents with an extension of the public realm and a gradual transition from public to private space.

PL1.B.1 Pedestrian Infrastructure

Two access points across the site and its adjacent parcels provide connectivity between the streetscape and the central common space. The central axis of common space creates additional pedestrian amenity for residents and visitors. Commercial and residential entries along NW Market Street also enhance the pedestrian experience along NW Market Street.

PL2 WALKWAYS AND CONNECTIONS

PL2.C.1 - Weather Protection Location and Coverage

Overhead weather protection is integrated into each of the building entries through overhead canopy projection. Weather protection elements are a primary part of the patterning implemented on the building facades. Street-facing units have commercial spaces with entry canopies to directly engage the street.

PL2.D - Wayfinding

Clear and prominent wayfinding is integrated into the project's site plan. Individual unit entries are highlighted and commercial entries are visible from the street. A shared pedestrian path connects to the central courtyard and will be clearly defined through its materiality and lighting. Unit addressing will be clearly located for street-facing and courtyard oriented units.

PL3 STREET-LEVEL INTERACTION

PL3.A - Entries

Street-facing unit entries coordinate several design features that are a part of the overall structure facades. These include: canopies, balconies, entry stoops, roof overhangs and planters to connect the commercial spaces to NW Market Street.

PL3.B - Residential Edges

Residential edges are defined through landscaping and architectural elements. Individual and shared stoops, canopies and recessed entries, combined with four-story volumes along the street provide both visual interest at the edges of the project. These elements also contribute to a transitional buffer from the public streetscape to the unit entries.

PL4 ACTIVE TRANSPORTATION

PL4.A - Entry Locations and Relationships

The separation of pedestrian access from vehicular access creates a safe experience for pedestrians and bicyclists entering and exiting the site. Surface parking stalls will be accessed from the existing access easement serving the entire block at the rear of the site, while primary pedestrian access points are located on NW Market Street.

PL4.B.2 - Bike Facilities

Bicycle parking will be provided for all the units in an easily accessible location on site.

PL4.C - Planning Ahead for Transit

The site has easy access to the intersection of NW Market Street and 8th Avenue NW. Bus stops for primary lines in the east-west and north-south direction are located at this intersection.

DESIGN CONCEPT

DC1 PROJECT USES & ACTIVITIES

DC1.A.4 - Arrangement of Interior Uses

Each unit in the preferred alternative fronts a portion of the common space such that each townhouse has the opportunity for visual connection to the semi private outdoor space. The street-facing units provide a commercial space at street level with the residential use accessed from the courtyard above street level.

DC1.B.1 - Access Location and Design

In order to minimize the effect of on-site parking, surface spaces are provided beneath a series of overhangs along the north side of the site. Parking is accessed via an existing easement that serves the entire block at the rear of the site.

DC2 ARCHITECTURAL CONCEPT

DC2.A - Massing

The concept consists of two primary volumes separated by a shared courtyard. Each mass is modulated to create more varied volumes and to enhance the experience of the pedestrian. This provides a gradual transition from larger spaces to more confined access points. Terraces will carve away portions of the mass to create more gradual transitions to open space and to create a dialog between the masses.

DC2.B.1 - Architectural and Façade Composition

A system of design elements, including stoops, recessed entries, exterior balconies, canopies, and massing modulation will be used to highlight volumes while maintaining a consistent language throughout the project. The orientation of the units in the preferred alternative allows all walls to be articulated with fenestration and avoids blank walls facing adjacent properties while maintaining privacy concerns. Roof forms and varying unit heights add another layer of interest to the composition.

DC2.C - Secondary Architectural Features

The design proposal will employ stoops, balconies, roof overhangs, railings, parapets and cantilever treatments to activate the proposed massing and enliven the site. This will occur to varying degrees at all edges of the site.

DC2.D - Scale and Texture

Architectural articulation and thoughtful material choices will provide depth and texture to the project. Landscape elements and textural base materials will be focused at entries to enhance the experience at the pedestrian level.

DC3 OPEN SPACE CONCEPT

DC3.A.1 - Building Open Space Relationships

The design alternatives present different strategies for incorporating open space into the development. Alternative 1 orients the common space in the north - south direction, creating a separate space for each parcel. Alternatives 2 and 3 reorient the space in the east - west direction, allowing connection across the adjacent parcels under separate applications. The preferred alternative uses the separation of the two masses to extend the common space to the edge of the site. This alternative provides the greatest connectivity across the aggregation of sites and the most opportunities for integration between indoor and outdoor space.

DC3.B - Open Spaces Uses and Activities

Open spaces will be considered and designed to accommodate a variety of uses. The proposal will incorporate seating and landscape strategies that will activate these spaces. The internal network of defined entries, private balconies and common walkways provides opportunities for various shared and private uses. The orientation of the open space allows for potential connection at the parcels to the east and west in the future.

DC4 MATERIALS

DC4.A.1 - Building Materials

The proposal will include durable, quality materials consistent with similar project types in the neighborhood. Materials and finishes will create an attractive and inviting street edge and courtyard. Pattern and rhythm within the façade will be highlighted through variation of materials and finishes as a way of reducing the overall scale of the building and identifying individual units.

DC4.B.2 - Signage

Signage will be minimal but effective, supporting wayfinding and the design approach of the proposal. The design team proposes an approach to address signage that is incorporated with weather protection and is of a consistent design language as those secondary architectural elements of the proposal.

DC4.C.1 - Lighting

Lighting will promote safety and security, while also respecting the adjacent properties and units on site. It will add detail to the pedestrian realm and support on-site wayfinding.

DC4.D.1 - Trees, Landscape and Hardscape Materials

A combination of landscape and hardscape adds visual interest and sponsors activity throughout the exterior spaces on the site. These extend from the access points along NW Market Street to the internal shared courtyard.

COMPLETED WORK b9 ARCHITECTS



1623 14th Ave by b9 architects



416 19th Ave by b9 architects



COMPLETED WORK b9 ARCHITECTS



410-414 12th Ave by b9 architects

