



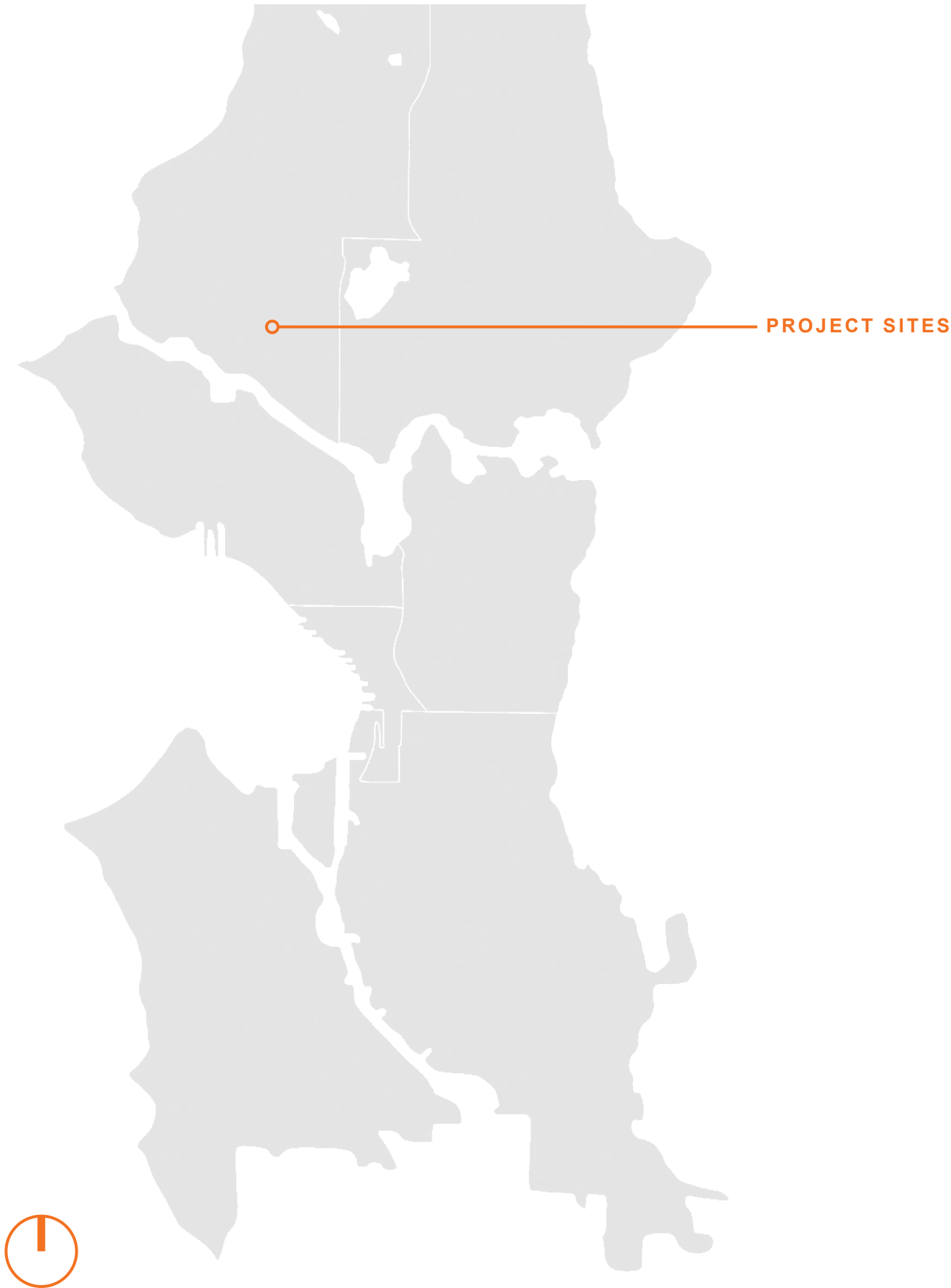
STREAMLINED DESIGN REVIEW

SEPTEMBER 2, 2022

DCI # 3039743-EG
836 NW Market St
Seattle, WA 98107

Applicant:
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VICINITY MAP



EXISTING SITE

The project site (9307300115) is mid-block parcel located off NW Market St. between 8th Ave NW and 9th Ave NW with alley access from west of the site. The site area is 4,100 SF, measuring 41' wide by 100' deep. The site slopes from north to the southern lot line by approximately 10'. There is an existing single family house on site, and the site being recently upzoned to NC1-40 (M2). All properties along NW Market, from 8th Ave NW to 26th Ave NW are zoned NC1-40 (M2), while the properties directly across the alley to the north are zoned LR2 (M1).

The surrounding properties are a mix of single family residential, multifamily townhomes, commercial spaces and newer multifamily developments.

ZONING AND OVERLAY DESIGNATION

The project parcel is in a NC1-40 (M2) zone and is located in the Ballard Hub Urban Village overlay. Zoning transitions to low-rise multifamily on the north side of the block across from the private alley easement. The block to the south is a mix of neighborhood commercial and low-rise multifamily zoning, with neighborhood commercial zoning continuing in either direction to the east and west.

DEVELOPMENT OBJECTIVES

The project proposes the construction of two new live/work units and four new townhouse units. The existing structure will be demolished under this proposal. Four new surface parking stalls are proposed to be accessed from the alley.

This proposal aims to provide new housing options to the neighborhood made available through the zoning change, while taking aesthetic cues from and fitting within the older single family context, newer townhome projects, and existing neighborhood storefronts.

NEIGHBORHOOD CUES

This project is located within the Ballard Hub Urban Village, an area experiencing rapid growth. The immediate blocks are a mix of multi-family apartment buildings, commercial businesses, townhomes, and single-family homes. There is a variety of commercial buildings both two blocks to the west and one block to the east along NW Market St, including several restaurants, professional services, various small businesses, and larger commercial development within walking distance. Major bus routes are located on the eastern end of the block at the intersection of NW Market St and 8th Ave NW. Gilman Playground is one block south of the parcel.

This site is subject to the Citywide Design Guidelines.



AERIAL MAP



SITE LOCATION
836 NW Market St
Seattle, WA 98107

ZONING SUMMARY
Zone: NC1-40 (M2)
Overlay: Ballard Hub Urban Village
ECA: None

PROJECT PROGRAM
Site Area: 4,100 SF
Number of Live-Work Units: 2
Number of Residential Units: 4
Number of Parking Stalls: 4
Approx. FAR (Overall) = 12,300 SF
Approx. FAR Per Unit = 2,050 SF

ADJUSTMENTS REQUESTED
None

DEVELOPMENT STANDARDS SUMMARY

- 23.47.A.004 Use:

Live-work units permitted outright, Residential units permitted outright
- 23.47.A.005.G.1 Residential Use:

Limited to 20% street level, street-facing facade
Exceptions per SMC 23.71.044

23.47.A.008 Street Level

Development Standards:

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street per A.2.b
- 60% Of the street facing facade between 2 and 8 feet shall be transparent per B.2.a
- Nonresidential 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 per B.3.a
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet per B.4
- The portion of each such live-work unit in which business is conducted must be a minimum of 300 square feet and must be located between the street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level, street-facing facade, shall extend a minimum depth of 15 feet from the street-level, street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, sleeping, or laundry facilities, or bathrooms containing a shower or bathtub. These basic residential features shall be designed and arranged to be separated from the work portion of the live-work unit by a physical divider such as a wall or partition per E.1
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry per E.2; and When live-work units are located on a street-level, street-facing facade a portion of each live-work unit where business is conducted must be located between the principal street and residential portion of the unit
- Each live-work unit must include an exterior sign with the name of the business associated with the live-work unit. Such signage shall be clearly associated with the unit and visible to pedestrians outside of the building per E.3
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk per E.4

- 23.47.A.012 Structure height:

Allowed Maximum Base Height: 40'-0"
4'-0" Height Bonus per SMC 23.47A.012.A.1: 44'-0"
4'-0" Height Bonus for Rooftop Features: 48'-0"
16'-0" Height Bonus for Penthouses: 60'-0"
- 23.47.A.013 Floor Area Ratio:

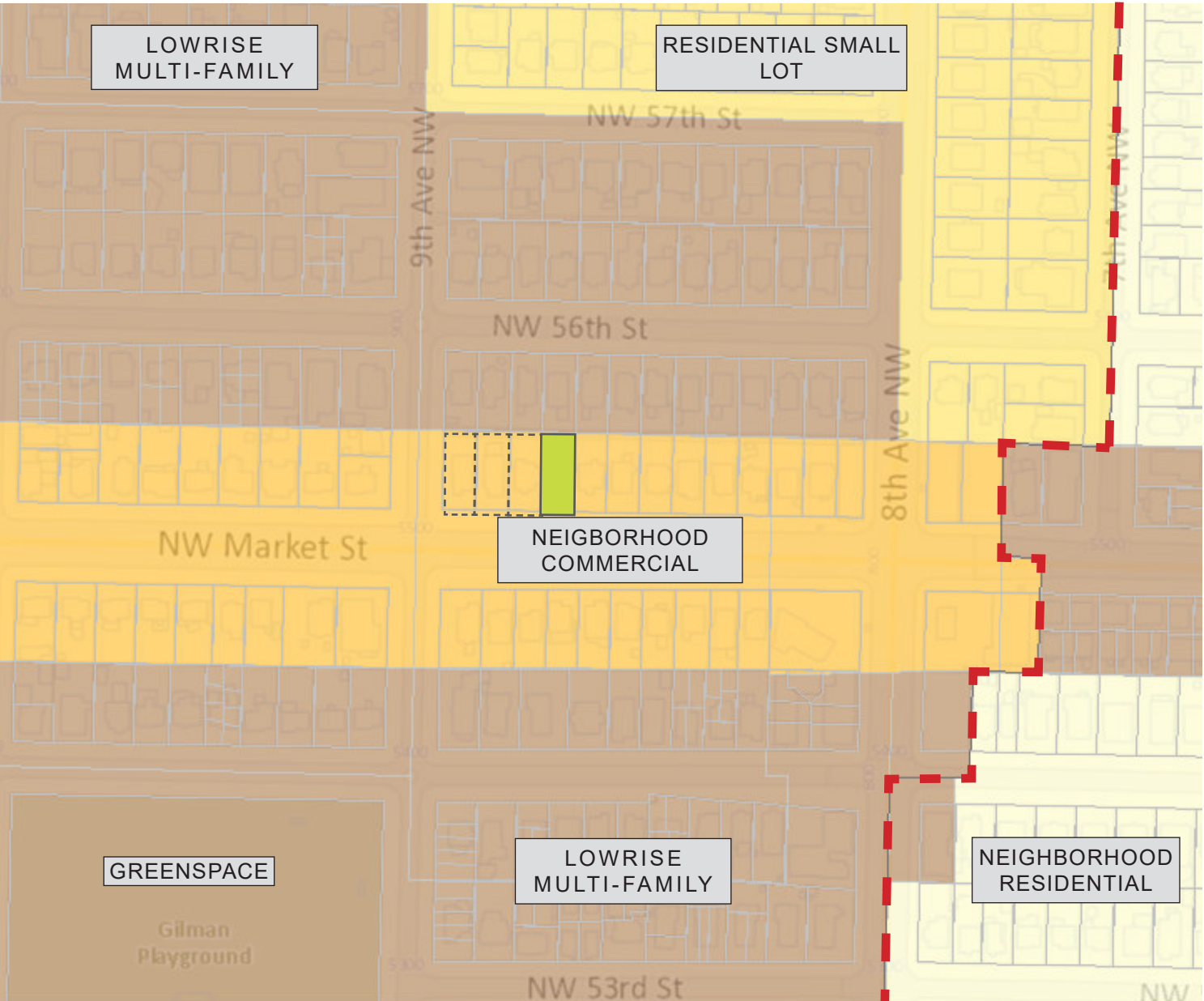
3.0 (12,300.00 SF)
- 23.47.A.014.B.2 Setbacks:

10' for portions of structures above 13' in height to a maximum of 65'

An upper-level setback is required along any rear or side lot line that abuts a lot in a neighborhood residential zone, that is across an alley from a lot in a neighborhood residential zone, or that abuts a lot that is zoned both commercial and neighborhood residential if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot as follows:

- a.Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet;
- b.For each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet

- NEIGHBORHOOD RESIDENTIAL
- LOWRISE MULTIFAMILY
- NEIGHBORHOOD COMMERCIAL
- RESIDENTIAL SMALL LOT



DEVELOPMENT STANDARDS SUMMARY CONTINUED

- 23.47.A.016 Landscaping and Screening:

Green Factor score of 0.3 or greater
Street trees required
Existing street trees to remain
- 23.47.A.013 Amenity Area:

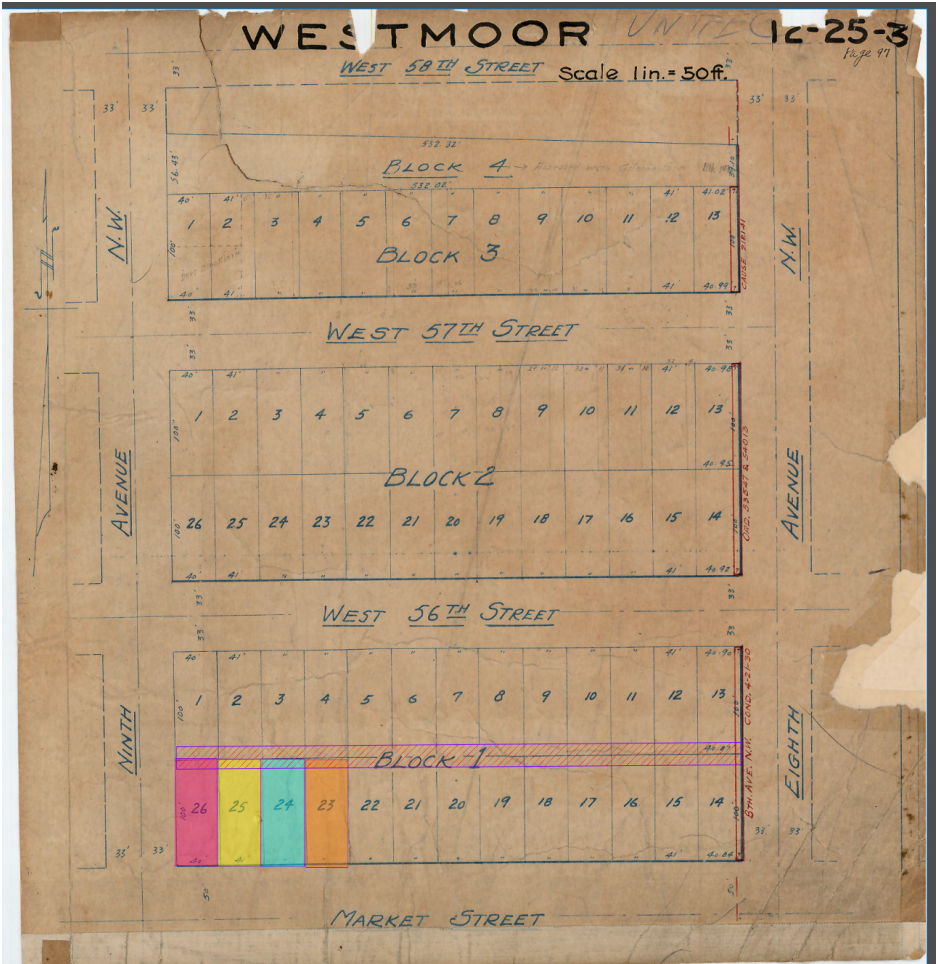
5% of total gross floor area in residential use
- 23.54.015 Required Parking:

No parking required in urban centers, station area overlays, or urban villages within a frequent transit service area.
Commercial — 0 per unit < 1,500 SF
- 23.54.040 Solid Waste Storage & Access

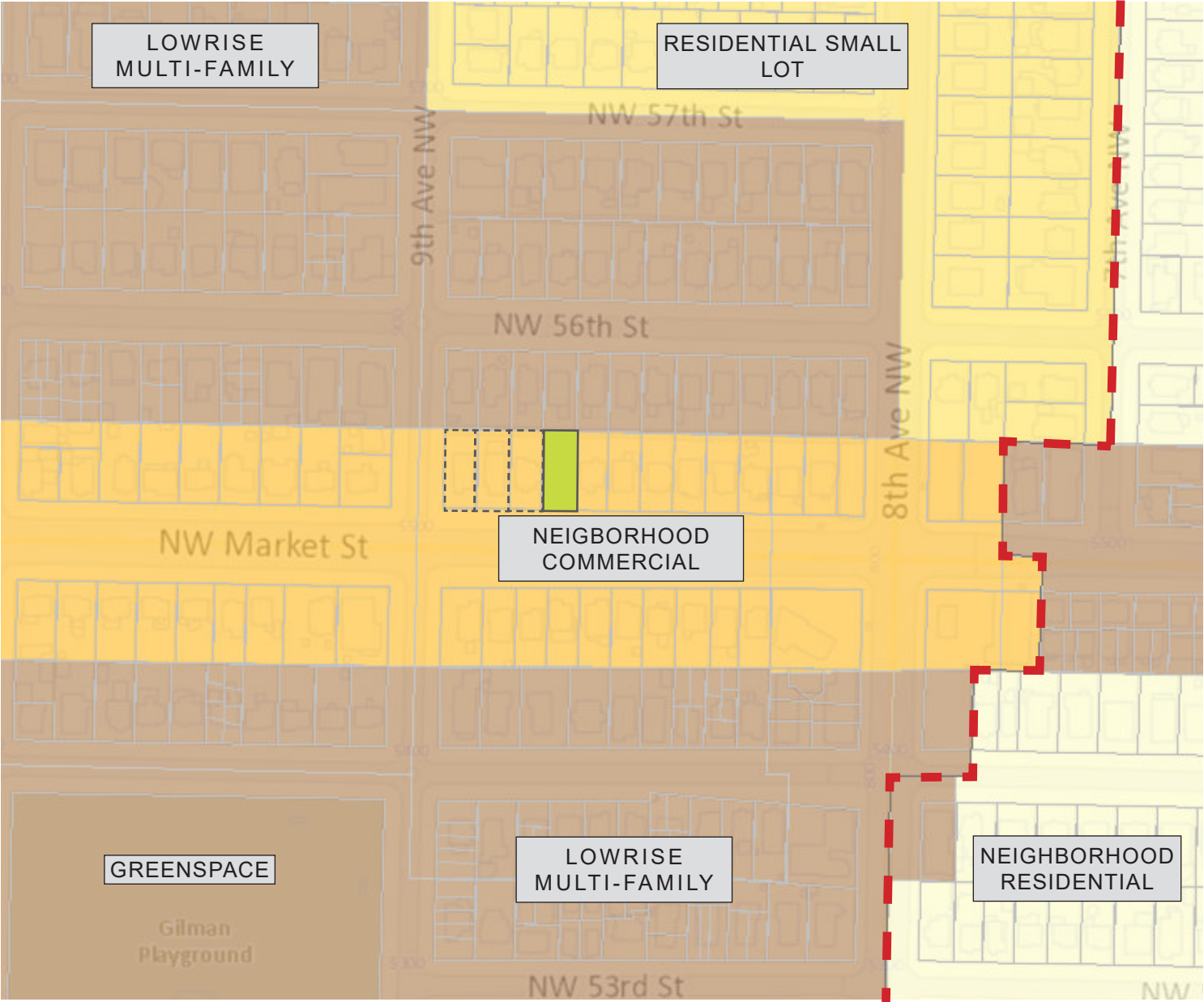
Subject to SPU approval:
-Garbage: 4x 32 gallon cart for Townhomes, 2x 96 gallon carts for Live/Work
-Recycle: 2x 96 gallon cart for Townhomes, 2x 96 gallon carts for Live/Work
-Compost: 1x 96 gallon cart for Townhomes, 2x 96 gallon carts for Live/Work

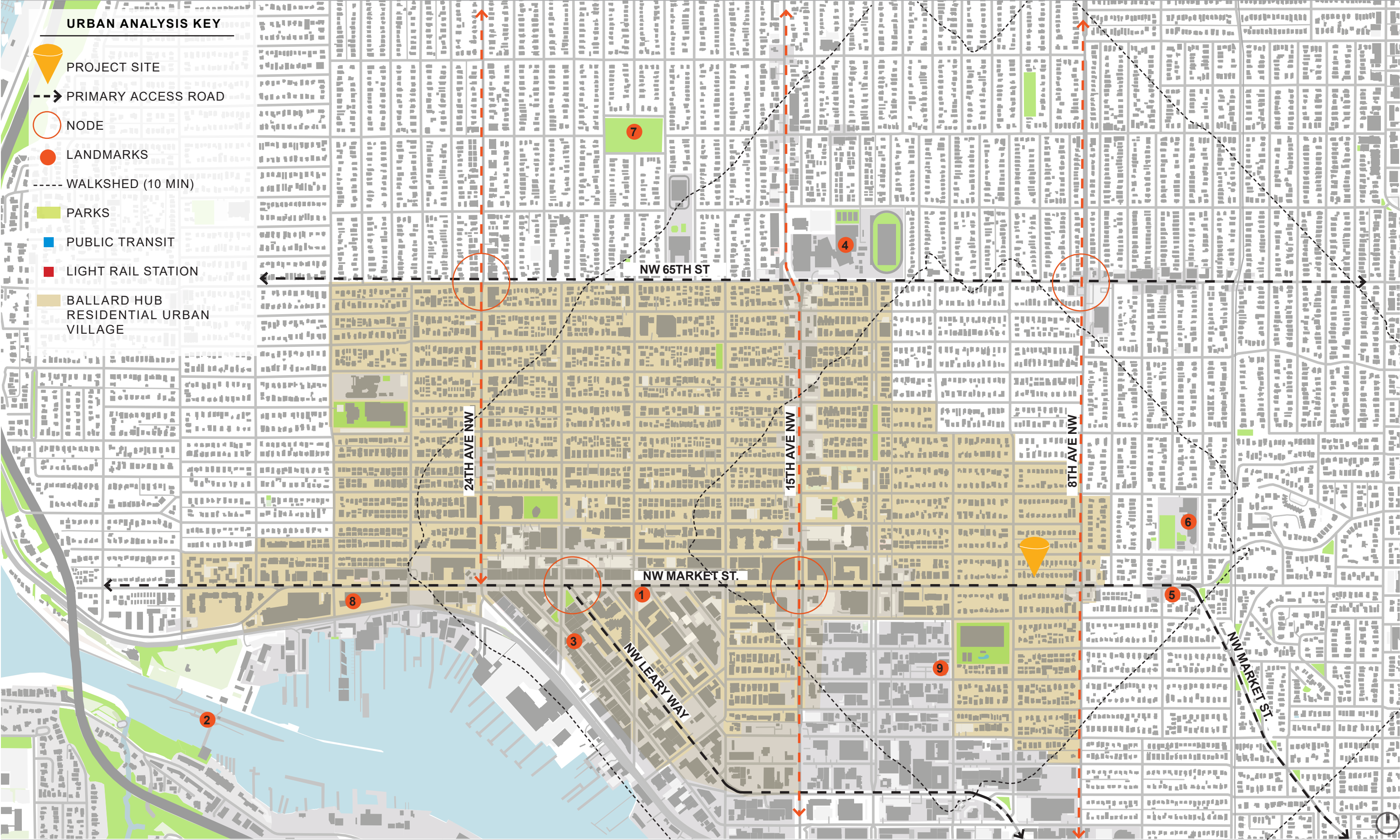
Total: 8x 96 gallon carts, 4x 32 gallon carts

- NEIGHBORHOOD RESIDENTIAL
- LOWRISE MULTIFAMILY
- NEIGHBORHOOD COMMERCIAL
- RESIDENTIAL SMALL LOT



PRIVATE ALLEY DETERMINATION







MIGHTY O'S DONUTS ①



BALLARD (HIRAM M. CHITTENDEN) LOCKS ②



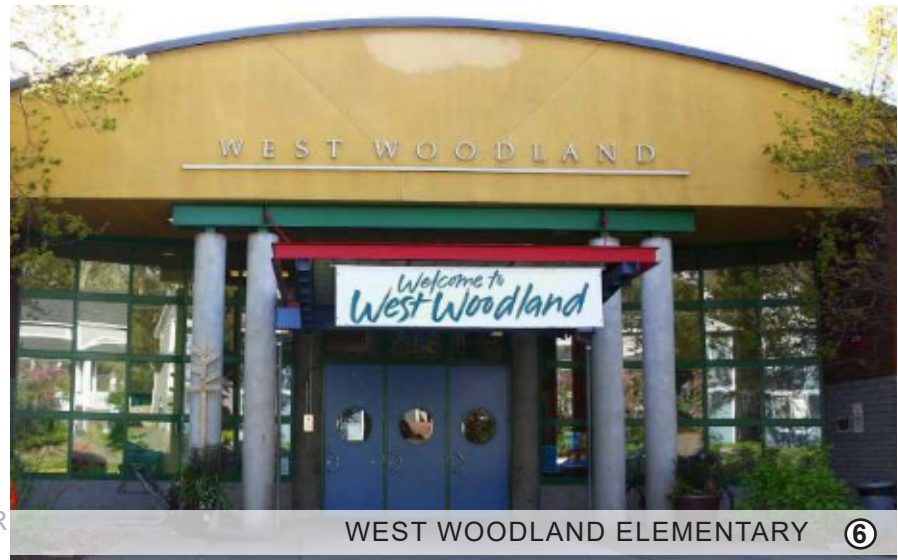
FARMERS MARKET ③



BALLARD HIGH SCHOOL ④



BRIMMER AND HEELTAP ⑤



WEST WOODLAND ELEMENTARY ⑥



SALMON BAY PARK ⑦



NATIONAL NORDIC MUSEUM ⑧



STOUP BREWING ⑨

1. Printed Outreach

Date: Flyers were mailed 07/15/2022

Link: www.surveymonkey.com/r/C5LSC8P
Date: Survey Launched 07/18/2022
Survey Closed 08/08/2022

Date: Site Became Available 07/18/2022
Link: cone-outreach.com/nwmarket-a



NW MARKET ST PACK A #3039743-EG

SUMMARY OF COMMUNITY RESPONSES:

Electronic/Digital Outreach 1: Cone Architecture received three (3) responses to the survey that was created through Survey Monkey. All of the responses were in English, no other language responses were recieved. A summary of the responses received is as follows:

- Q1 : What is your connection to this project? (Select all that apply)
- (2) I live very close to the project.

(0) I don't have a direct connection, but I care about growth and development in Seattle

(1) I live in the general area

(0) I own a business nearby

(0) I visit the area often for work or leisure

(0) Other
- Q2 : What is most important to you about a new building on this property? (Select all that apply)
- (0) That it is nice looking

(2) That it is designed to be family-friendly

(0) That it looks unique and interesting

(1) That it is designed with environmental sustainability in mind

(1) That it is affordable for residents and/or businesses

(2) Other
- Q3: What concerns do you have about this project? (Select all that apply)
- (1) Construction noise/ impact

(2) That it will make driving and parking in the neighborhood more difficult

(1) That I will not like the way it looks

(0) I dont have any specific concerns

(1) That it will not be affordable

(3) Other

(1) That it may feel out of scale with other buildings nearby
- Q4 : Is there anything specific about this property or neighborhood that would be important for us to know?
- (0) No Response

(1) Community Oriented Design

(2) Community Resources

(1) Cohesive Neighborhood Aesthetic

CONE
ARCHITECTURE

NW Market St Pack A
836 NW Market St
Seattle, WA 98107

Early Outreach for Design Review

About the project

Legacy Group Capital and CONE Architecture are partnering on the development of a live-work and townhome project at 836 NW Market St. The new development will include 2 live-work units, 4 townhomes and 3 surface parking stalls. Planning has just begun, and construction could start as early as Fall 2023.

ADDRESS: 836 NW Market St. Seattle, WA 98107
SDCI RECORD NUMBER: 3039743-EG
APPLICANT: Cone Architecture
CONTACT:
Weicheng Li
nwmarket_a@cone-arch.com
206-693-3133



Take our survey

Use this online survey to provide feedback.

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

This survey link will be available through 08/08/22.

Take Survey

Additional information

You can track our progress through the permitting process. Search the project address "836 NW Market St" or project number "3039743-EG" in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

To find out more about early outreach for design review, visit the [City of Seattle's Department of Neighborhood's](#) web page.

Share your thoughts

Please share your concerns and priorities for this new development, and for the neighborhood overall, on the project website. Information you share in this survey could be made public. Please do not share any personal/sensitive information.

Name

Email or phone

Tell us more

Submit

CONE ARCHITECTURE

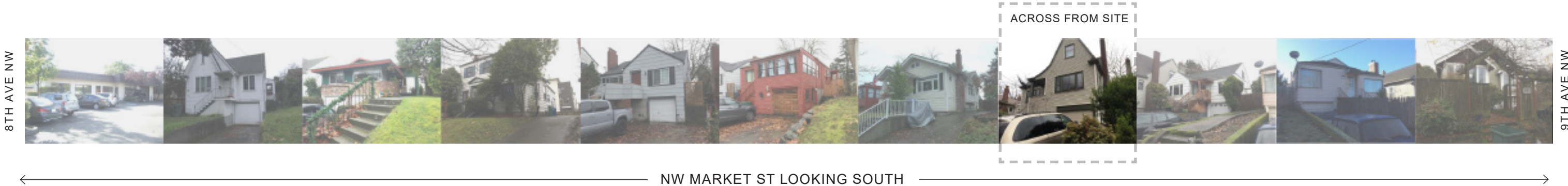
PROJECT WEBSITE



SURROUNDING BLOCK ANALYSIS

The surrounding residential context consists of one to two story single family residences, three to four story townhomes and rowhomes, and four to five story apartment buildings. The site is in an area that has been upzoned to neighborhood commercial and is surrounded by multifamily zoning to the north, east, and south.

The design takes cues from the existing residential character of the neighborhood, incorporating gable forms to bring down the height and scale of the development. As seen in the context images, most of the surrounding single family housing include varying sizes of a gable roof. This roof strategy is implemented into the design of the parapets and penthouse roofs, creating a familiar residential feel.





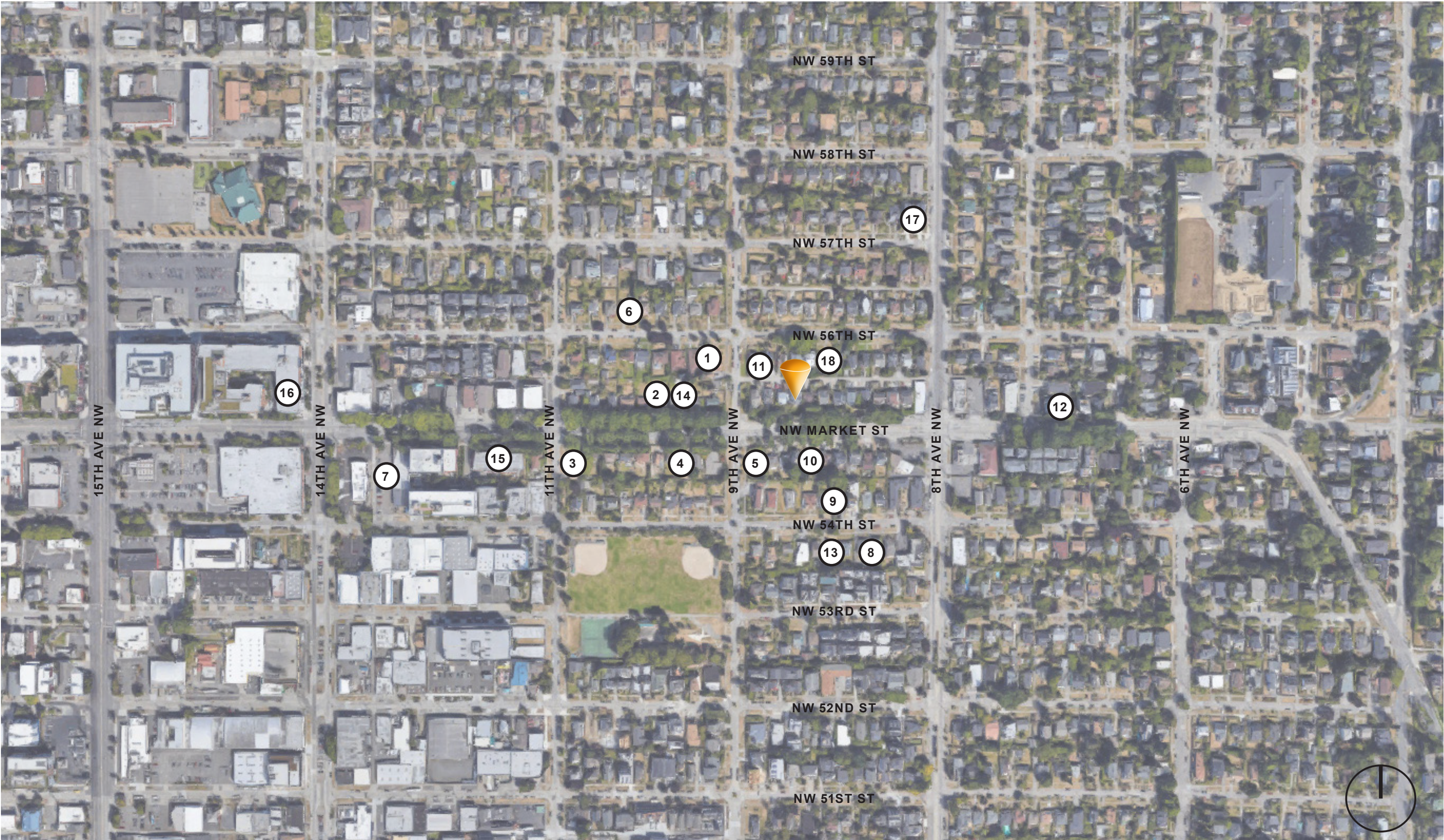
836 NW MARKET ST LOOKING WEST



836 NW MARKET ST



836 NW MARKET ST LOOKING EAST



Context around site - single family, multifamily, and some commercial + mix of traditional and contemporary architecture

FUTURE DEVELOPMENT

The West Woodland neighborhood of Ballard is experiencing significant development at many scales. These images represent a few of the future multifamily and commercial projects coming in the next few years. Mid rise apartment and townhouse complexes have become popular throughout southeast Ballard for the residential scale these projects bring. To the west along NW Market St, larger mixed-use projects are being proposed, while many townhome and rowhome developments are proposed to the north and south. The included projects implement community conscious elements such as warm, residential material palettes, entries oriented towards the street with pedestrian scaled elements implemented, and gable roof forms complimenting the existing context of Ballard.



EXISTING SURROUNDING CONTEXT

The Ballard neighborhood is one of Seattle's urban villages and currently includes varying scales of single family residences, townhomes, and apartment complexes ranging from one to four stories in size. Within the existing single family and apartment context there are particular features that create character for the neighborhood and are important to implement in the design of the proposed project. Recessed entry stoops are prominently featured on projects of all scales (11, 13, 14, 18). Gable roofs are found throughout the neighborhood and provide residential character (10, 12, 17). Landscaping and street trees contribute to the pedestrian character of NW Market St (16, 17).



10



11



12



13



14



15



16



17



18

PRIORITY DESIGN GUIDELINES		INITIAL RESPONSE
<div>CS1. NATURAL SYSTEMS AND SITE FEATURES</div> <div>PLANNER NOTES: Built Green or LEED certification is encouraged for this project.</div>	<div>A. ENERGY USE</div> <div>1. At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.</div>	<div>Placement of glazing has been carefully considered, especially on the southern facing facade. Awning and overhangs have been provided where possible. Energy efficient appliances used throughout all units.</div>
<div>CS2. URBAN PATTERN AND FORM</div> <div>PLANNER NOTES: Make a strong connection to the street and consider the scale of development anticipated in the vicinity. Create appropriate precedent and transition.</div>	<div>B. ADJACENT SITES, STREETS, AND OPEN SPACES</div> <div>1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.</div> <div>2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape - its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street) - in siting and designing the building.</div> <div>3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces through project siting an design (e.g. using mature trees to frame views of architecture or other prominent features).</div> <div>D. HEIGHT, BULK, AND SCALE</div> <div>1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.</div> <div>3. 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.</div> <div>5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.</div>	<div>The proposed development draws from existing relationships and elements within the surrounding context and implements them strategically into the design. Brick at the ground level is an inspiraiton that was gathered from a study of existing commercial buildings along NW Market St. This durable material provides a smaller scale and makes a strong connection to the human scale and the pedestrian experience. Further inspiration is drawn from the existing neighborhood structures with gable roof forms and sloped parapet walls at the roof deck level. These design strategies further reduce the overall massing by proposing floor levels which steps with the existing topography to embrace the naturally occuring change in elevation from the south to the north across the site. The reduced massing also relates to the adjacent structures but sets a positive precedent for future developments. Recessed entries at the live/work units facing NW Market St street creates an inviting experience and provides a buffer between the units and the sidewalk.</div>
<div>CS3. ARCHITECTURAL CONTEXT AND CHARACTER</div> <div>PLANNER NOTES: Compliment the existing, well established architectural character of the neighborhood.</div>	<div>A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES</div> <div>4. 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.</div>	<div>Ballard is an evolving neighborhood, our proposal makes an effort to integrate thoughtfully. This can be seen in the inspiration to use gable roof form at the roof deck level from the surrounding single family houses. The ground level uses brick which is used extensively throughout the neighborhood. The angled walls of the entries at the live/work units facing NW Market echoes the storefront entries found along NW Market.</div>

PRIORITY DESIGN GUIDELINES		INITIAL RESPONSE
<div>PL2. WALKABILITY</div> <div>PLANNER NOTES: Maintain and enhance pedestrian activity, scale, and comfort.</div>	<div>B. SAFETY AND SECURITY</div> <div><div>1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.</div><div>2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.</div><div>3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.</div></div>	<div>Large storefront glazing at the street level for live/work units provides eyes on the street as well street-level transparency. Sufficient entry lighting and awnings are provided at all unit entries. A prominent design feature of the south façade of the live/work units also serves as the awning for the unit entries, successfully integrating the weather protection into the overall design.</div>
	<div>C. WEATHER PROTECTION</div> <div><div>1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.</div><div>2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.</div><div>3. People-Friendly Spaces: Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accomodate regular cleaning and maintenance</div></div>	
PL3. STREET LEVEL INTERACTION	<div>A. ENTRIES</div> <div><div>1. Design Objectives: 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.</div><div>b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.</div><div>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.</div><div>2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:</div><div>a. overhead shelter: canopies, porches, building extensions;</div><div>b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;</div><div>c. ground surface: seating walls; special paving, landscaping, trees, lighting; and</div><div>d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.</div></div>	<div>Entries for the live/work units are at sidewalk level and entries for the townhome units are provided by a shared staircase leading up the individual units. Recessed entries at the live/work units provide an inviting experience for unit owners and visitors as well as buffer between the public sidewalk and the units. These entries are also covered by an extensive awning which is part of a design feature at the south façade, which serves as weather protection and creates interest for pedestrians.</div>

PRIORITY DESIGN GUIDELINES		INITIAL RESPONSE
<div>DC2. ARCHITECTURAL CONCEPT</div> <div>PLANNER NOTES: Provide modulation and secondary architectural features to break down the height, bulk, and scale of the projects.</div>	<div>A. MASSING</div> <div>1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.</div> <div>2. 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.</div>	<div>The building massing is reduced by a variation in materials as well as gable roof forms and sloped parapet walls at the roof deck level. Penthouses are pushed off NW Market and the alley to reduce the perceived height of the building. Further design features at the south façade which reduce the height, bulk and scale of the structure include recessed entries and the careful placement of glazing as it relates to solid surfaces.</div>
	<div>C. SECONDARY ARCHITECTURAL FEATURES</div> <div>1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.</div> <div>2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.</div> <div>3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as:<div>a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,</div><div>b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or</div><div>c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.</div></div>	
<div>DC4. EXTERIOR ELEMENTS AND FINISHES</div> <div>PLANNER NOTES: Use high quality materials that scale and context. Brick is highly encouraged. Heavy use of fiber cement panels is discouraged. Provide seasonal and thoughtful lush landscaping.</div>	<div>A. BUILDING MATERIALS</div> <div>1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.</div> <div>2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.</div>	<div>Brick is used at the ground level for all units with a combination of high quality materials such as wood-toned awnings and siding as well as fiber cement panels for the upper levels. Brick is an attractive and durable material which will create interest at the pedestrian level.</div>



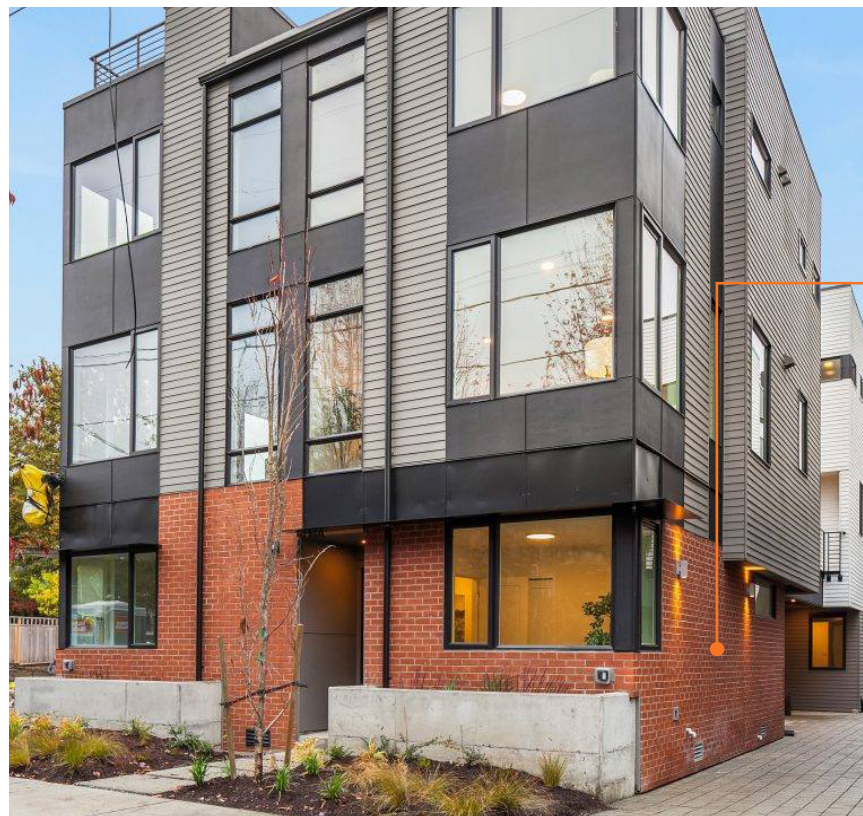
CS2.D. HEIGHT, BULK, AND SCALE

Perceived mass is reduced by pushing the penthouses off the street facing facades.



PL3. A ENTRIES

Individual, recessed entries are provided for each unit on the ground level, offering privacy and a direct relationship to all pathways and sidewalks around the site. Awnings provide weather protection at unit entries.



DC4.A BUILDING MATERIALS

Brick at the ground level provides a durable material which also creates interest for the pedestrian experience.

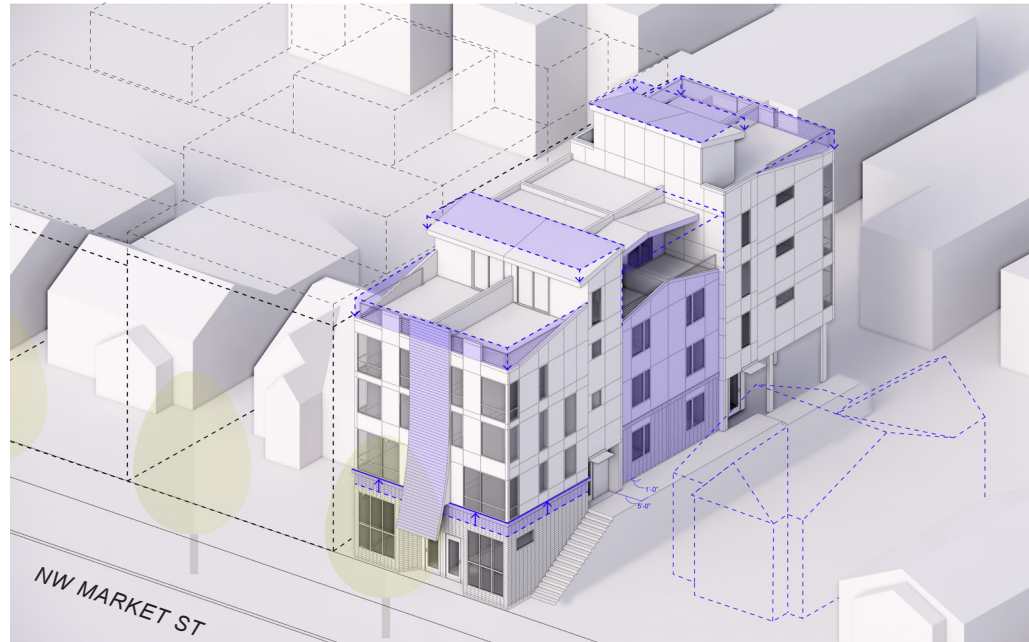
CS3A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

Recessed entries with angled walls referencing storefront entries along NW Market St.



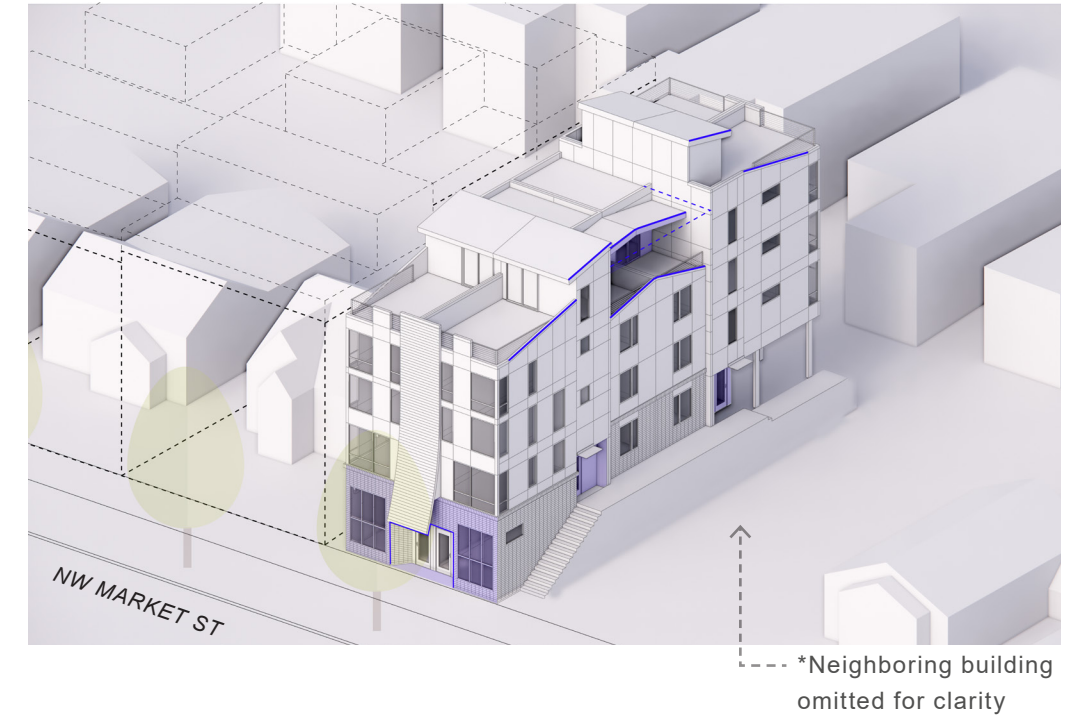
URBAN PATTERN AND FORM - CS2.B & D

The building is designed to make a strong connection to the street while addressing height, bulk, and scale in a transitional area with respect to neighboring structures. The brick base is raised above the first floor height to emphasize the ground floor while reducing the perceived height of the upper stories. Angled parapets and penthouses at the street and alley reduce perceived heights while the mid-lot units provide roof access without a penthouse.



ARCHITECTURAL CONTEXT AND CHARACTER - CS3.A

Angled parapets, penthouses, & roof lines and covered entry stoops take inspiration from nearby residential structures. The brick storefront base at the street recalls the 20th century commercial buildings that contribute to the neighborhood architectural character.



PUBLIC LIFE - PL2.C & PL3.A

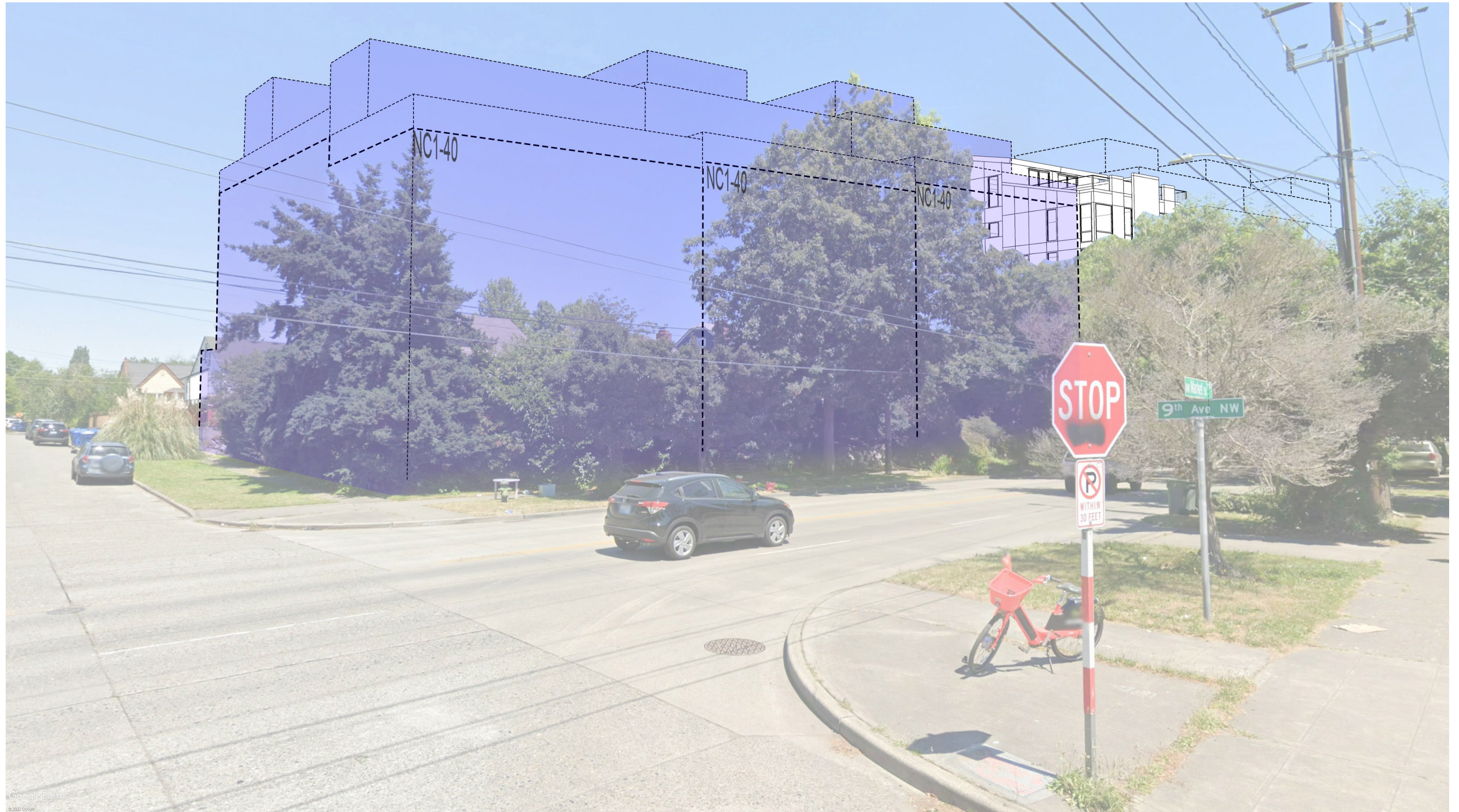
Recessed entries and overhead weather protection are designed as both integral elements of the architectural concept and to promote public life at street level. The brick base and awning establish a new rhythm at the sidewalk to inform future development.



EXTERIOR ELEMENTS AND MATERIALS - DC4.A

The building massing and secondary features provide opportunities for the use of high quality materials. The brick building base creates a grounded street level expression that recalls the local context. Recessed entries provide opportunities for material warmth that enriches the entry sequence. The angled awning creates an identifying architectural character to the project.





LOT A

PROPOSED PROJECT SITE

- Located mid-block along NW Market St between 8th Ave NW and 9th Ave NW
- Private alley access on north side of site
- 1 existing single family house on site
- Site area = 4,100 sf
- Measures 41' wide by 100' deep

TOPOGRAPHY

- Site has approx. 8'-6" of grade change from S to N

ADJACENT BUILDINGS AND USES

- East: 4-story townhouse (in review)
- West: 4-story live/work and townhouse developoment (in review)
- North: 1-story SFR
- South: 2-story SFR

TREES

- There are 2 existing trees adjacent to the site. A significant Leyland Cypress is located off-site but its drip-line extends over the southeast corner of the site.
- There is a Red Oak street tree in the ROW along NW Market St. This tree will remain.

SITE CONSTRAINTS

- There is an existing 6'-0" private alley dedication at the rear of the site.

LEGAL DESCRIPTION

BEGINNING AT THE NORTH LINE OF MARKET STREET IN THE CITY OF SEATTLE AT A POINT WHICH IS 122 FEET EAST OF THE EAST LINE OF NINTH AVGEUE NORTHWEST; THENCE EAST ALONG MARKET STREET 41 FEET; THENCE NORTH PARALLEL WITH SAID NINTH AVENUE NORTHWEST 100 FEET; THENCE WEST PARALLEL WITH SAID MARKET STREET 41 FEET; THENCE SOUTH PARALLEL WITH SAID NINTH AVENUE NORTHWEST 100 FEET TO POINT OF BEGINNING; (BEING KNOWN AS LOT 23, BLOCK 1, WESTMOOR ADDITION, ACCORDING TO THE UNRECORDED PLAT THEREOF). SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



SITE PLANNING + LANDSCAPE APPROACH

The project proposal consists of one building containing 2 live/work units and 4 townhome units. Two live/work units face NW Market St, with recessed commercial entries off the sidewalk. Residential entries are accessed mid-site along pedestrian paths. Taking advantage of the topography, residential entries for the live/work units are located at grade at the second floor with covered bike parking. Townhouse 1 and 2 have a recessed entry with covered bike parking along the west side of the building. Townhouse 3 and 4 have recessed entries with covered bike parking at the rear of the site. A landscape buffer is placed between the building at the pedestrian path to allow for ground level privacy for all units.

Service uses are located next to the private alley, with 4 proposed parking stalls under the building cantilever and solid waste staging along the northwest corner of the site.

Landscaping will be provided in buffer areas between the pedestrian paths and building faces, as well as in the right of way adjacent to the commercial building entries.

LANDSCAPE APPROACH

The landscape approach for this project aims to activate and enhance the interaction between the building residents and the right-of-way, creating opportunity for indoor and outdoor connections for a more friendly living environment for residents. Each unit is designed with high quality indoor living space as well as enjoyable outdoor amenities at the roof level. All pathways and residential entries will be accompanied and surrounded by native landscaping that adds visual interest and creates buffers between public and private space.



Variegated Sweetflag



Black Mondo Grass



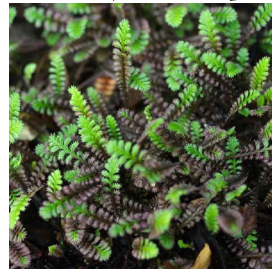
Everillo Japanese Sedge



Charity Mahonia



Heavenly Bamboo



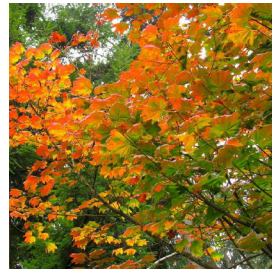
New Zealand Brass Buttons



Creeping Raspberry



Fragrant Sarcococca



Vine Maple

9TH AVE NW



PROPOSED SITE PLAN

PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy way-finding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common areas, and under cantilevers. Fixtures will be path, entry, and parking related and shielded from interfering with neighboring buildings.



① SOFFIT LIGHT



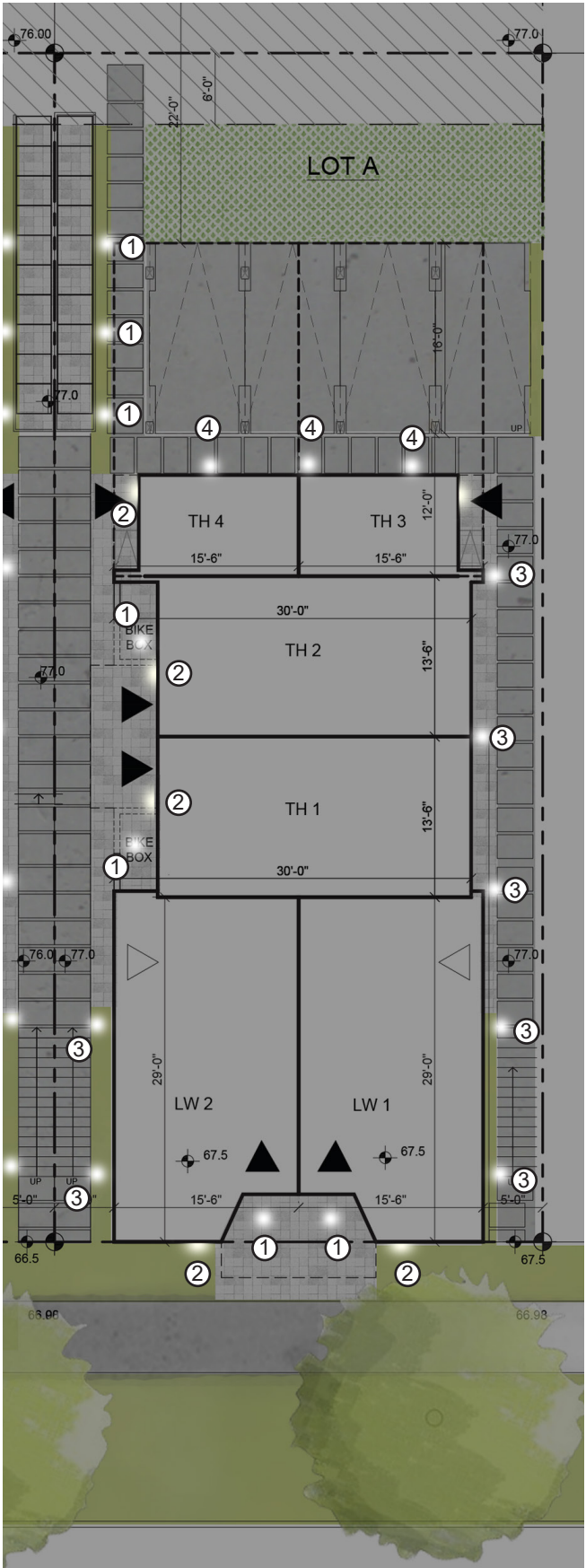
② WALL SCONCE



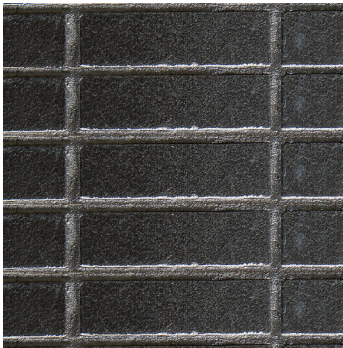
③ PATH LIGHT



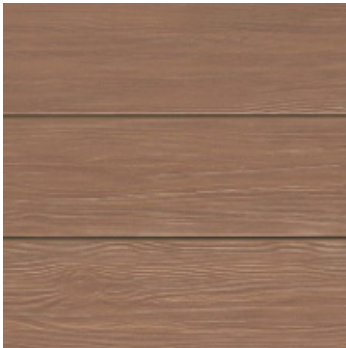
④ RECESSED WALL LIGHT



PROPOSED LIGHTING PLAN ①



① BRICK
STACKED BOND



② WOODTONE SIDING
HORIZONTAL



③ CEMENTITIOUS PANEL
SW 7004 SNOWBOUND



④ CEMENTITIOUS PANEL
SW 7072 ONLINE



⑤ BLACK ALUMINUM
STOREFRONT



⑥ BLACK RAILINGS



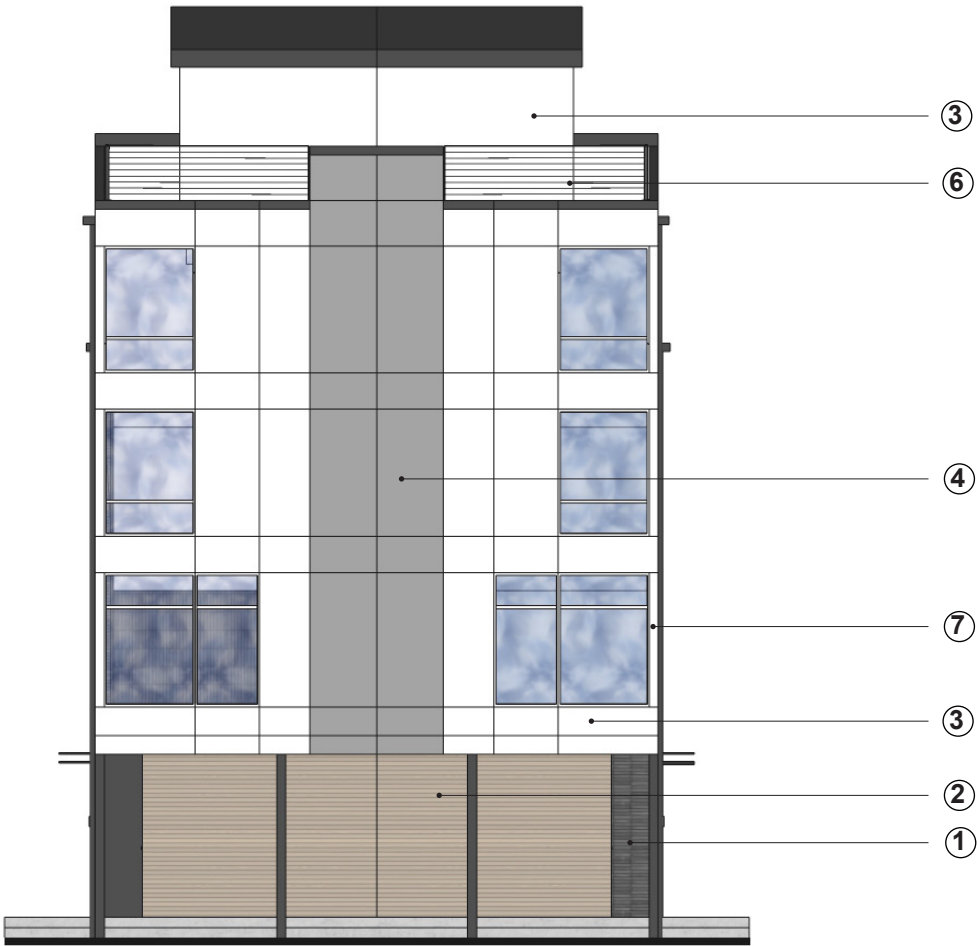
⑦ WHITE VINYL WINDOW



⑧ BLACK VINYL WINDOW



SOUTH ELEVATION

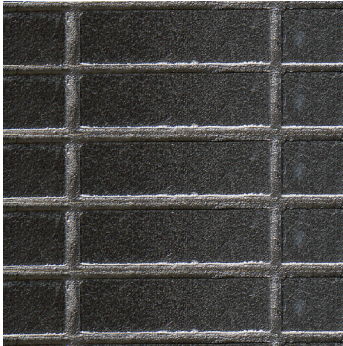


NORTH ELEVATION

PROPOSED MATERIALS

Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. Brick gives the base a strong expression, grounding the building in the site while providing texture and a commercial character to the live-work units. Wood textured material comprises the bulk of the entry facades for both unit types. This provides a high-quality texture and warmth adjacent to all unit entries. White cementitious panel and white windows act as the skeleton of the building, receding to give prominence to the primary materials. Gray cementitious panel works with the glazing to establish a vertical rhythm that breaks up the facade.

Secondary elements include bent metal awnings at unit entries, open metal railing at strategic roof locations, and wood-like slat screens at bike parking locations.



① BRICK
STACKED BOND



② WOODTONE SIDING
HORIZONTAL



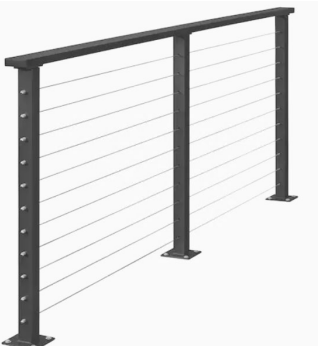
③ CEMENTITIOUS PANEL
SW 7004 SNOWBOUND



④ CEMENTITIOUS PANEL
SW 7072 ONLINE



⑤ BLACK ALUMINUM
STOREFRONT



⑥ BLACK RAILINGS



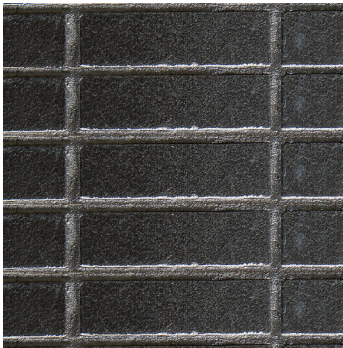
⑦ WHITE VINYL WINDOW



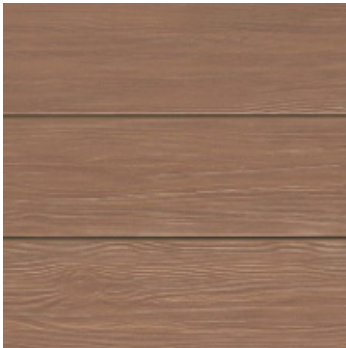
⑧ BLACK VINYL WINDOW



EAST ELEVATION



① BRICK
STACKED BOND



② WOODTONE SIDING
HORIZONTAL



③ CEMENTITIOUS PANEL
SW 7004 SNOWBOUND



④ CEMENTITIOUS PANEL
SW 7072 ONLINE



⑤ BLACK ALUMINUM
STOREFRONT



⑥ BLACK RAILINGS



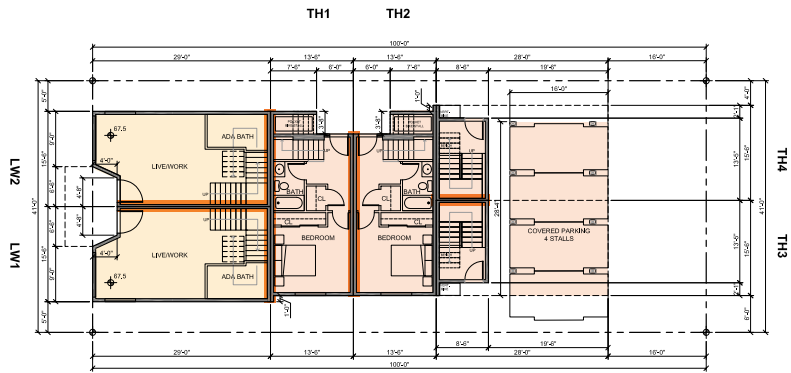
⑦ WHITE VINYL WINDOW



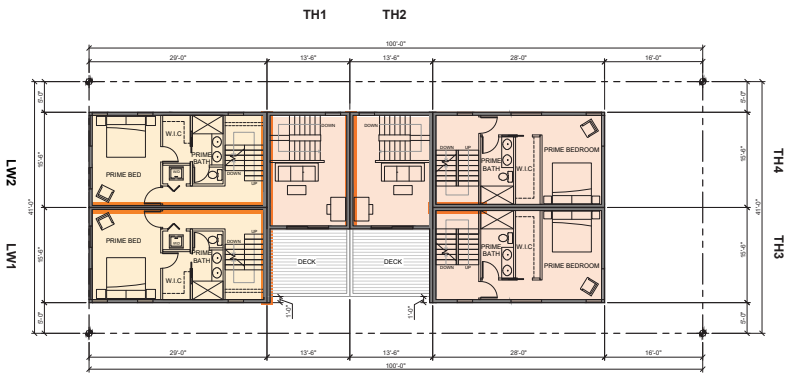
⑧ BLACK VINYL WINDOW



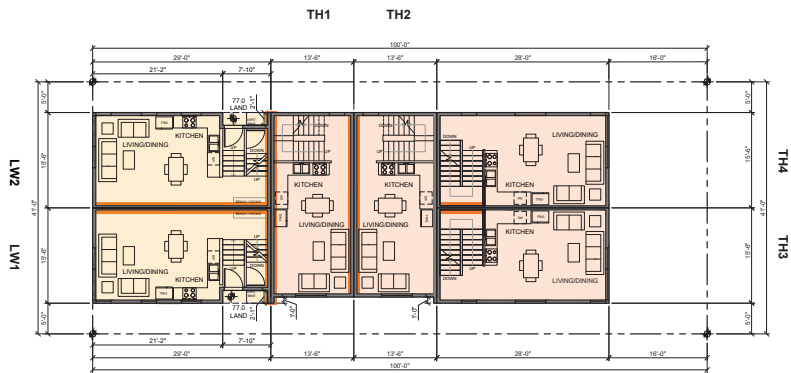
WEST ELEVATION



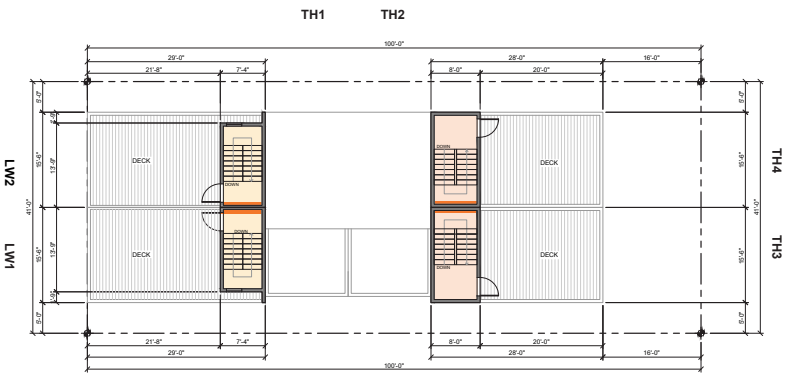
FIRST FLOOR PLAN



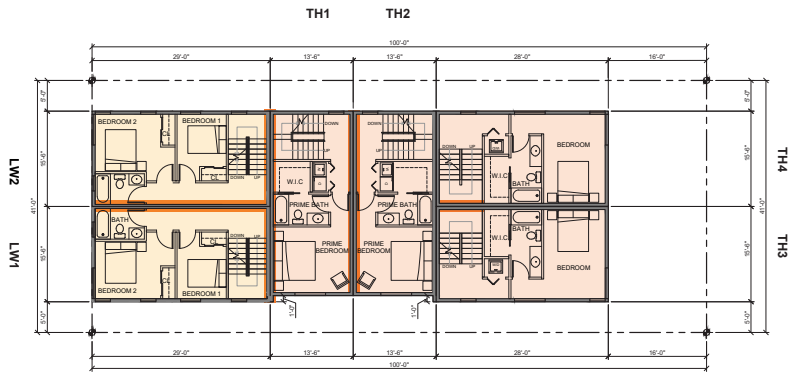
FOURTH FLOOR PLAN



SECOND FLOOR PLAN



ROOF FLOOR PLAN



THIRD FLOOR PLAN

FAR & GFA DIAGRAMS

ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR. 4-2019

- FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES
- FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES

FAR & GFA CALCULATIONS

LIVE WORK UNITS 1, 2:	
FIRST FLOOR	384.00 SF (335.00 SF COMMERCIAL)
SECOND FLOOR	394.00 SF
THIRD FLOOR	410.00 SF
FOURTH FLOOR	410.00 SF
ROOF	93.00 SF

FAR TOTAL 1,691.00 SF x 2
3,382.00 SF

GFA TOTAL 1,870.00 SF x 2
3,740.00 SF

TH UNITS 1,2:	
FIRST FLOOR	316.00 SF
SECOND FLOOR	362.00 SF
THIRD FLOOR	362.00 SF
FOURTH FLOOR/ROOF	225.00 SF

TOTAL 1,265.00 SF. x 2
2,530.00 SF

GFA TOTAL 1,449.00 SF x 2
2,898.00 SF

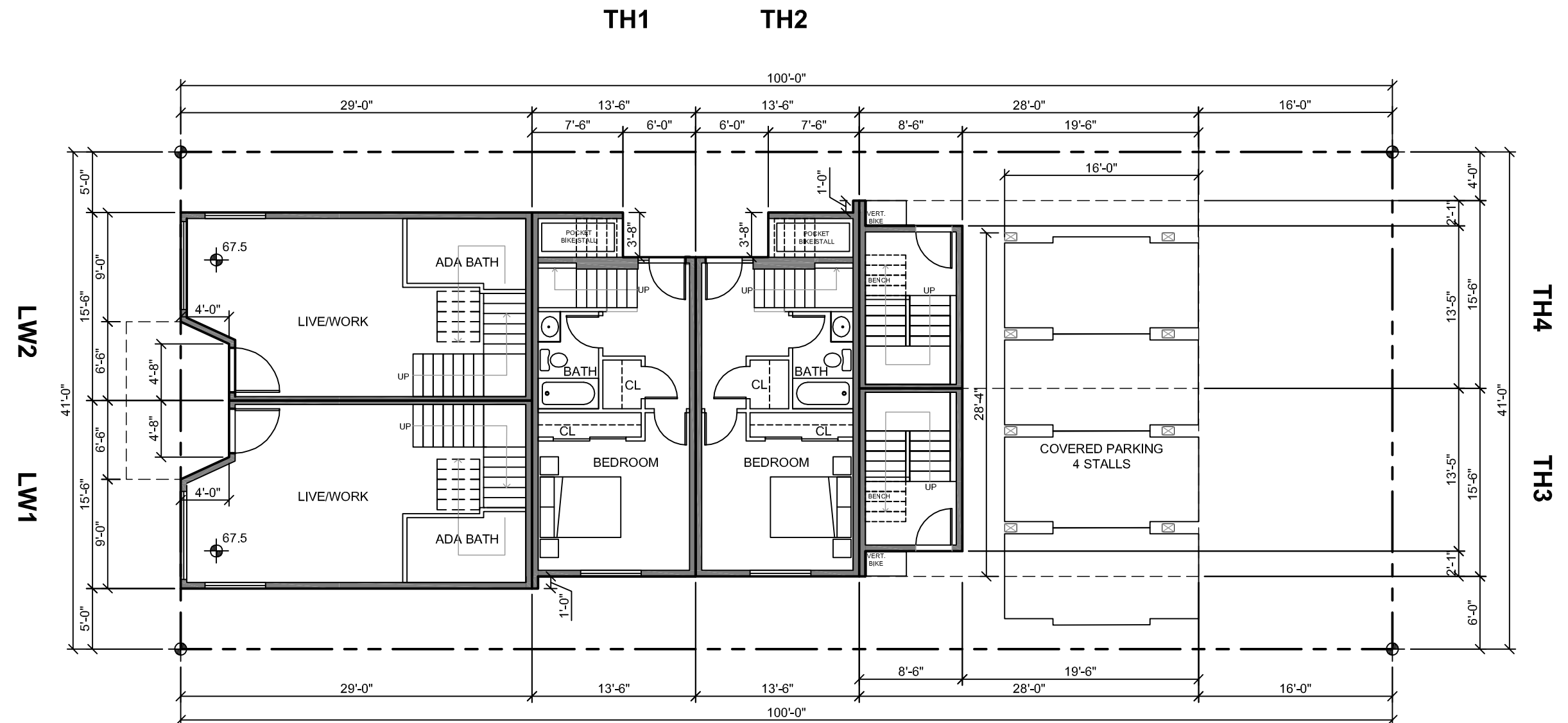
TH UNITS 3,4:	
FIRST FLOOR (TH3)	406.00 SF
FIRST FLOOR (TH4)	294.00 SF
SECOND FLOOR	396.00 SF
THIRD FLOOR	396.00 SF
FOURTH FLOOR	396.00 SF
ROOF	102.00 SF

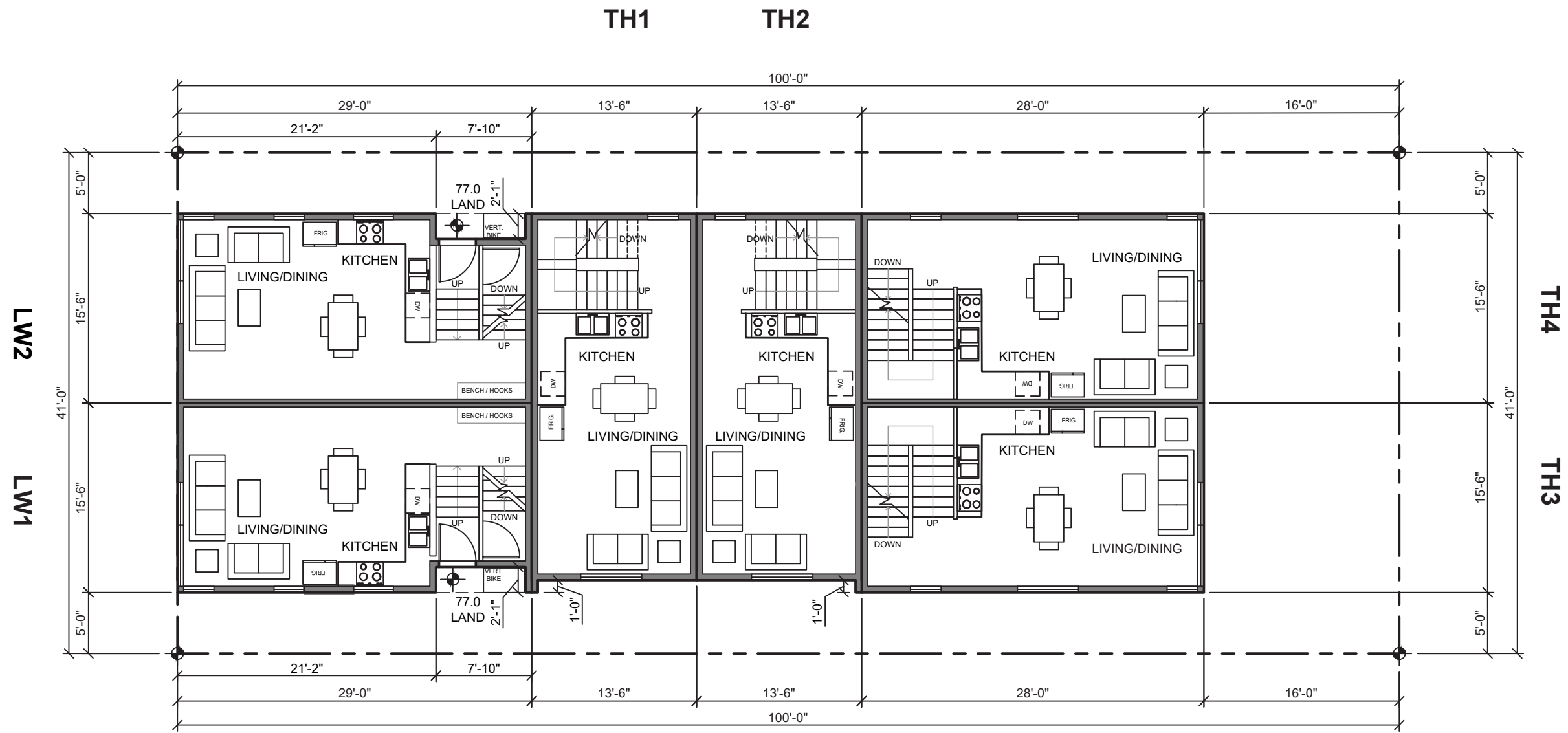
TOTAL 1,696.00 SF + 1,584.00 SF
3,280.00 SF

GFA TOTAL 1,520.00 SF x 2
3,040.00 SF

TOTAL FAR = 9,192.00 SF
ALLOWED FAR = 12,300.00 SF
(3,108.00 SF UNDER)

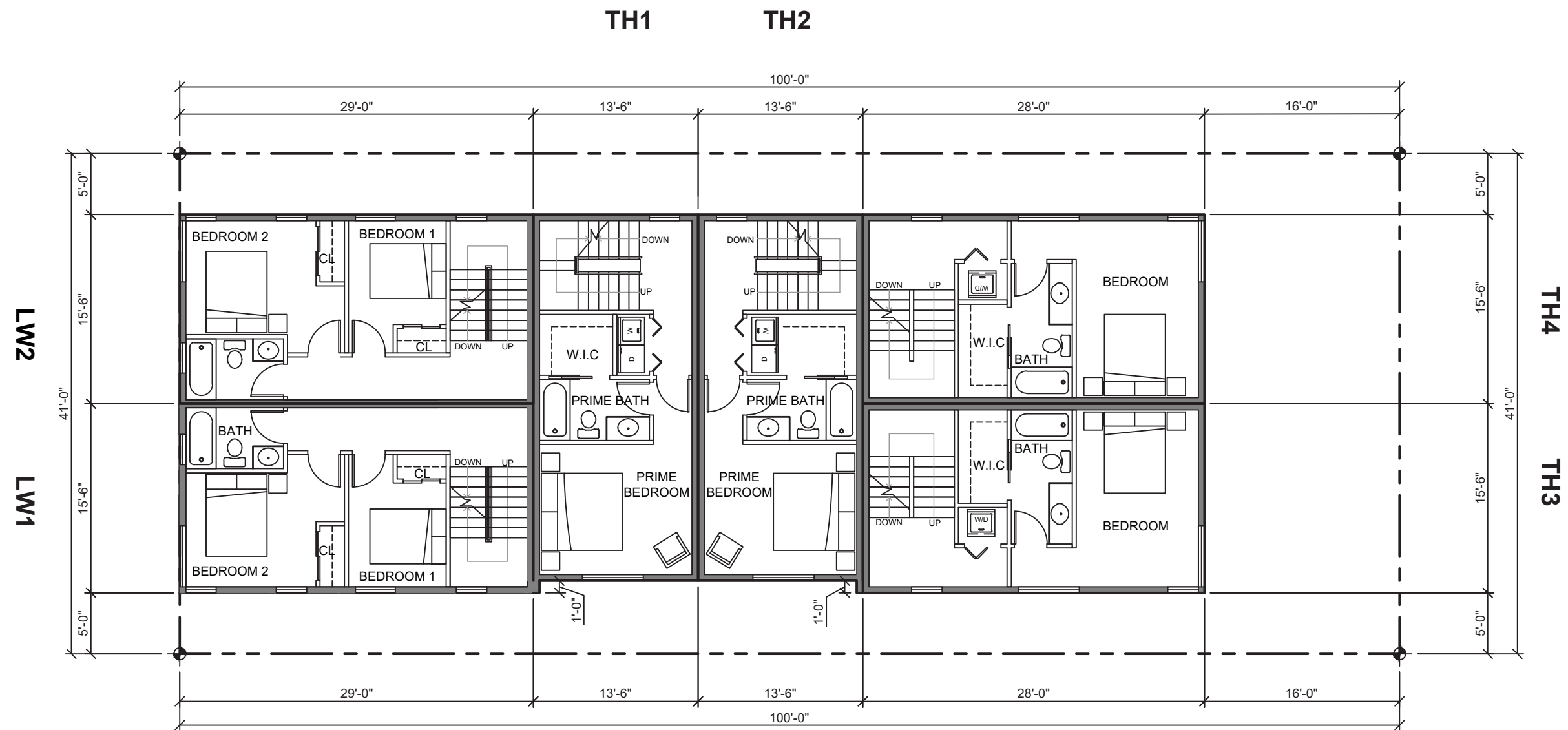
TOTAL GFA = 9,678.00 SF





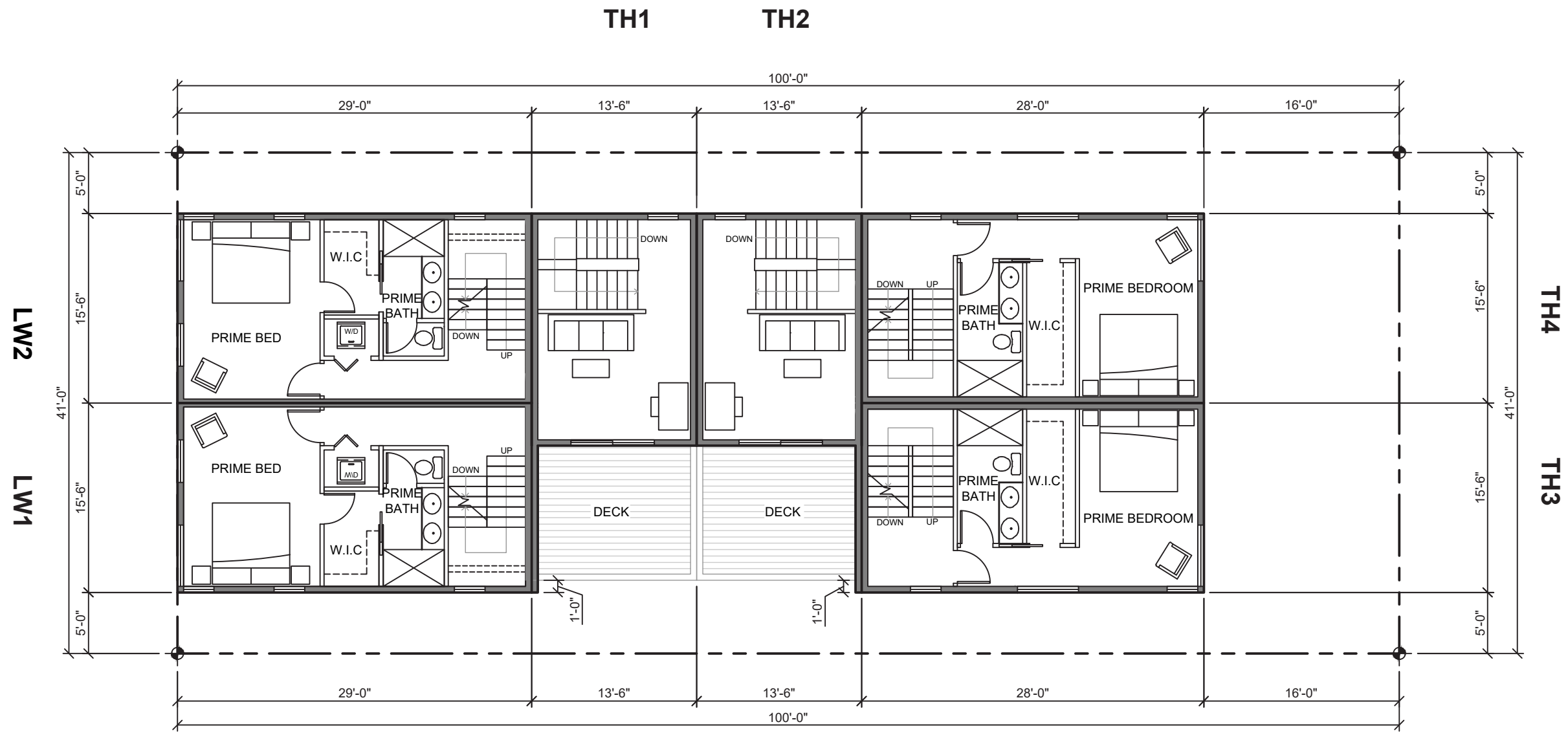
LEVEL 2 PLAN





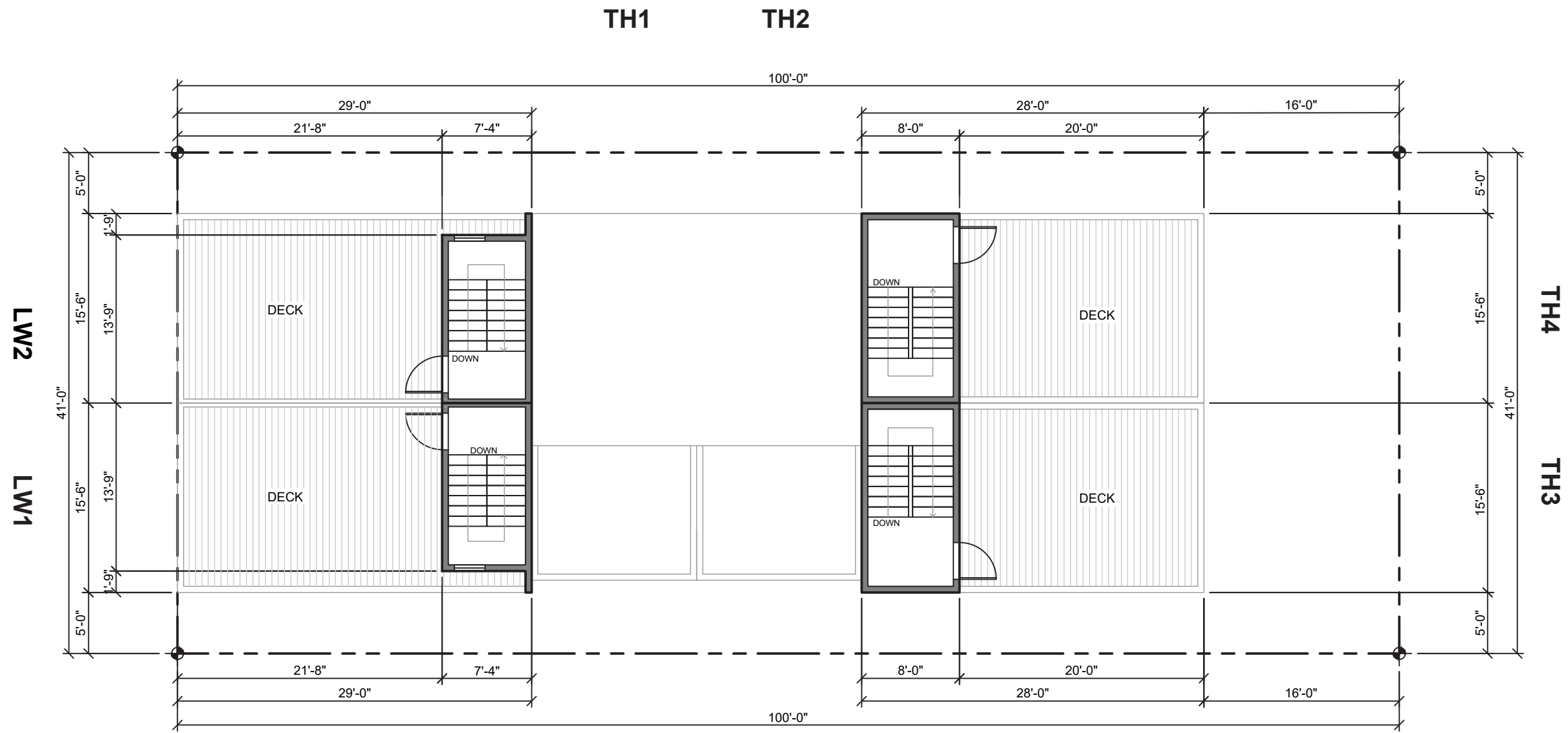
LEVEL 3 PLAN





LEVEL 4 PLAN

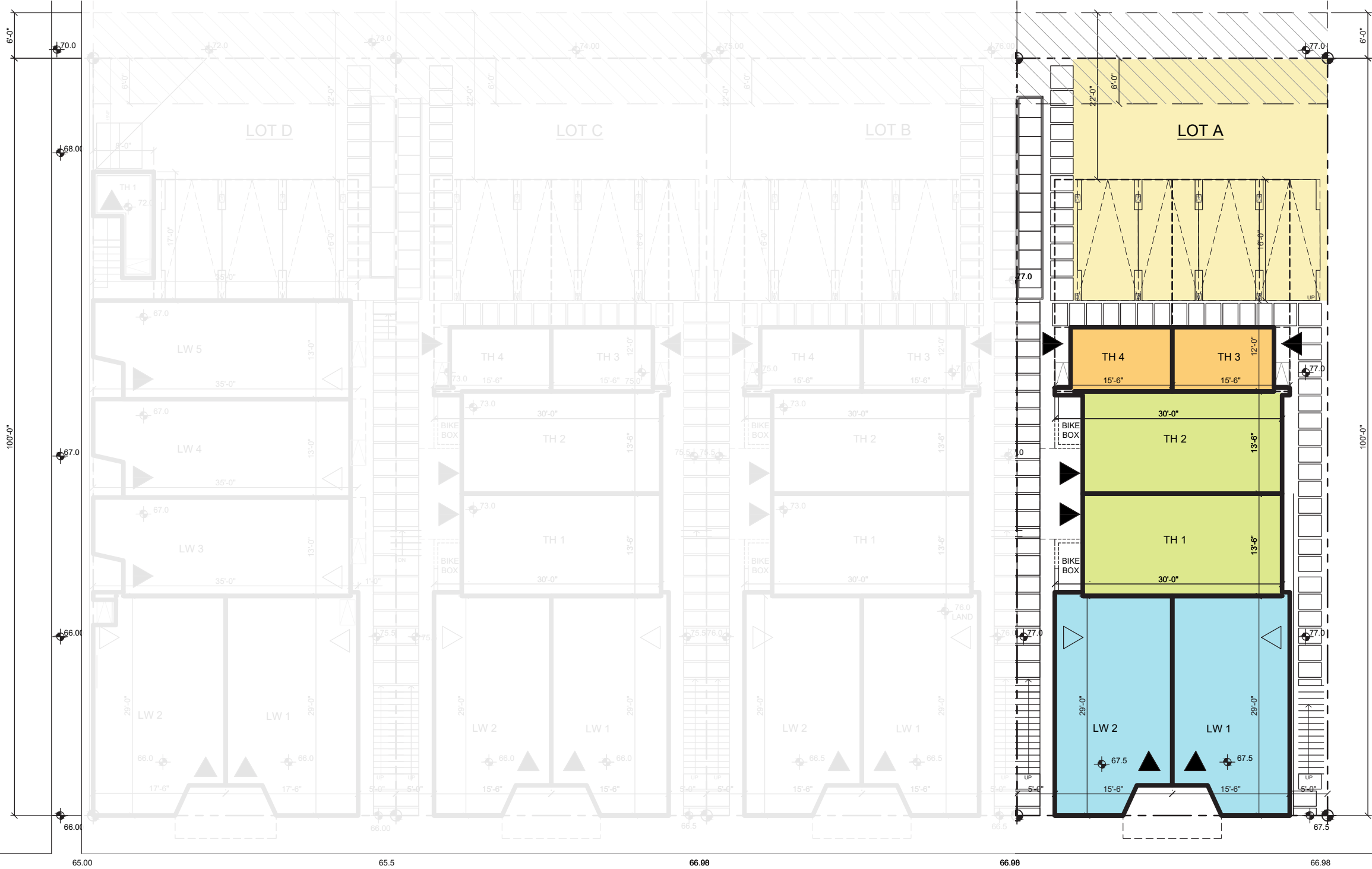




ROOF PLAN



9TH AVE NW



- LW 1,2
LEVEL 1 ELEVATION: 67'-6"
- TH 1,2
LEVEL 1 ELEVATION: 77'-0"
- TH 3,4
LEVEL 1 ELEVATION: 77'-0"
- PARKING PAD AVERAGE
GRADE: 77'-0"

NW MARKET ST

PROPOSED GRADING PLAN 
SCALE: N.T.S.

GLAZING
Glazing for the major program elements has been positioned to allow eyes on the street as well as light and views into the active spaces. The primary glazing for each unit is unique and arranged to ensure privacy between the proposed units and existing neighbors.
PL3.C, DC1-A, DC-2.B

BUILDING SCALE AND MASSING
This project sets up a strong precedent for future projects on NW Market St with a strong design language that uses a prominent awning and open metal railing at the roof level to reduce the mass at the street edge. Additionally, the roof decks are set back from the street edge to further reduce the scale.
CS-2.C&D, PL3-C

WAYFINDING
The project proposes easy wayfinding through the use of material changes, awnings, address signage, and lighting.
PL2-D, DC2-A, DC2-B, DC2-C

WOOD AT ENTRIES
The recessed entries include wood-tone doors and soffits to provide a warm and inviting entry sequence. This is a textured and natural material that will complement the pedestrian scale.
PL2-D, PL3-A, DC2-D, DC4-A



VIEW FROM ACROSS NW MARKET ST

BUILDING HEIGHT

Central Units contain 3rd floor decks which eliminate the need for a penthouses and reduce the perceived height of the building along the shared property line. The lower height at this location also increases the amount of daylight that reaches neighboring entries at the center units.

CS-2.D, DC-2.A

BUILDING SCALE AND MASSING

This project establishes a strong precedent for future projects on NW Market St with a strong design language that uses a prominent awning and open metal railing at the roof level to reduce the mass at the street edge. Additionally, the roof decks are set back from the street edge to further reduce the scale.

CS-2.C&D, PL3-C

MATERIAL ARRANGEMENT

The material palette is simple and subtle, incorporating the elements of existing buildings around the neighborhood, looking at material and texture from established buildings with color inspiration from newer developments. Vertically stacked large corner glazing with white frames and matching infill panels reduced the massing at upper levels. Alternating window frame colors to differentiate separate portions of the exterior massing.

CS3-A, DC4-A



VIEW LOOKING WEST ALONG NW MARKET ST

INTEGRATED AWNINGS
The awnings are created by pulling the skin of the building away from the face of the structure at a slight and extended angle which begins above the third floor framing. This building element adds character to the street facade, extends cover for recessed entries, and helps to modulate and otherwise flat facade.
PL3-A&C, DC2-C, DC4-A

EXTENDED AND CONTINUOUS BRICK BASE
The top head course of brick has been extended above the first floor framing to the window sills above which gives a more substantial presence to the building base and assists in reducing over scale of the building. The awning is attached to the structure above the header course and cantilevered so as not to disrupt the brick facade above the street entries.
CS3-A, DC4-A

ENTRIES
The recessed entries for the live work units are paired to give the modulation a maximum impact at the street level. The surrounding material matches the awning above to create an inlay effect. The connecting brick walls have been angled inward to enlarge the recessed opening between storefront windows.
PL3-A, PL4-A



VIEW FROM SE CORNER (SIDEWALK)



WOOD AT ENTRIES

Continuous woodtone material to connect residential entries and enrich the lower level experience covered by the carport.
PL2-D, PL3-A, DC2-D, DC4-A

PARKING ACCESS AND LOCATION

The driveway is located at the north edge of the lot and is accessed from the private alley to minimize disruption of the street edge and reduce conflict with pedestrians.
DC1-B & C

VIEW FROM NE CORNER



PARKING ACCESS AND LOCATION
The driveway is located at the north edge of the lot and is accessed from the private alley to minimize disruption of the street edge and reduce conflict with pedestrians.
DC1-B & C

VIEW FROM NW CORNER (ALLEY)



ENTRIES
Paired entries create a rhythm along the street edge and add modulation through recessed portals. Wood texture at the entries provides a pedestrian scale.
PL3-A, PL4-A

VIEW FROM SW CORNER (SIDEWALK)



VIEW FROM SE CORNER OF NW MARKET ST
AND 9TH AVE NW SIDEWALK