

1103 NW MARKET ST

3040197-EG | EARLY DESIGN GUIDANCE
February 22, 2023



Chair6 Development Developer

SarMerr Design Architect

Root of Design Landscape Architect

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project summary

address: 1103 NW Market St
SDCI project: 3040197-EG

The site is located within an area of Ballard that is in transition with several new and pending large-scale projects. The projects slated for the neighborhood will provide a diverse mix of residential housing solutions.

The proposed project is a five-story apartment building with 45 dwelling units that consist of small efficiency dwelling units (SEDU), studios and two-bedroom units. The project will pursue built green certification.

Street level programming includes walk-up two-story units accessed off of Market Street, residential entry & lobby off of 11th Ave NW, amenity space for residents and two sedu loft apartment units. The building also features a roof top amenity deck with vegetated roof and solar pv.

No parking stalls are proposed on site and there are no significant trees to consider.

3.0 development objectives

The site in West Woodland (Ballard), zoned NC2-55, Residential In town (RIT) is located within the Ballard Hub Urban Village and is a 4,999 sqft corner lot at the Northwest intersection of NW Market St and 11th Ave NW.

This is two blocks East of Ballard's primary intersection at NW Market St and 15th Ave NW. One block to the South of the site is Gilman Park, the neighborhoods largest public open space. The intersection is a transition between residential uses to the East and North with commercial and low-hazard industrial uses to the Southwest.

The proposed development is a five-story, residential apartment building with no commercial space that will maximize FAR.

The design proposal responds to four primary considerations:

1. Provide compact, livable dwelling units
2. Respond to and engage the street scape with a residential scale that bridges the scale of the existing neighborhood
3. Use design elements and landscaping within the setbacks of the site to indicate the transition from public to private
4. Compose materials to create a timeless building



JOIN US SATURDAY OCT 15 COMMUNITY EVENT
Join us for a community meeting to learn more about the project located at **1103 NW Market St**. The proposed project is an approximately 17,000 SF development including 42 SEDU loft dwelling units and 3 live/work units

PUBLIC EVENT Join the project team to discuss the vision and approach for this new residential project in the neighborhood. Coffee and cookies will be provided. All are welcome, no RSVP needed

Time 11:00 am – 12:00 pm
Date Saturday, October 15th, 2022
Where Ballard Public Library
5614 22nd Ave NW, Seattle WA 98107

Project Address: 1103 NW Market St, Seattle WA 98107
Contact: Sarah Merriman
Applicant: Chair6 Development

Additional Project Information on Seattle Services Portal via the Project Address

Can't make it in person? Feedback can be submitted via email: projectwillard@sarmerr.com

Note: Emails are subject to City of Seattle public disclosure laws

community outreach

An in-person community outreach meeting was held at the Ballard public library on Saturday, October 15, 2022. No one from the community showed up to the event.

Additional outreach and engagement efforts include:

- direct mailer postcards to residences & businesses within 600 ft of the site
- email to distribution list of community organizations identified by the Department of Neighborhoods including: Ballard District Council, Central Ballard Residents Association, East Ballard Community Association, Livable Ballard, Olympic Manor Community Club, Sunset Hill Community Association, Whittier Heights Community Council, Ballard Alliance, West Woodland Business Association, Groundswell NW
- post on local blog/ Facebook/ digital newsletter including West Woodland Neighborhood Blog and My Ballard



4.0 site

1103 NW Market St

lot area: 4,999 sqft

legal description: lot 12, block 133, gilman park, according to the plat recorded in volume 3 of plats, page 40, in king county, washington.

The site is relatively flat with minor topographical change from the south edge raising less than 7 feet to the north edge.

Broad right of way planting strips line the north and east edges of the site between existing sidewalks and the curb edge.

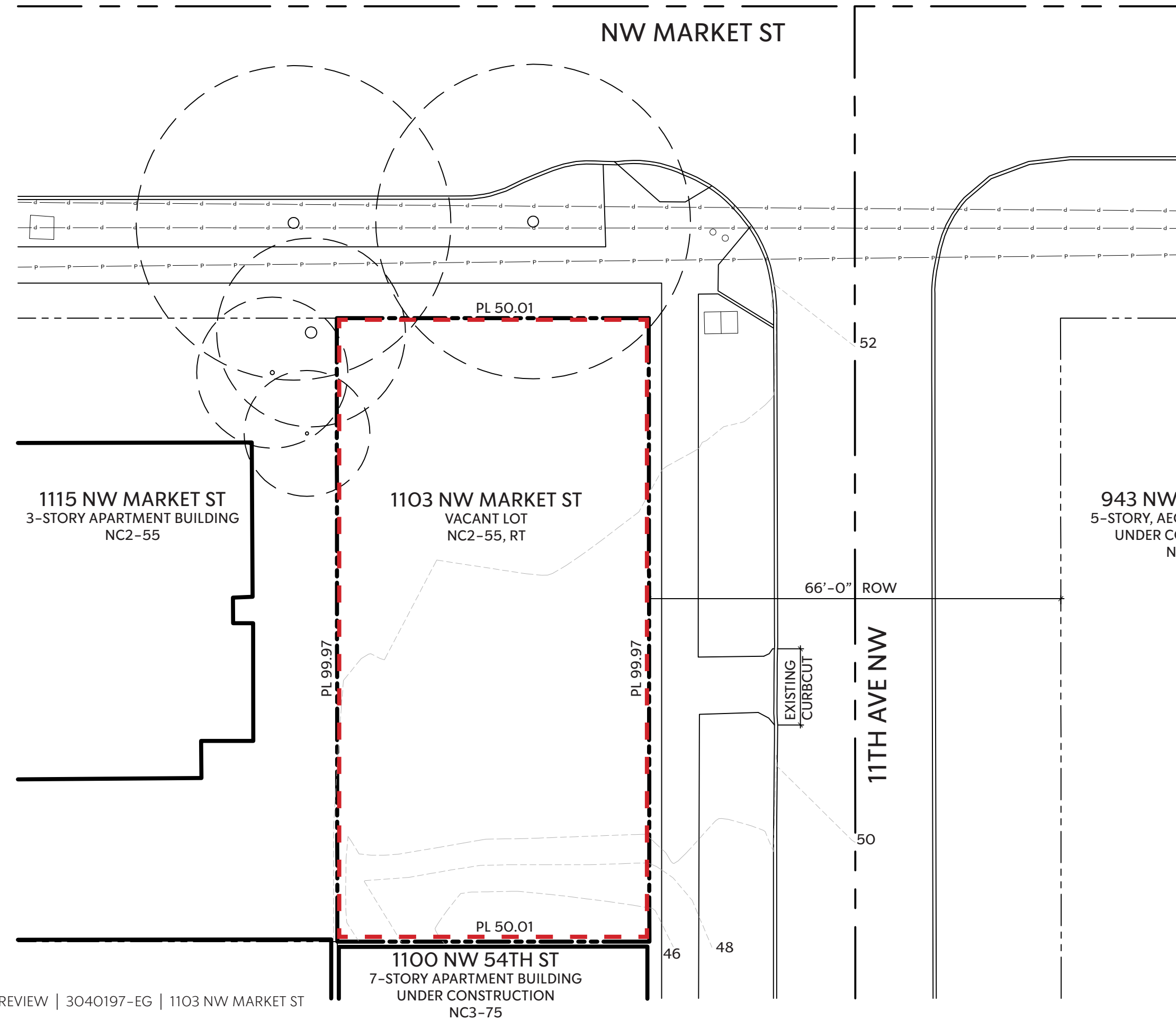
Overhead power lines run along Market Street and require a fourteen foot radial clearance. Market Street has also large existing street trees. There are no street trees along the east frontage of the site on 11th Ave NW.

The solar access at the site is greatly impacted by the 77' tall building to the south.

The adjacent sites are zoned NC2-55; to the west is an existing three-story apartment building and to the east, across 11th Ave is a five-story assisted living development under construction (zoned NC2-55 (M2)).

To the south, a seven-story multi-family development is under construction (zoned NC3-75).

All of the surrounding sites that are currently under construction are slated to be completed prior to this development starting construction.



existing tree survey

Five trees were surveyed located on the property to the West of the development site and to the North in the Right-of-Way. None were found to be significant.

The proposed development has been designed to minimize impact to the existing trees canopies.

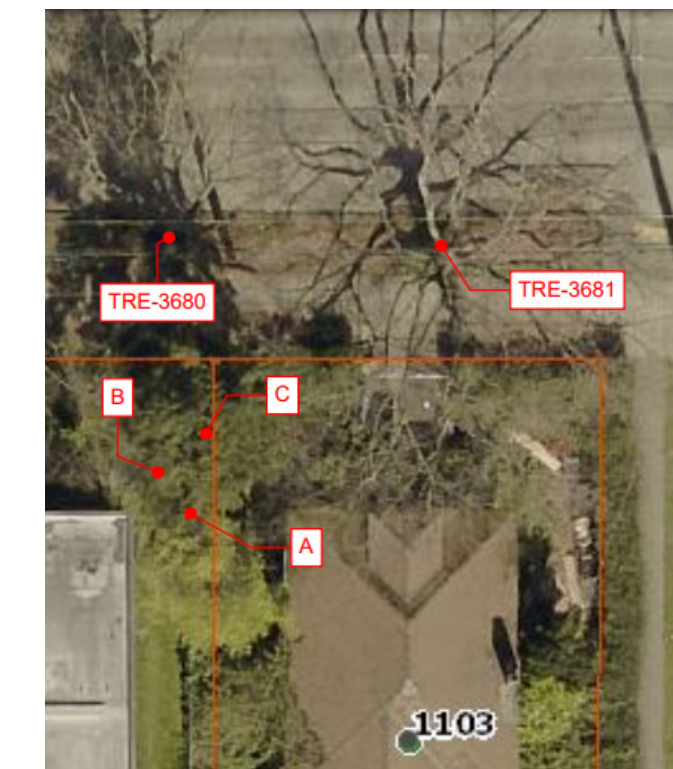


Table of Trees
1103 Market St , Seattle, WA

Arborist: Charlie Vogelheim
Date of Inventory: 7/19/22
Table Prepared: 7/21/22

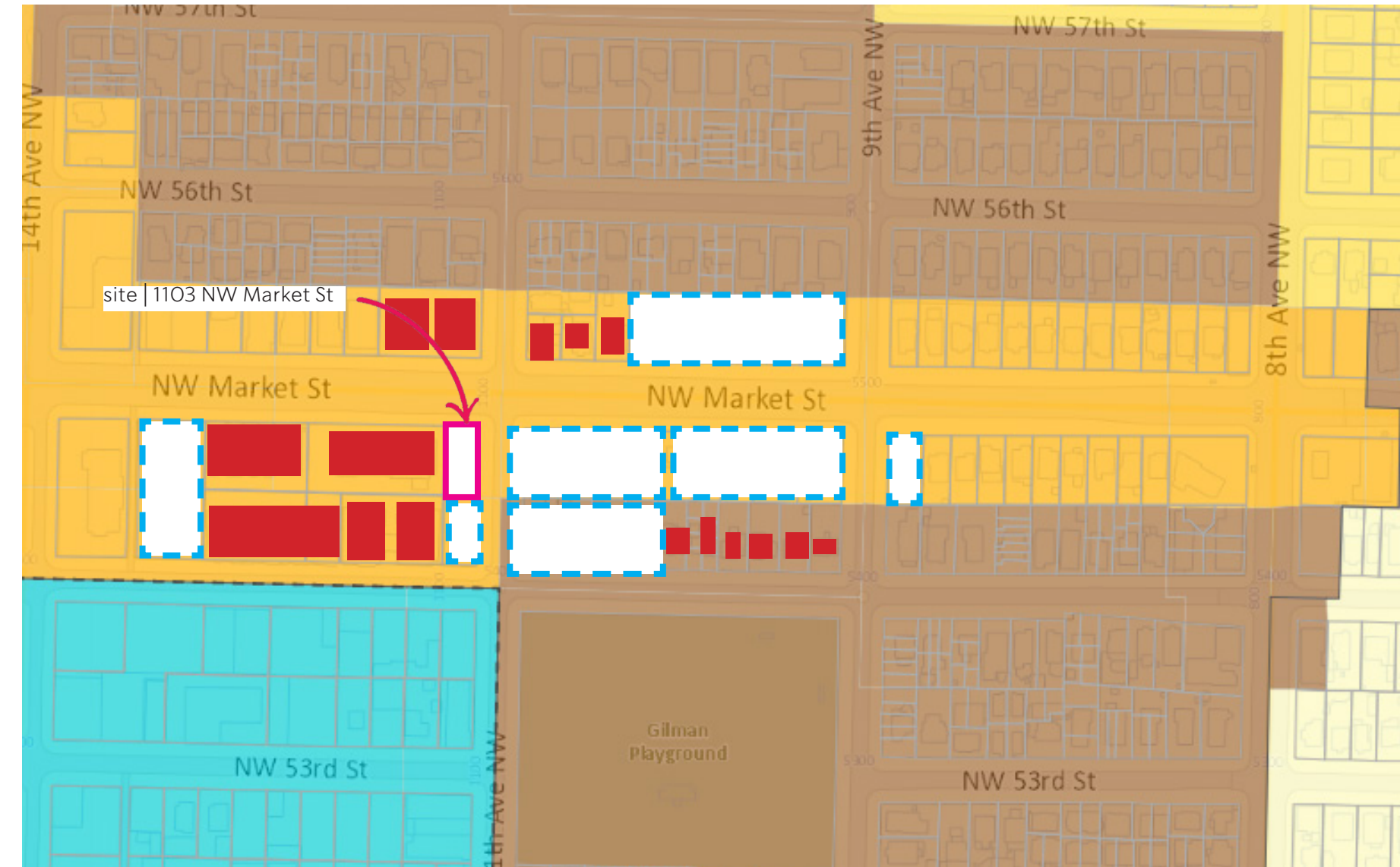
DSH (Diameter at Standard Height) is measured 4.5 feet above grade, or as specified in the Guide for Plant Appraisal, 10th Edition, published by the Council of Tree and Landscape Appraisers. DSH for multi-stem trees are noted as a single stem equivalent, which is calculated using the method defined in the Director's Rule 16-2008. Letters are used to identify trees on neighboring properties with overhanging canopies. Dripline is measured from the center of the tree to the outermost extent of the canopy.

Tree ID	Code	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline Radius (feet)				Exceptional Threshold	Exceptional by Size	Notes
								N	E	S	W			
Offsite Trees with Overhanging Canopies														
A	Sama	Salix matsudana 'Tortuosa'	Corkscrew willow	7.1	5, 3, 4	Good	Good	0.3	15.3	16.8	8.8	24.0	-	Estimated DSH. Phototropic lean to SE, sparse foliage at edges,
B	Sama	Salix matsudana 'Tortuosa'	Corkscrew willow	9.0		Good	Good	0.4	18.4	28.4	11.9	24.0	-	Estimated DSH. Phototropic lean to S, dead branch at 2 ft.
C	Psme	Pseudotsuga menziesii	Douglas-fir	18.0		Good	Good	7.8	18.8	18.8	13.3	30.0	-	Estimated DSH. Surface roots, compacted soil, ivy at base, no branches on N side for first 40 ft.
TRE-3680	Quru	Quercus rubra	Red oak	26.0		Good	Fair	21.1	34.6	30.1	24.6	N/A	-	Estimated DSH as fencing restricted access to trunk. Surface roots, some insect damage on leaves, some symptoms of antracnose, directional pruning for utilities including heading cuts.
TRE-3681	Quru	Quercus rubra	Red oak	30.0		Good	Fair	39.3	31.3	52.3	22.3	N/A	-	Estimated DSH as fencing restricted access to trunk. Old mechanical damage on N side with strong response wood, directional pruning for powerlines, recent 1ft diameter lateral branch removal on E side, root damage during recent street construction, waterspouts, symptoms of oak leaf blister.



5.0 use & zoning data

zoning	NC2-55 (M1)
overlay	Ballard Hub Urban Village, RIT (Residential In-town)
lot area:	4,999 sqft
ECA	No
SEPA	Not Required
FAR / GFA limit	3.75 / 18,746 SF
Base Height Limit	55'-0"
Street Setbacks	10' back above 45'-0"
Amenity Area	5% of residential use
Landscaping	Green Factor min 0.3, street trees required
Vehicle Parking	Not Required
Bike parking	1 long term stall per dwelling unit 1 short term stall per 20 dwelling units
Street level Development Standards	
blank facade	max 20' and 40% of facade width
street facade	locate within 10' of street lot line
residential use	4' above or below grade or 10' setback from sidewalk
transparency	60% between 2' - 8' above the sidewalk



Surrounding uses are primarily residential with a mixture of single-family homes and multi-family apartment buildings. The sites highlighted in white above are currently in for permits or under construction to be converted from single-family homes to multi-family structures.

6.0 urban design analysis

The West Woodland neighborhood of Ballard is a relatively flat neighborhood with a diverse mix of uses that historically were single-family residential. Over the past few decades higher density residential developments have followed the zoning changes creating a transition from single family to commercial and industrial uses.

This site, part of the Residential-In-Town zoning in the Ballard design guidelines is geared towards providing in-town living opportunities close to shops, services and jobs. Projects in this overlay should support a range of households from singles to families and older people.

NW Market Street is a neighborhood connector linking Phinney Ridge and Old Ballard to the west. Within the long east/west blocks between 8th and 14th Market is defined by mature street trees and heavy vehicular traffic. The project site sitting a few blocks east of Market and 15th is within walking distance to the commercial services located at that junction.

The site sits as a distinct transition between zones and uses and is a buffer to more residential uses to the east.



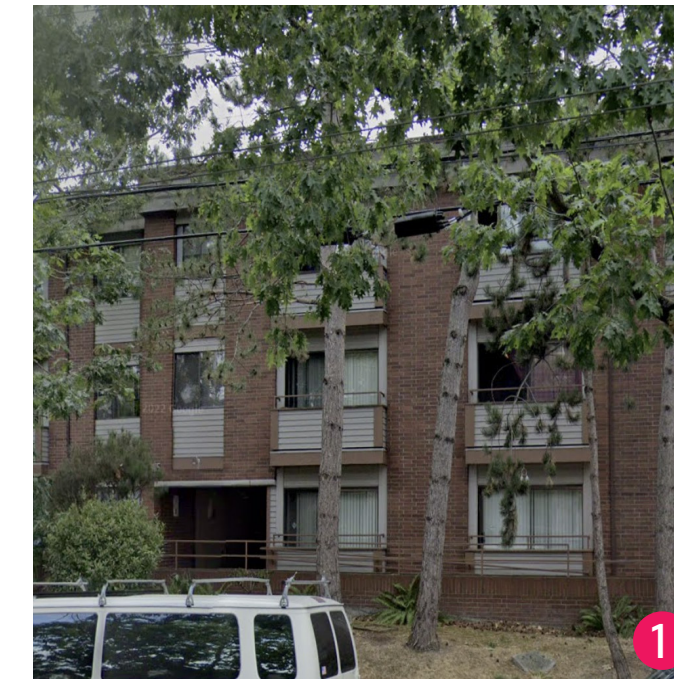
neighborhood businesses



1. Ballard Health Center
2. City Target
3. Safeway
4. Studioworks Ballard
5. McDonalds
6. Ballard Barbell & Boxing Club
7. Shell gas station
8. Obec Brewing
9. Stoup Brewing

neighborhood context

Zoning changes have stimulated redevelopment of the surrounding area with many new residential and mixed-use projects in for permitting/ under construction. The site map adjacent and the following page illustrates the sites in the immediate vicinity, many of which are under construction.



1115 NW Market St- residential// existing



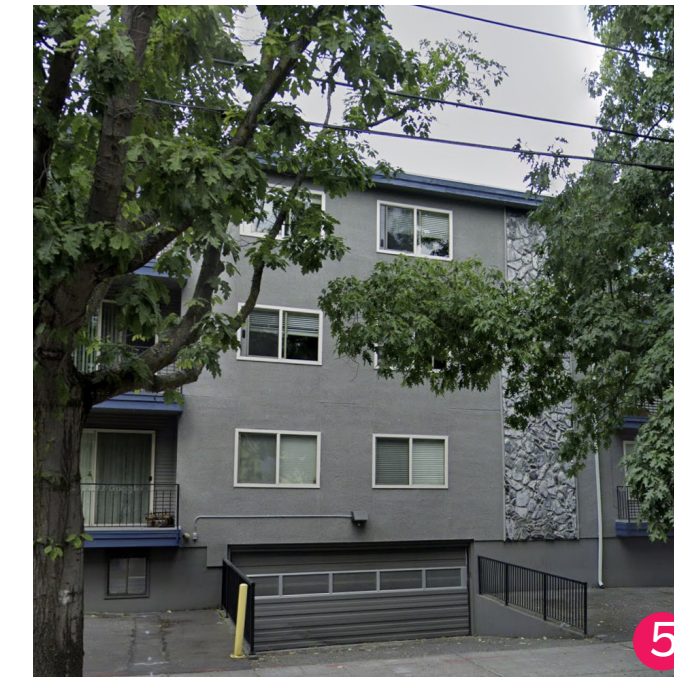
Aegis of Ballard- Senior Living // under construction



1100 NW 54th St- mixed use// under construction



970 NW 54th St- residential// under construction



5501 11th Ave NW- residential// existing



904 NW Market St- residential// permits issued



907 NW Market St- residential// EDG complete



1145 NW Market St- mixed use// permits issued



neighborhood context continued

The sites surrounding the development site are currently under construction. Below find site context photos taken in January 2023.



5-story multifamily building, under construction, Aegis senior living

11th Ave NW

**1103 NW Market St
development site**

existing 3-story apartment building with drive-aisle to off-site rear parking

existing 3-story
building

existing 6-story apartment building

NW Market ST, looking South



neighborhood context continued

The sites surrounding the development site are currently under construction. Below find site context photos taken in January 2023.



NW 54th St

7-story multifamily building, under construction

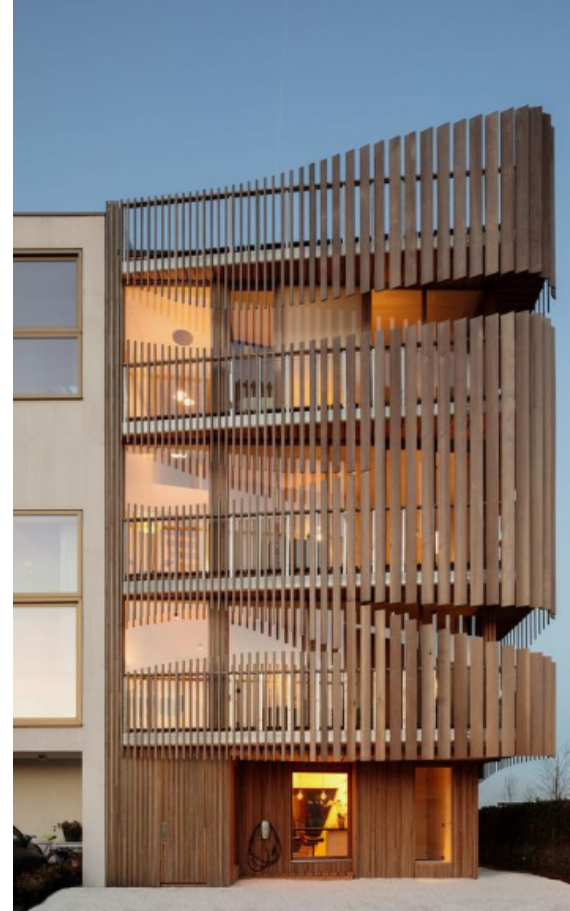
1103 NW Market St
development site

11th Ave NW, looking West

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7.0 design guidelines



urban pattern & form (CS2)

Strengthen the most desirable forms, characteristics and patterns of the streets, block faces and open spaces in the surrounding area.

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 using a corner to provide extra space for pedestrians and a generous entry or build out to the corner to provide a strong urban edge to the block.

Response: Use Market St and 11th Ave NW to provide a rich and mixed residential fabric in response to the diverse and changing fabric in the neighborhood.



architectural context & character (CS3)

Create compatibility between new projects and existing architectural context, including historic and modern designs.

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

Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles as expressed through use of materials.

Response: Use a mix of materials to differentiate the building massing in response to the adjacent buildings. Use balconies as secondary elements to create depth.



public life, street level interaction (PL3)

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

Common entries to multi-story residential buildings should be semi-private through use of low walls and/or landscaping, recessed entry area and other detailing that signals a break from the public sidewalk.

Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

Response: Use setbacks, changes in height and materials at entries to differentiate the private and public zones.



walkability (PL2)

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows and balconies.

Ensure transparency of the street-level uses where appropriate (nonresidential uses or residential lobbies)

Response: Create clear way finding to the building entrance with wide sidewalks for access. Incorporate transparency at the public amenity spaces located on the ground floor of the building.



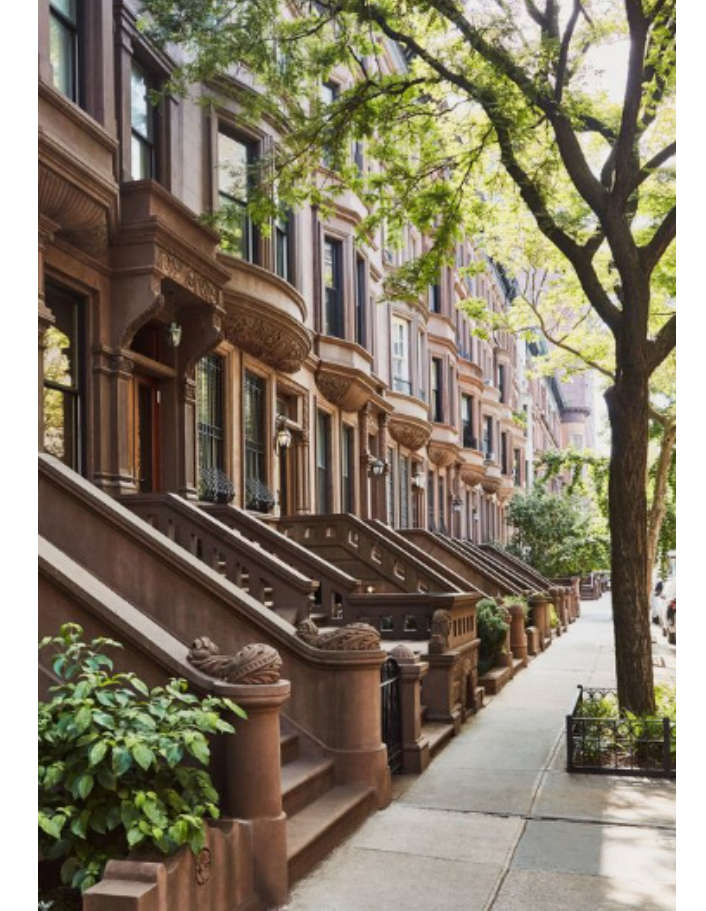
exterior elements & finishes (DC4)

Use appropriate and high quality elements and finishes for the building and its open spaces.

Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges and transitions.

Select materials that have texture, pattern or lend themselves to a high quality of detailing.

Response: Propose a variety of traditional materials that will provide a warmth to the building design while also conveying a timeless feel through placement and detailing.



architectural concept (DC2)

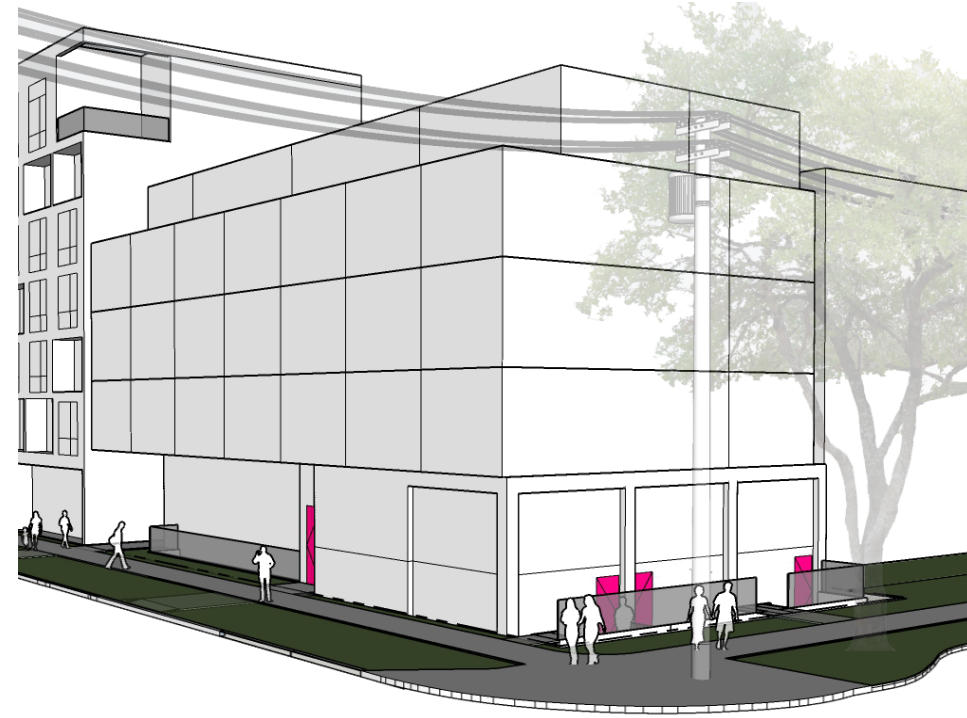
Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building.

Incorporate architectural features, elements and details that are of human scale into the building facades and entries. Pay special attention to the first two to three floors of the building.

Response: Respond to the neighboring residential building & existing large trees by voluntarily setting the building back in response to the existing urban fabric.

8.0 architectural massing studies



A | Stacked (code compliant)

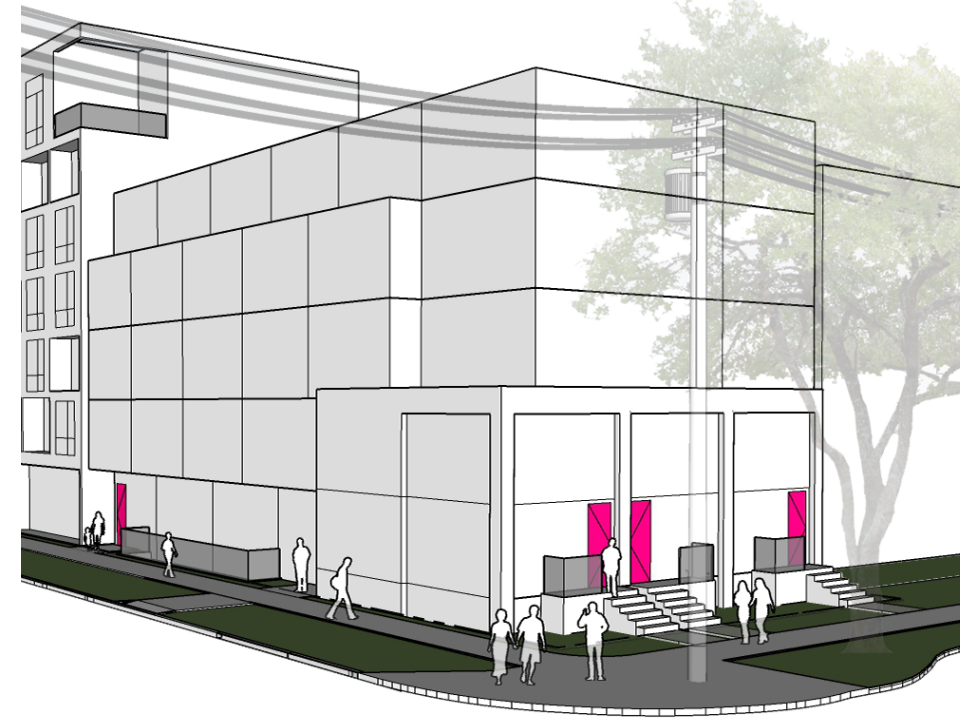
partially below grade units	3
street level units	3
total units	44
typical unit size	250-270 sf
street level common area	1,200 sf
roof terrace common area	1,000 sf

Advantages

- Residential entry on the quieter neighborhood street
- Simple building massing
- Street-level amenity space is oriented to the east with ample opportunities for glazing and views

Challenges

- Individual walk-up unit entrances off Market St are 4' below grade with small landscape buffer
- Units are compact
- Dwelling unit inefficiencies on top floor due to required setback
- Lack of secondary massing elements
- Bulkiest massing



B | Step-Up (departures required)

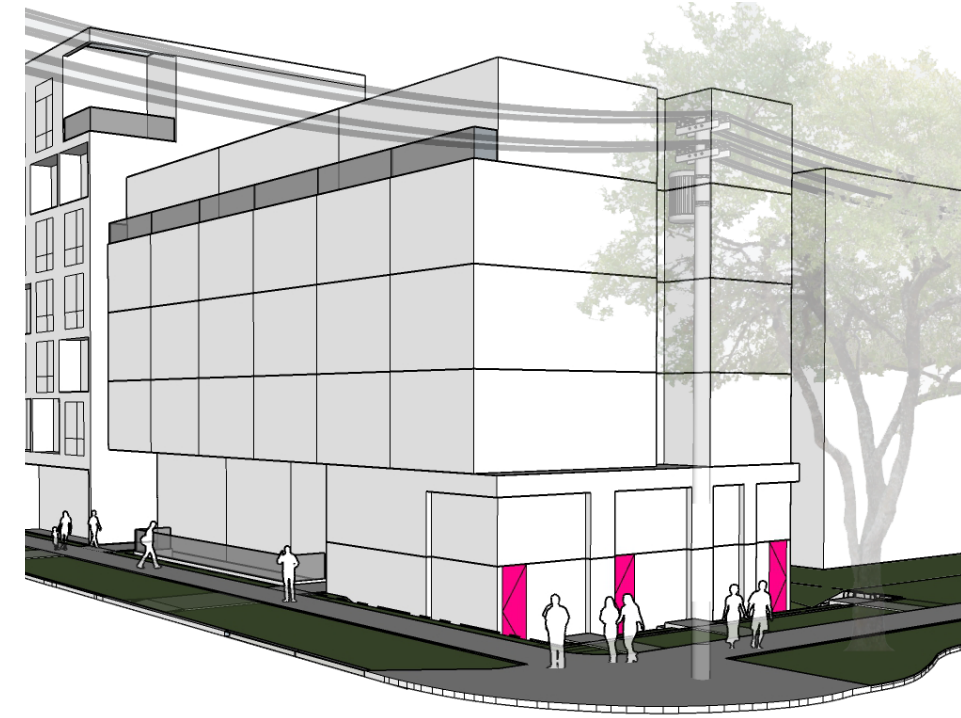
partially below grade units	3
street level units	5
total units	43
typical unit size	250-300 sf
street level common area	1,000 sf
roof terrace common area	1,000 sf

Advantages

- Residential entry on the quieter neighborhood street
- Individual walk-up unit entrances off Market St are 4' above grade, creating opportunities for privacy
- The building massing steps around the corner of the building, creating opportunities for different cladding materials

Challenges

- Lobby entrance is at the south end of the property, next to adjacent development
- Street level amenity space is tucked along the west side of the site which would have no glazing due to the proximity to the property line
- Departures required



C | Urban Transition, preferred (departures required)

partially below grade units	3
street level units	5
total units	45
typical unit size	250-300 sf
street level common area	600 sf
roof terrace common area	1,000 sf

Advantages

- Residential entry on the quieter neighborhood street
- Individual walk-up unit entrances off Market St are set back from the property line with private patio space & landscape buffer
- Additional north setback above the walk-up units creates diverse building massing & space for the oak tree canopy
- The corner of the site is activated with a 'pedestrian scaled' approach
- Building massing is divided into two halves

Challenges

- Small street level amenity space
- Departures required

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Scheme A | Stacked

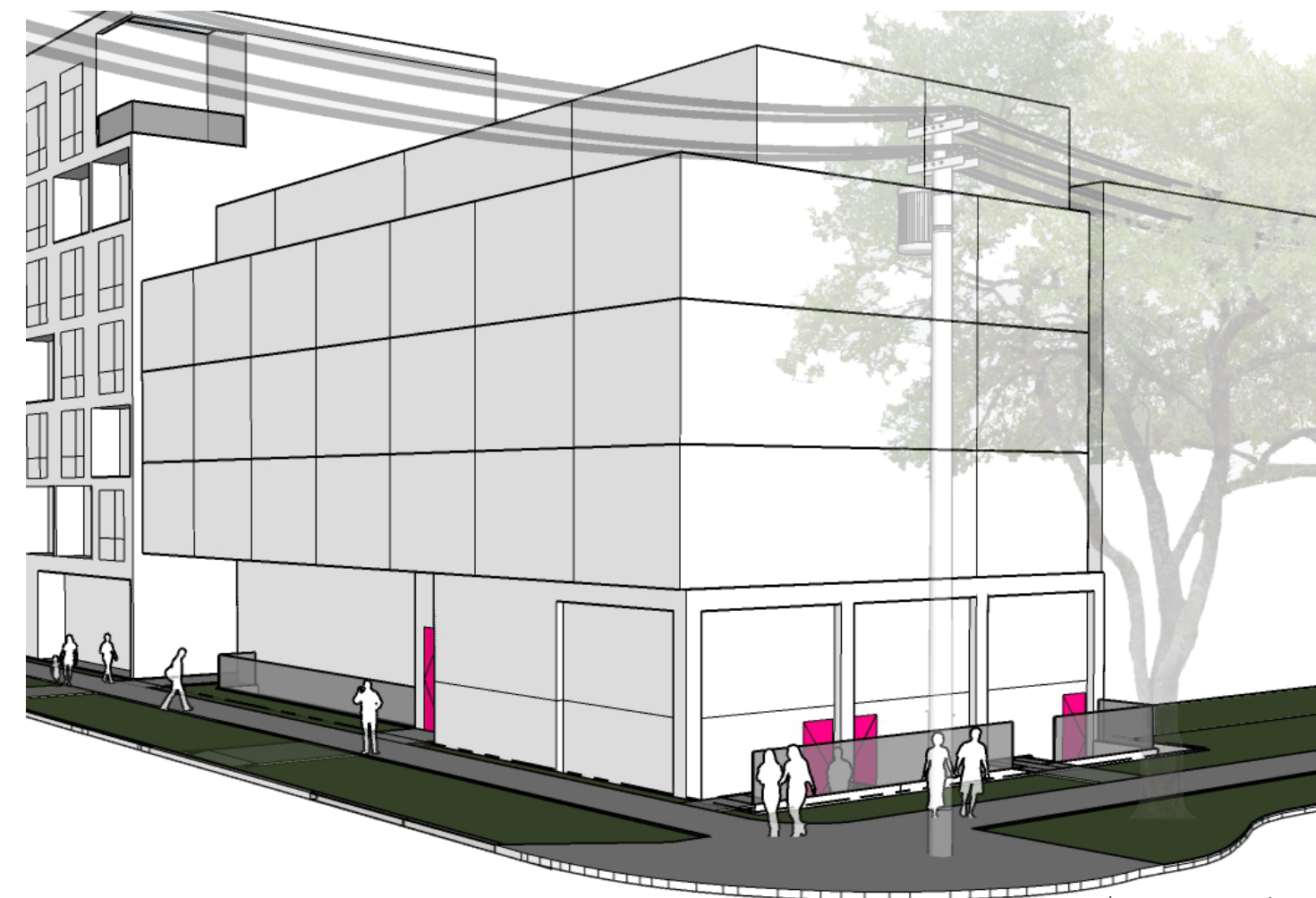
Number of Units	39 SEDU (250- 270 sf) 5 two-beds (600-800 sf)
GFA above grade	18,465
GFA basement	3,405
GFA total	21,870
Vehicle parking	none
Bicycle parking	44 long-term stalls 3 short-term stalls
Roof deck	1,000 sf

Stacked provides the code required building setbacks above 45' in height and holds the north facade back for compliance with the HPL overhead.

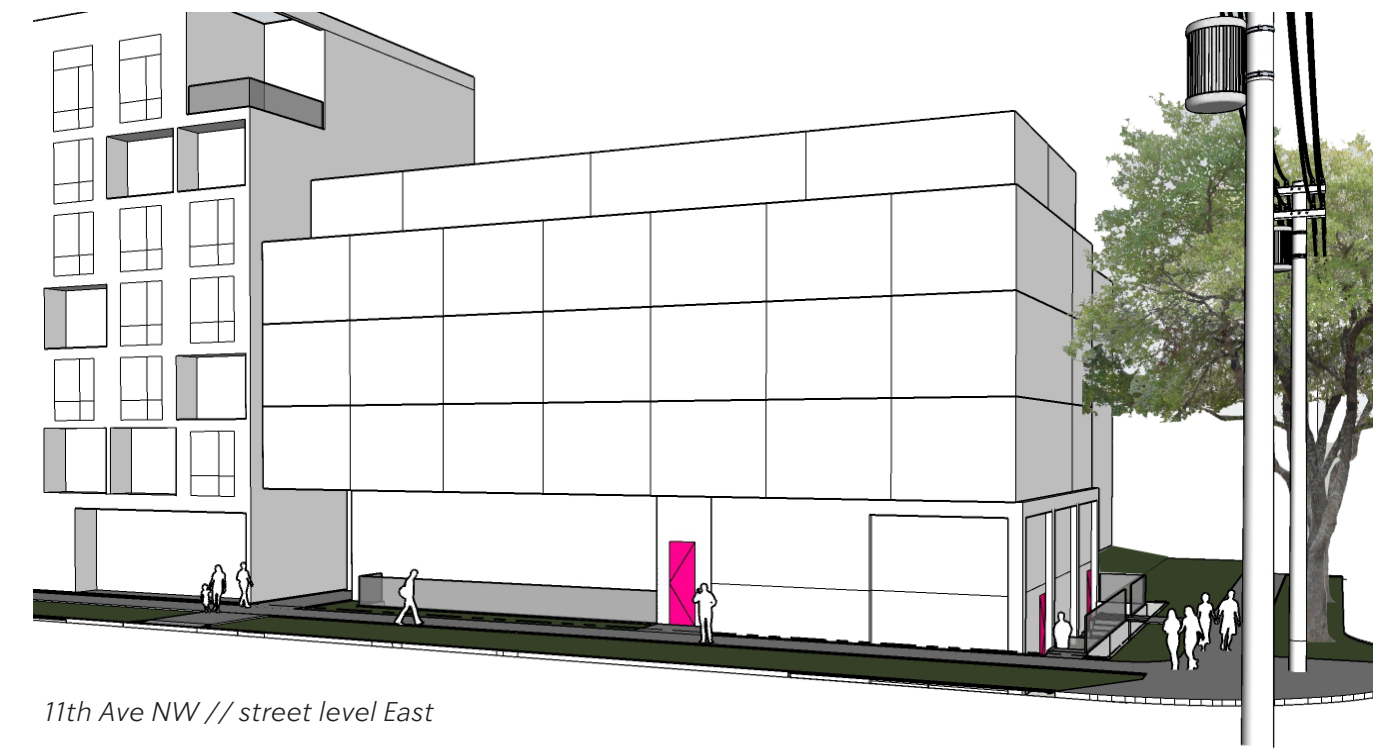
The entrances to the walk-up units on the north are below grade (4' below) to comply with land-use code SMC 23.47A.008.D.2. The narrow stairwells to these units are compact and there is not much space for landscaping at the entrances.

The remainder of the apartment building is held back along the east facade to allow for a window well to the basement apartment units. No apartment units are proposed at grade.

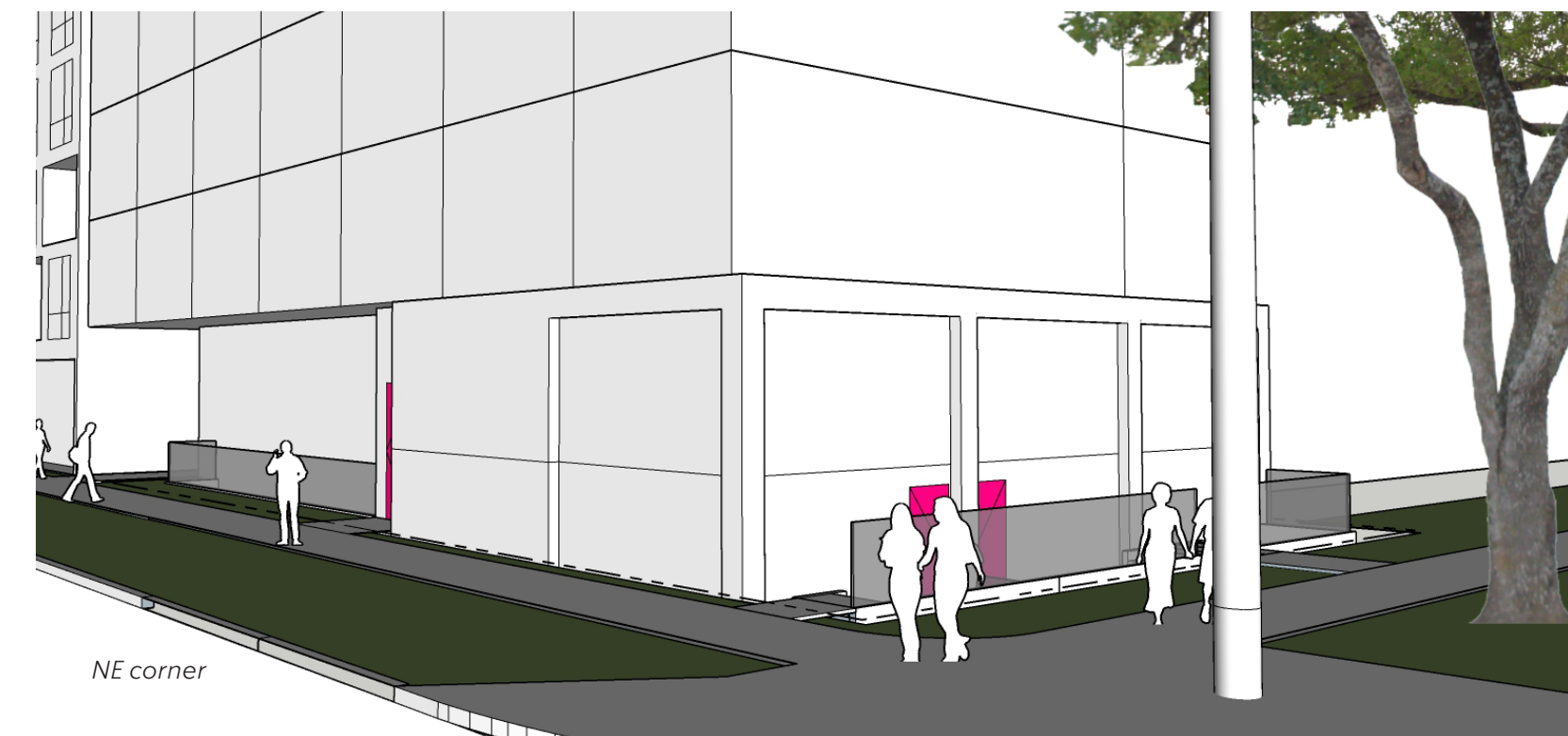
To maximize transparency in the compact apartment units, it is envisioned to provide as much glazing as possible while balancing the exhaust/intake ventilation requirements.



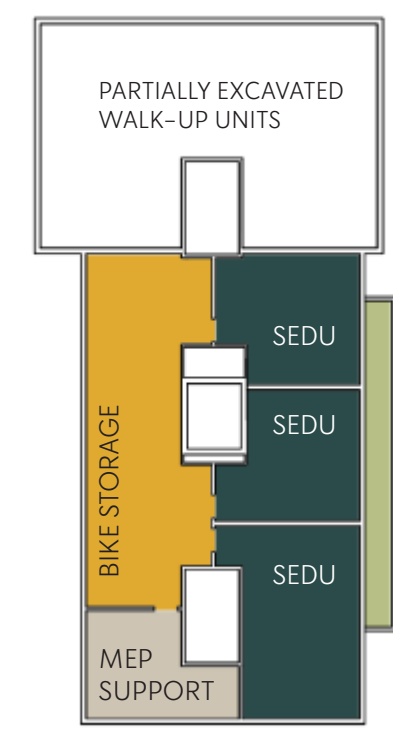
northeast corner view



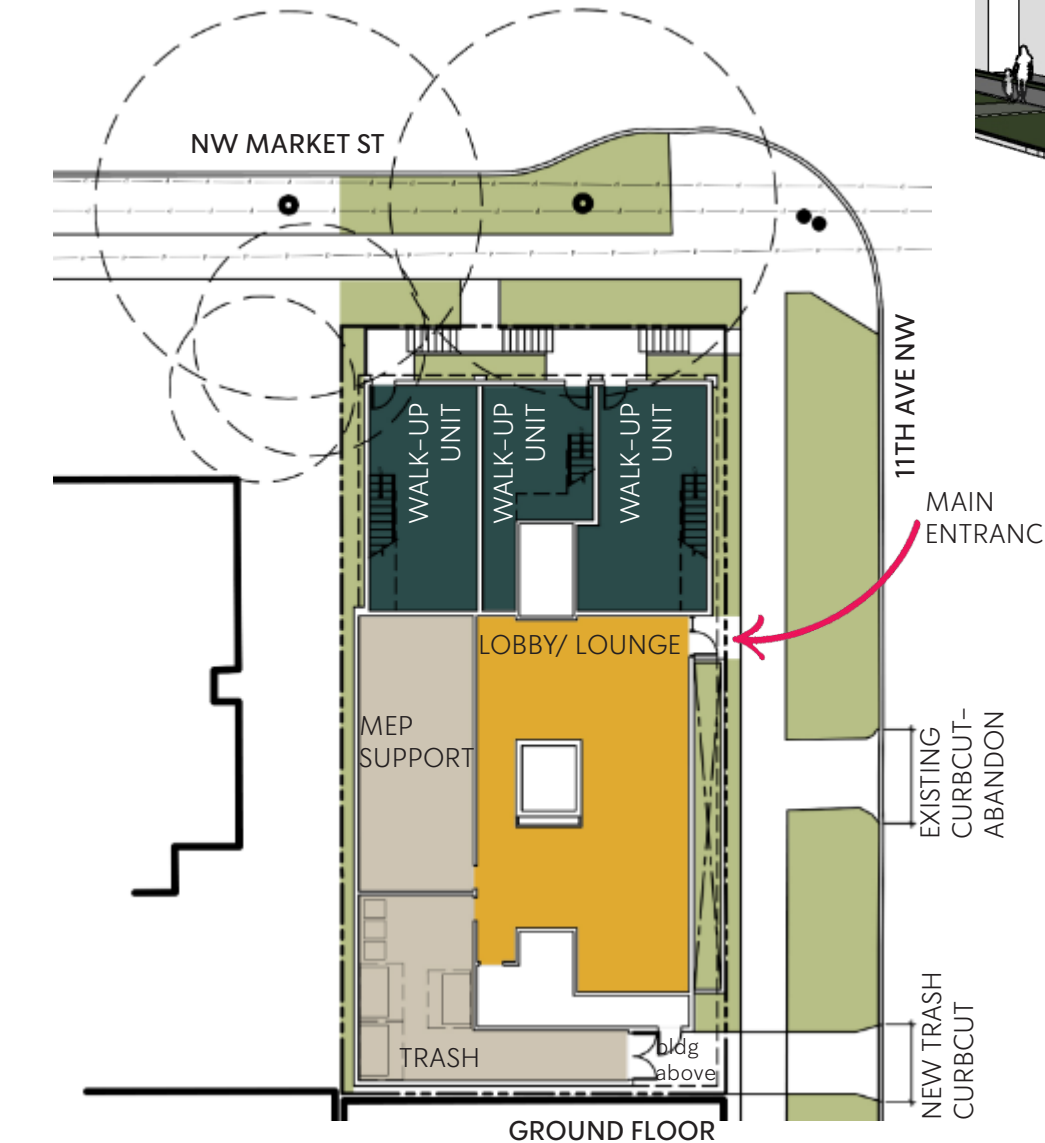
11th Ave NW // street level East



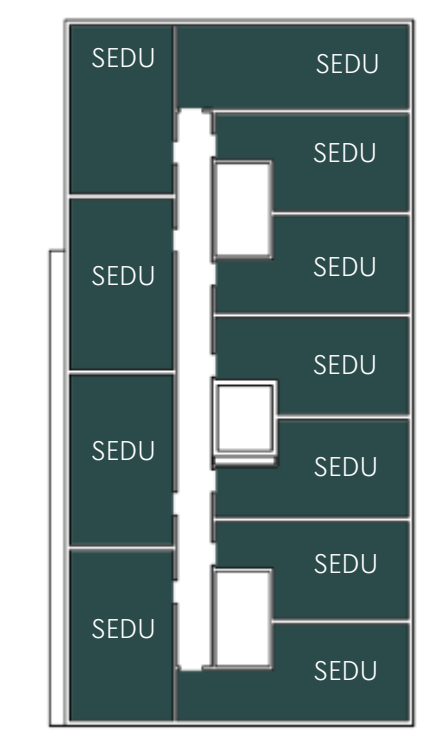
NE corner



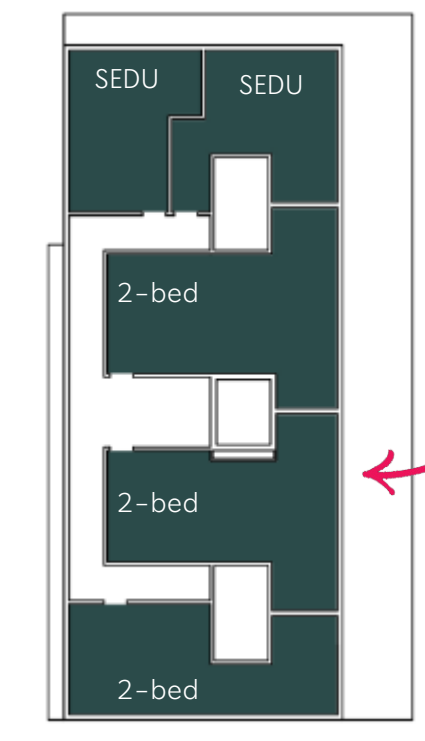
BASEMENT



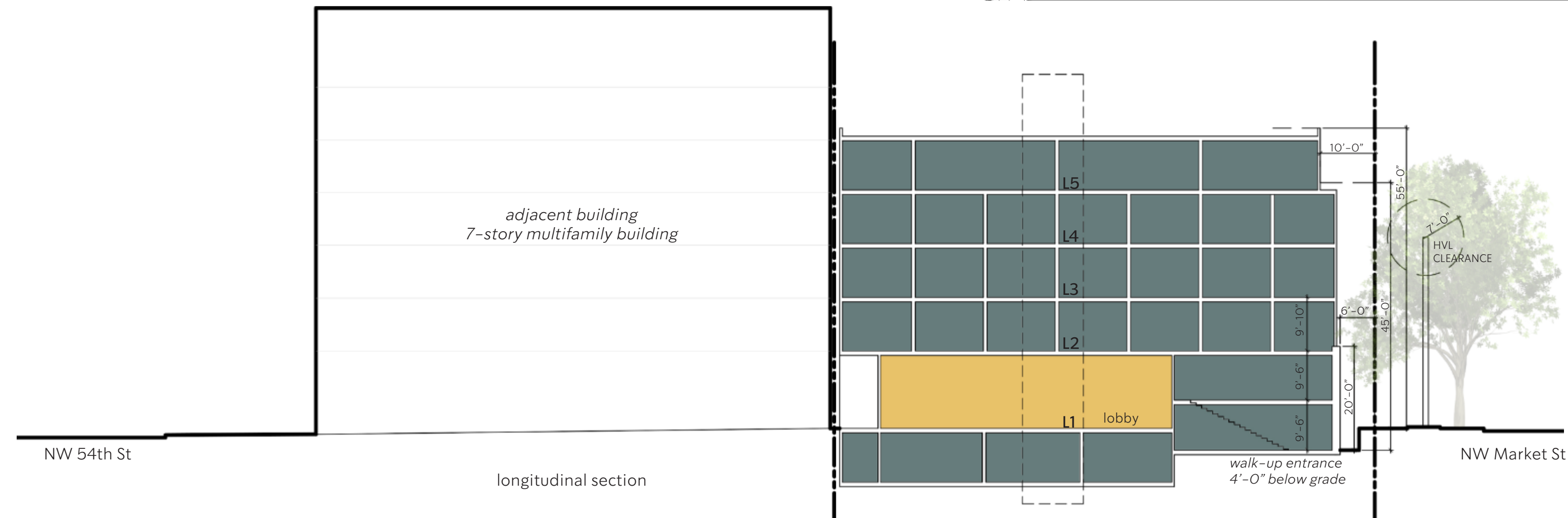
GROUND FLOOR



TYPICAL FLOOR



FIFTH FLOOR



longitudinal section



Scheme B | Step-Up

Number of Units 39 SEDU (250-270 sf)
4 two-beds (600-800 sf)

GFA above grade 18,460
GFA basement 2,000
GFA total 20,460

Vehicle parking none
Bicycle parking 43 long-term stalls
3 short-term stalls

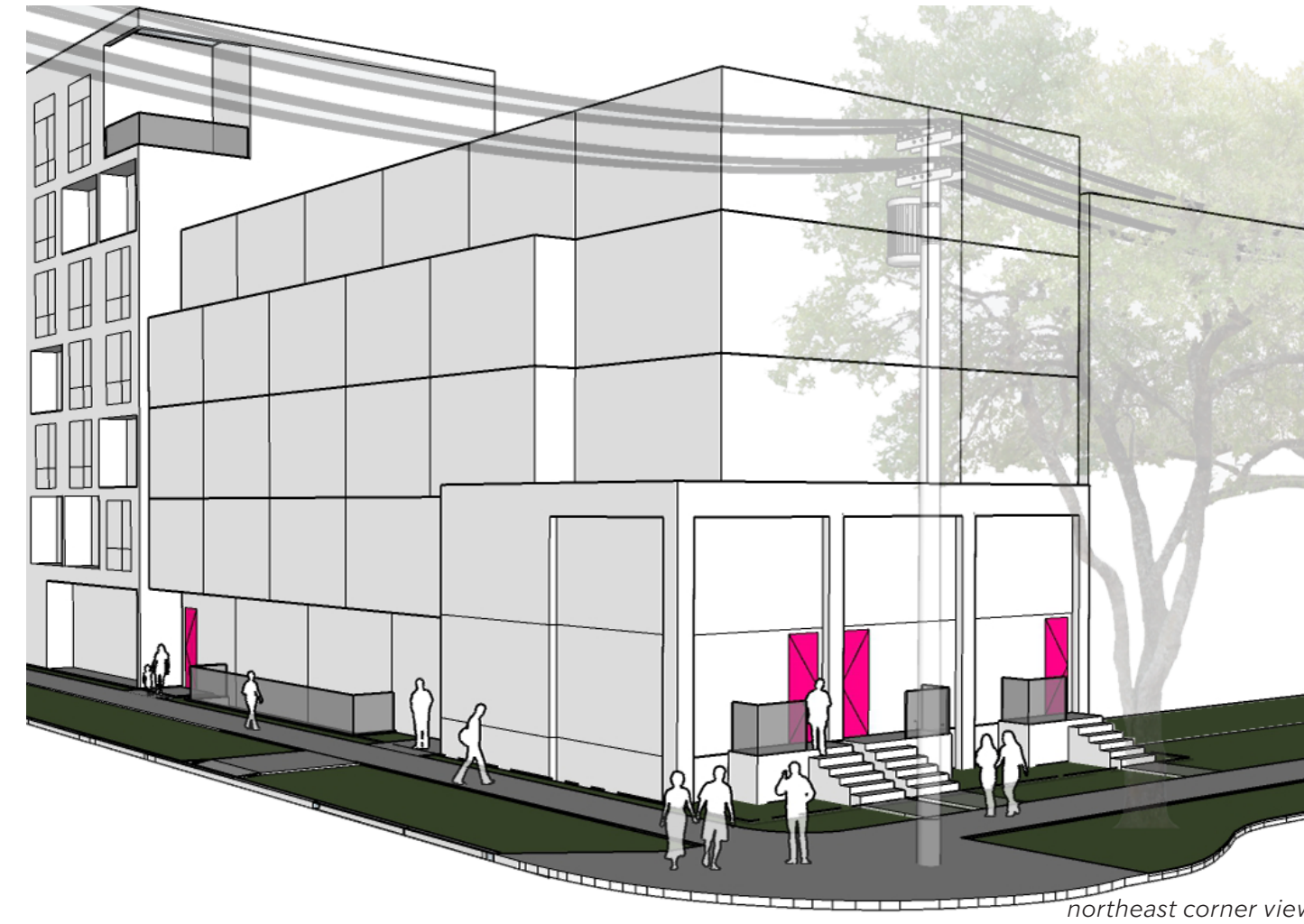
Roof deck 1,000 sf

Step-Up provides a building massing that steps back as you rotate around the building starting at the NW corner. The north facade is held 10'-0" back from the property line to allow for space to transition to the walk-up units that are situated 4'-0" above grade. This setback is held for the entire height of the building.

The walk-up units provide a 'town-home scale' along Market St, with a traditional 'brownstone' walk-up appearance.

To maximize transparency in the compact apartment units, it is envisioned to provide floor to ceiling glazing mixed with traditional building materials.

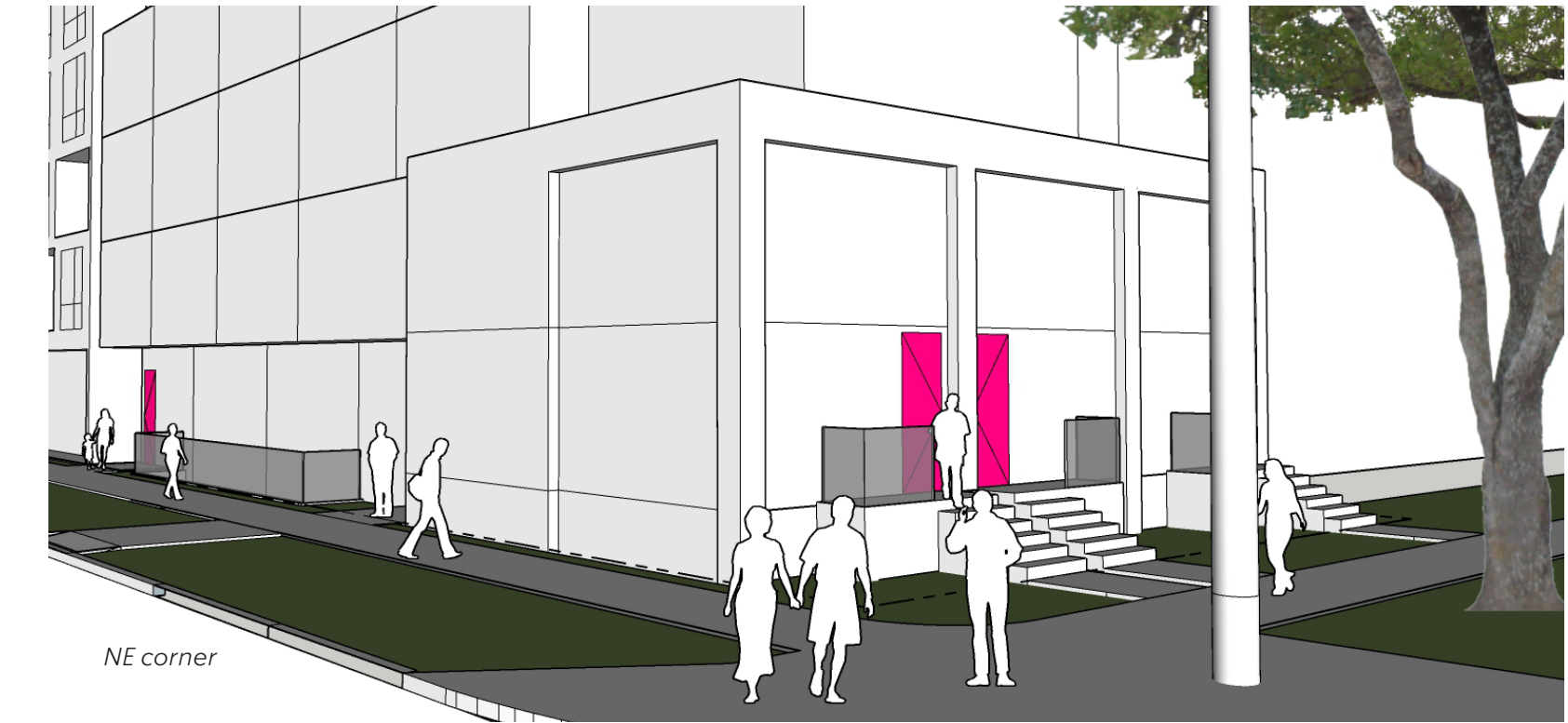
The upper level setback along the east facade is 5'-0", seeking a departure from the code required setback of 10'-0".



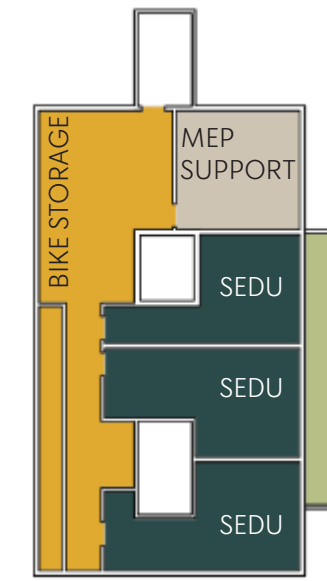
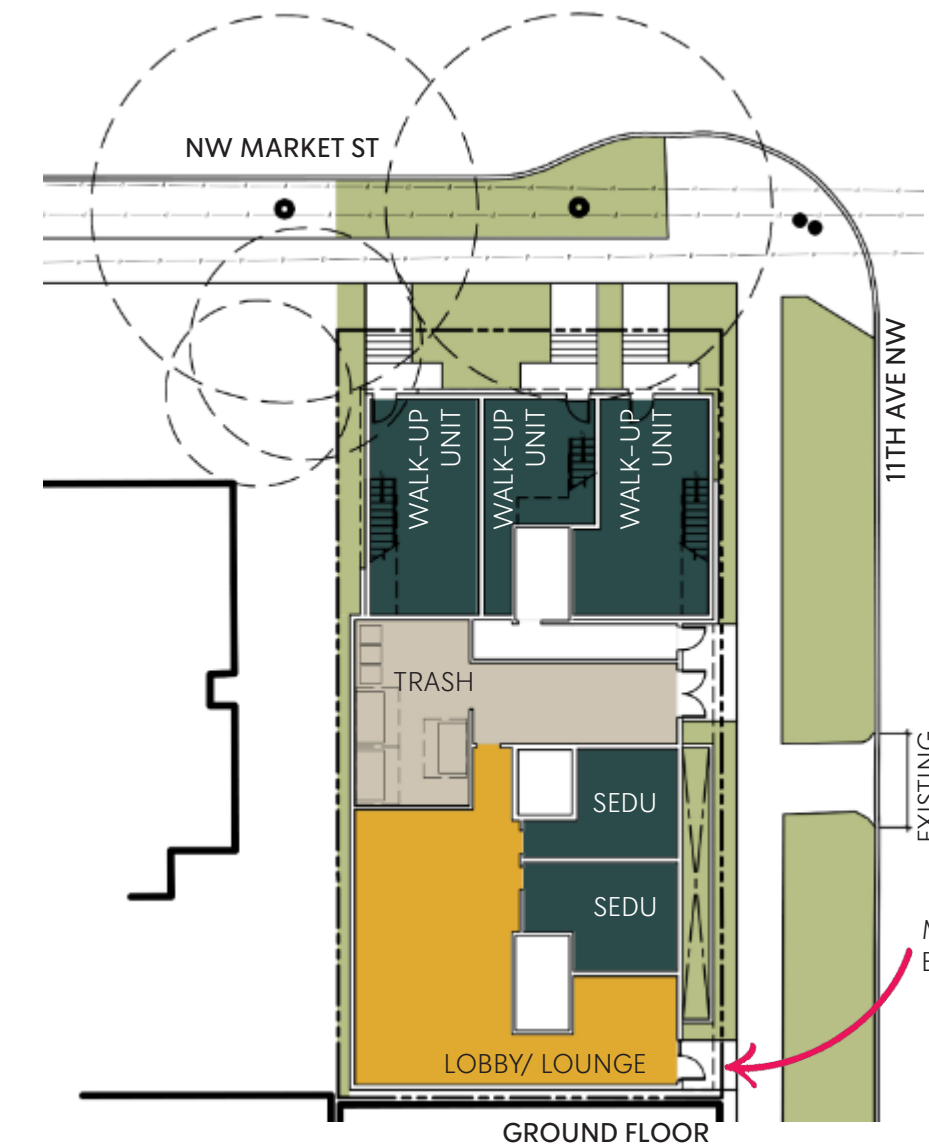
northeast corner view



11th Ave NW // street level East

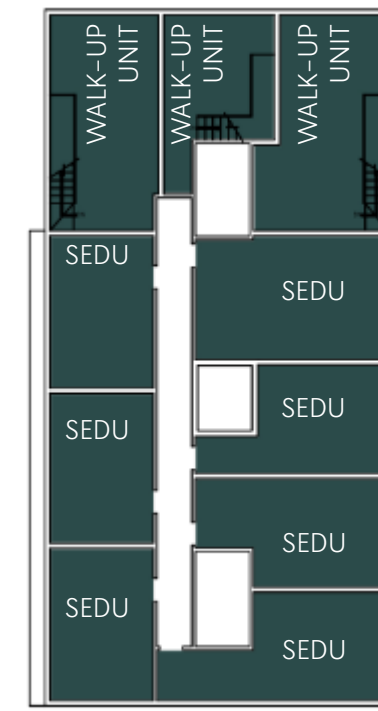


NE corner

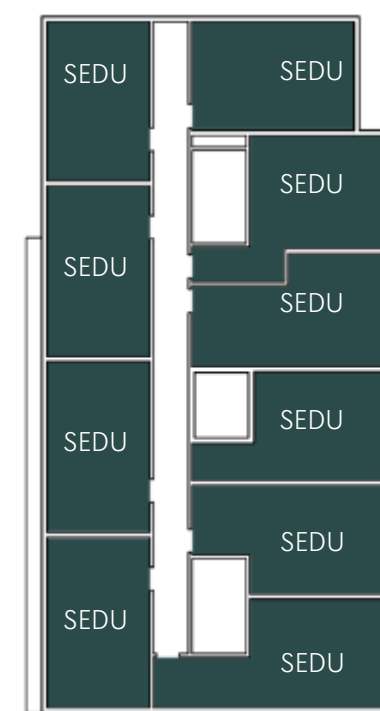


BASEMENT

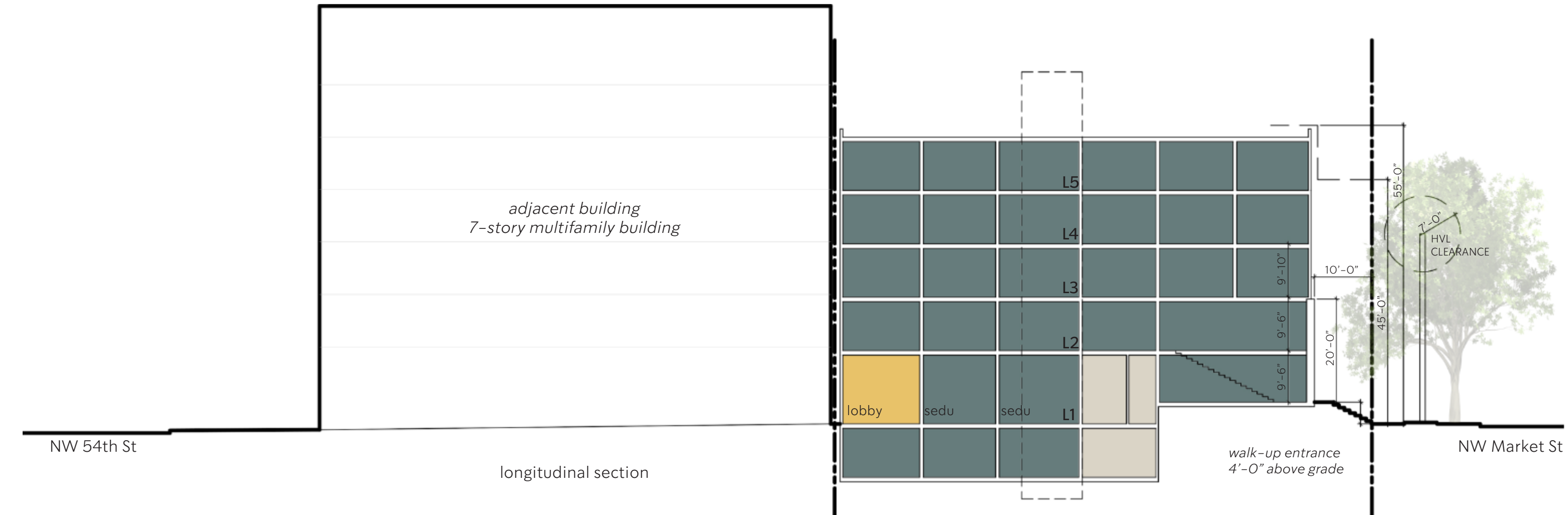
GROUND FLOOR



SECOND FLOOR



TYPICAL FLOOR



longitudinal section

walk-up entrance 4'-0" above grade

NW Market St



Scheme C | Urban Transition

Number of Units 41 SEDU (250- 300 sf)
4 two-beds (600-800 sf)

GFA above grade 18,717
GFA basement 1,882
GFA total 20,599

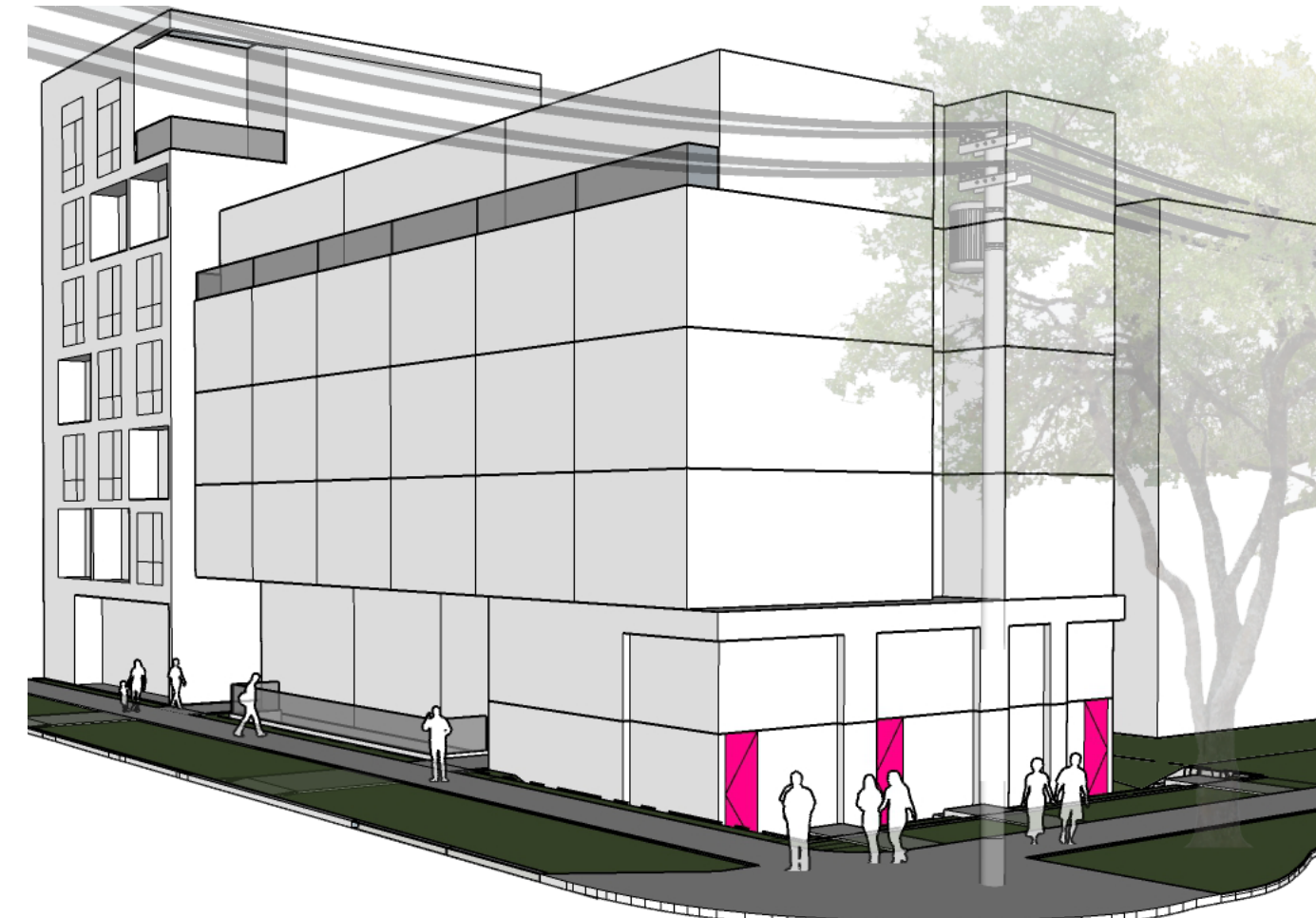
Vehicle parking none
Bicycle parking 45 long-term stalls
3 short-term stalls

Roof deck 1,000 sf

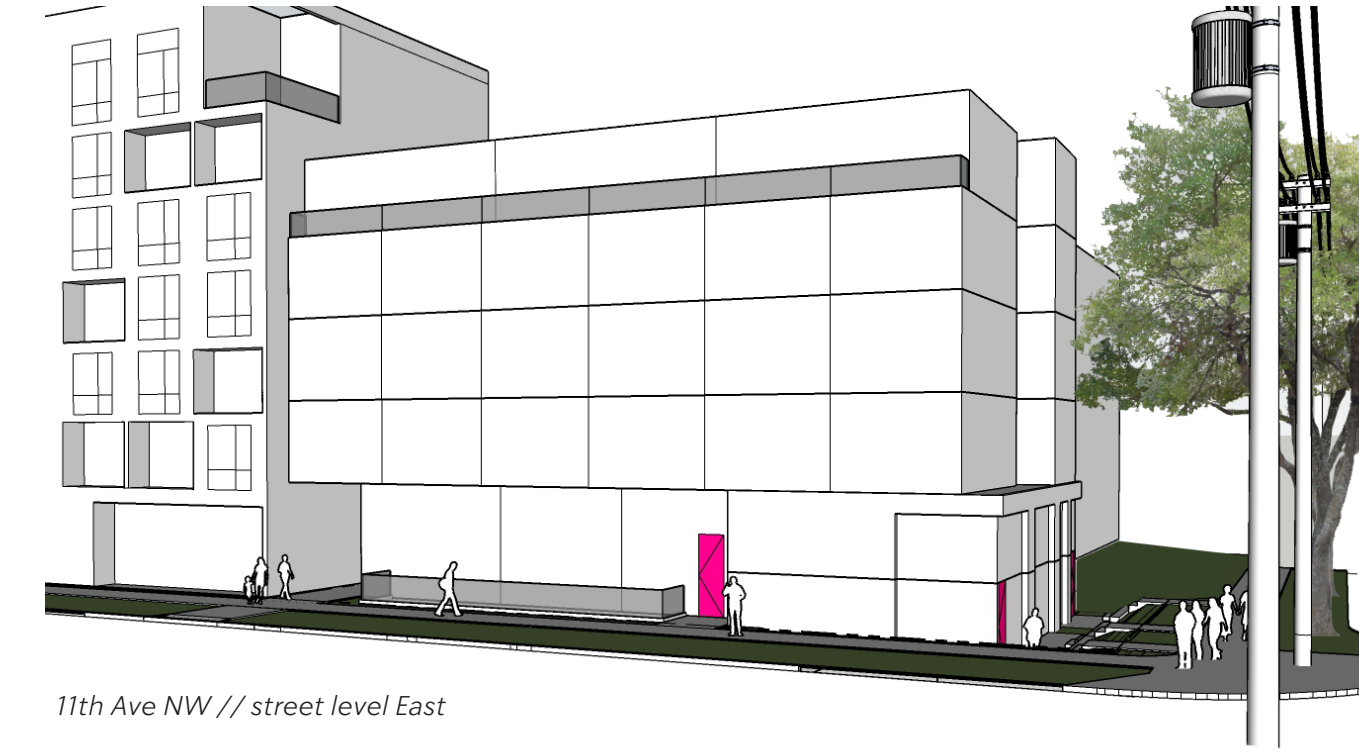
Urban transition situates the entire north facade 10'-0" off of the north property line. This voluntary setback provides a nice front yard and patio space for the three walk-up units located on the north side of the building. It also produces a building massing that is more harmonious with the existing building to the west.

The partially below grade (2.5' below) walk-up units on the north provide a 'town-home scale' to the north side of the development with the rest of the apartment building set back above the facade of the walk-up units. This creates a strong human scale at the corner of NW Market and 11th Ave NW.

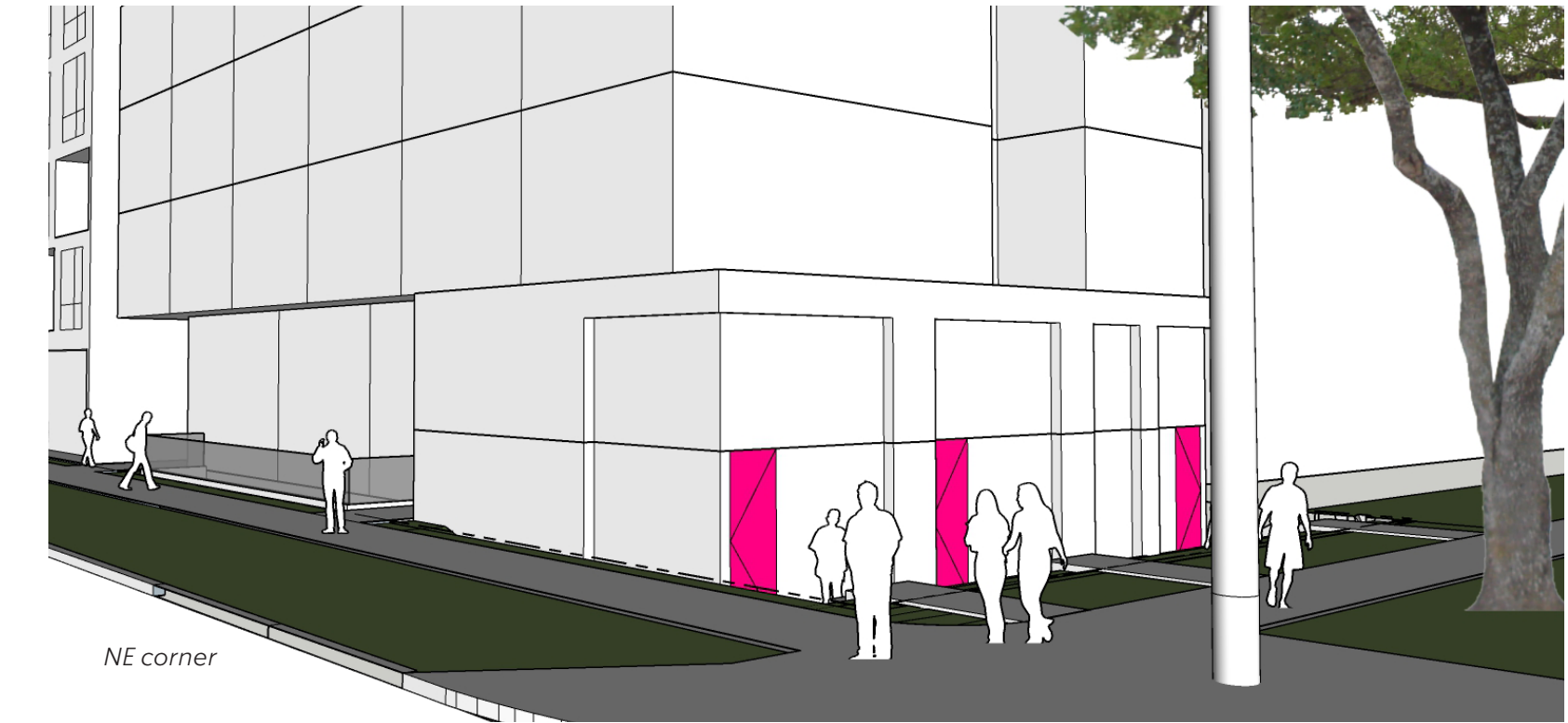
The upper level setback along the east facade is 5'-0", seeking a departure from the code required setback of 10'-0" above 45' in height.



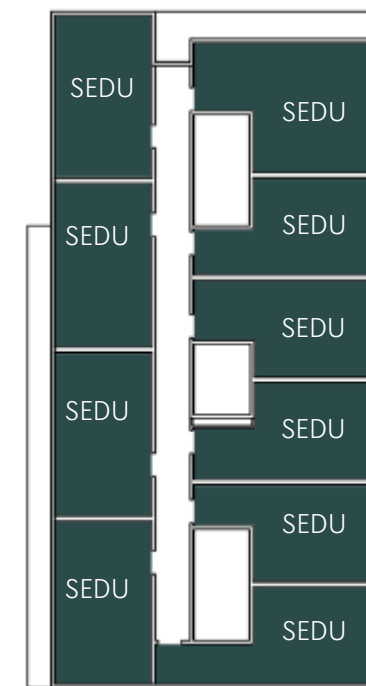
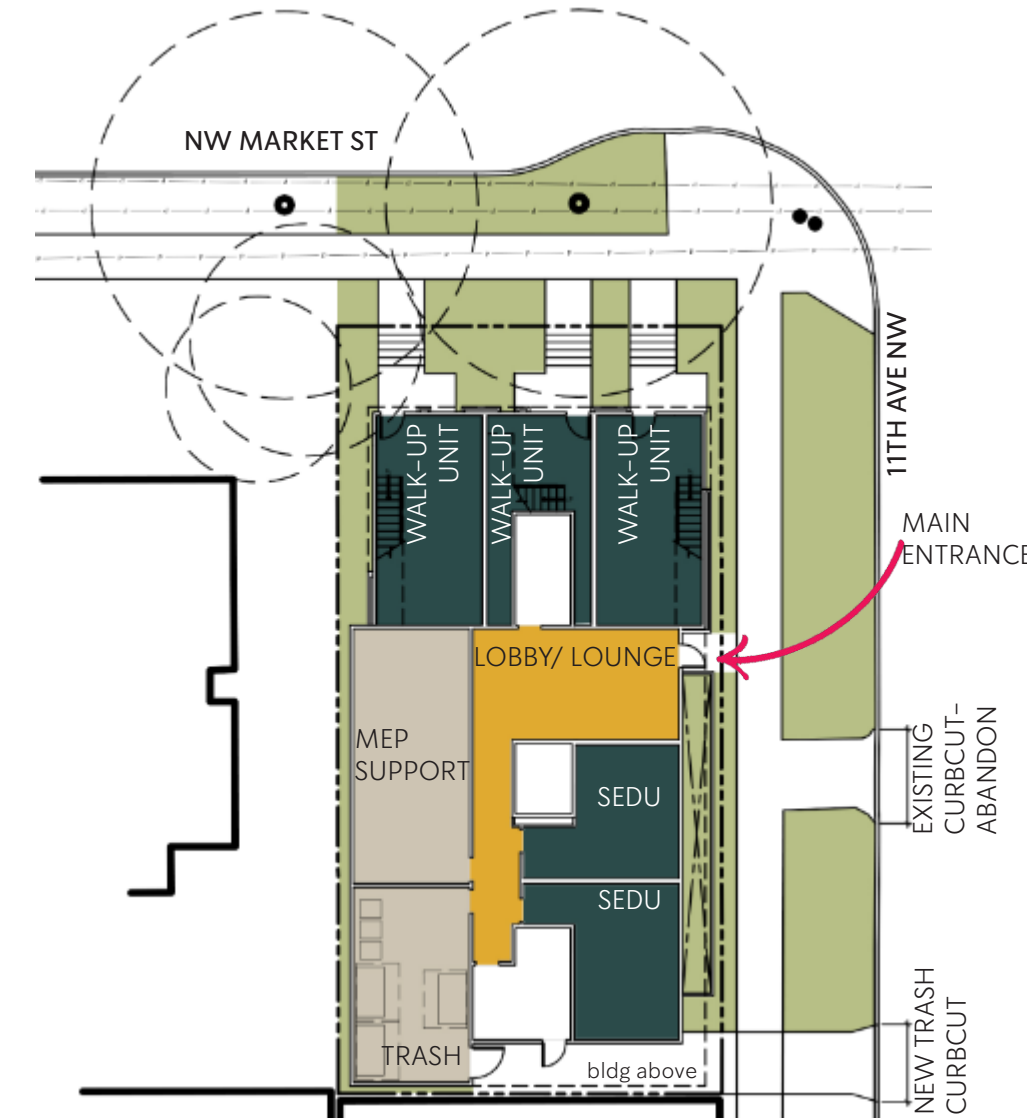
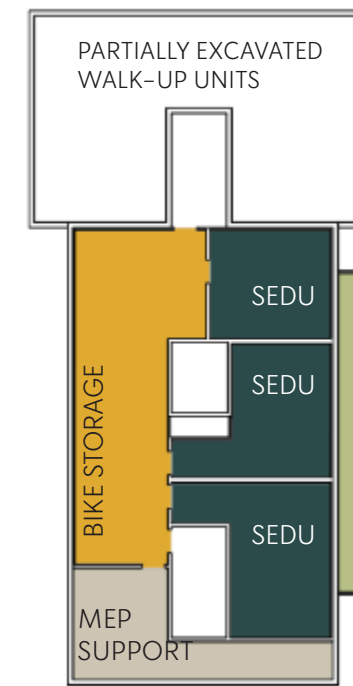
northeast corner view



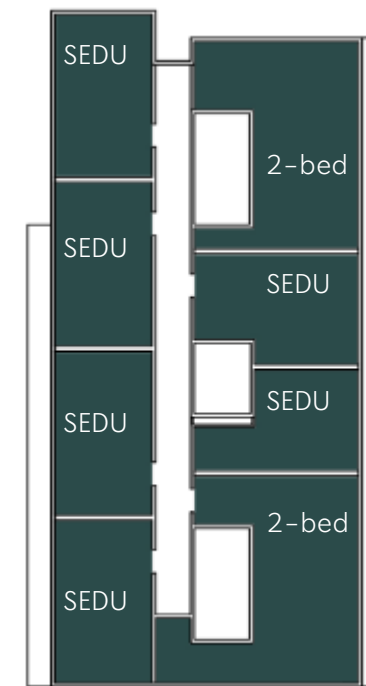
11th Ave NW // street level East



NE corner

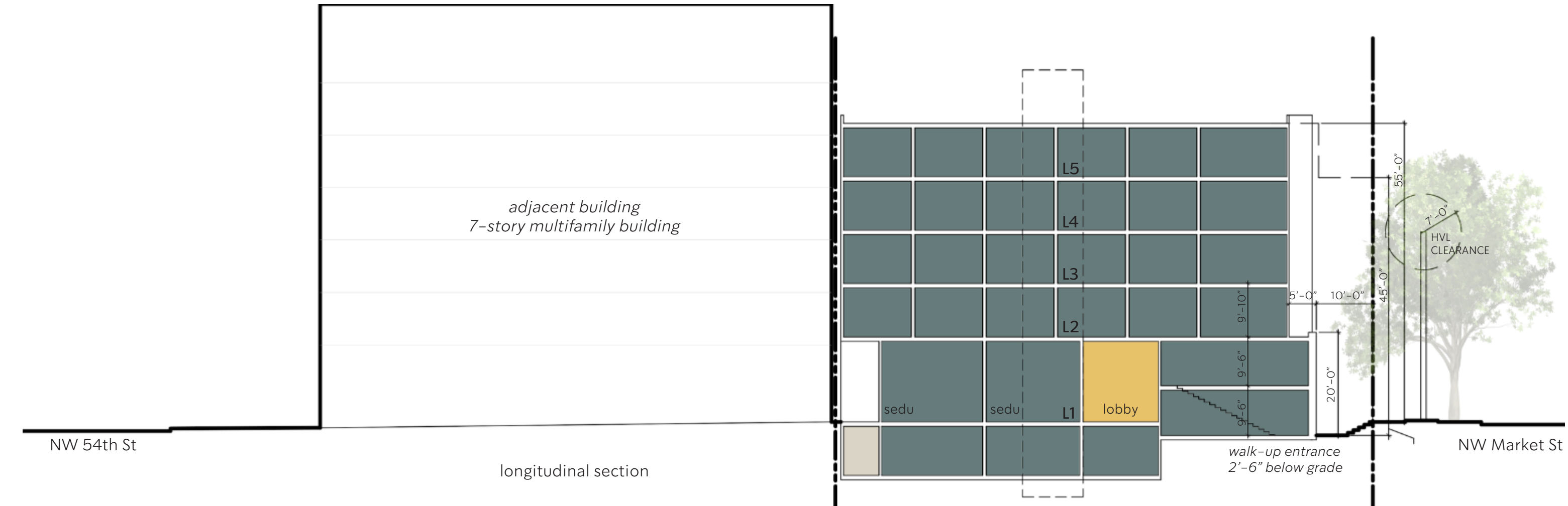


TYPICAL FLOOR



FIFTH FLOOR

5' BLDG SETBACK



longitudinal section

walk-up entrance 2'-6" below grade

NW Market St

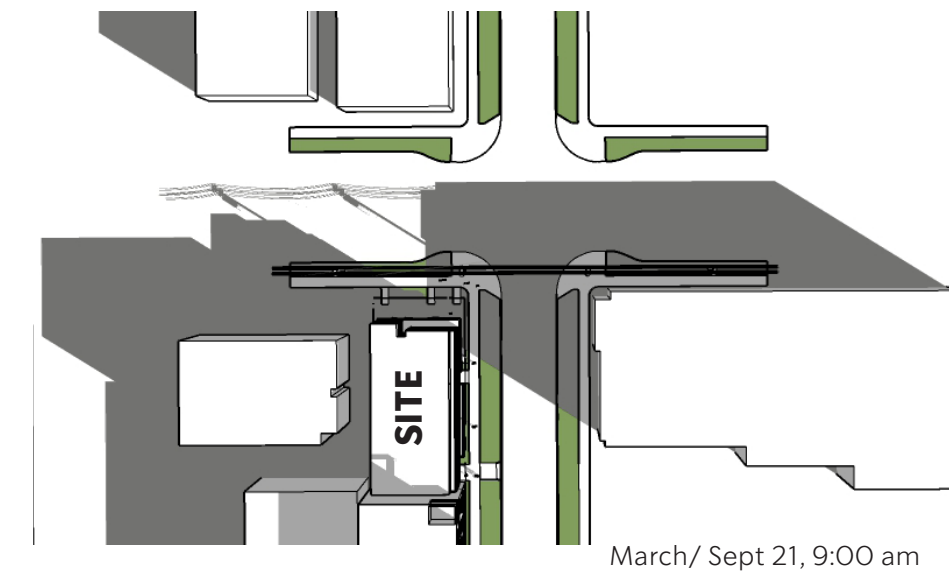


shadow study

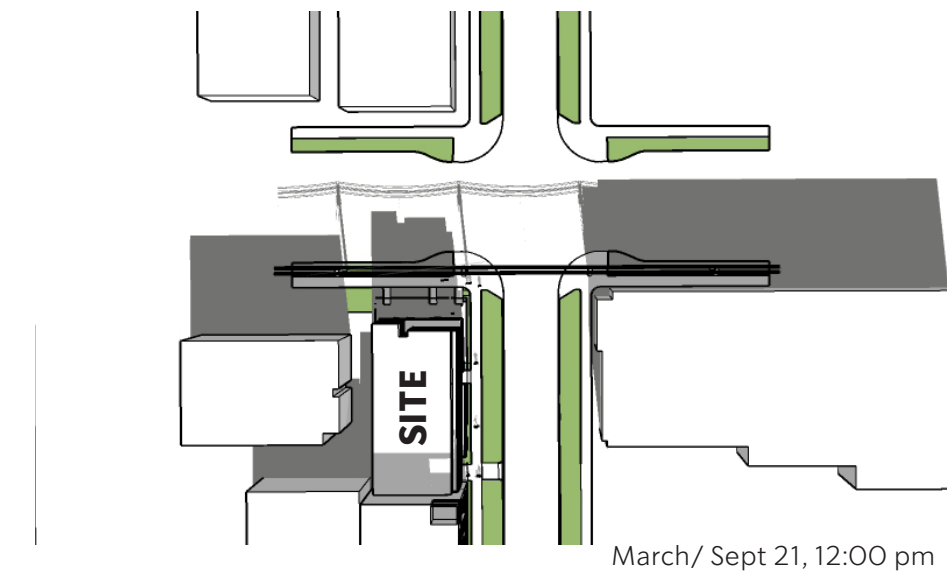
The proposed structure has little impact on the surrounding sites as it relates to casting shadows.

The proposed structure does introduce new shadows onto the multifamily building located to the West.

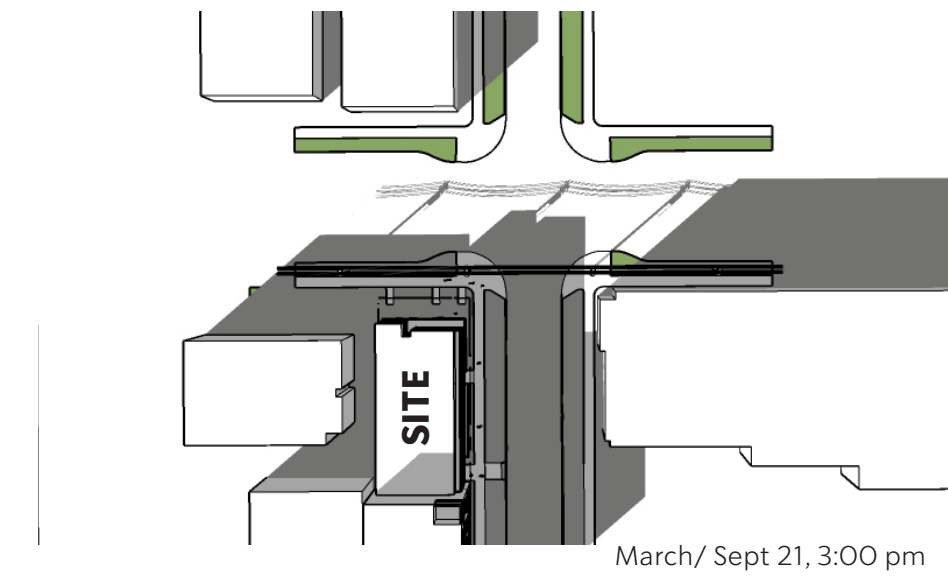
The new multifamily structures to the East and South of the development site cast significant shadows on the development site during the fall/winter months.



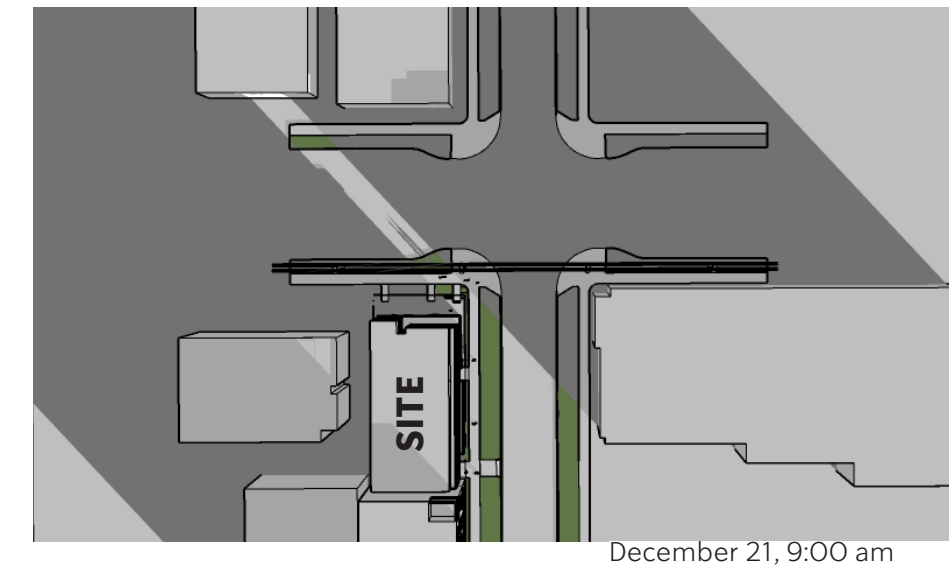
March/ Sept 21, 9:00 am



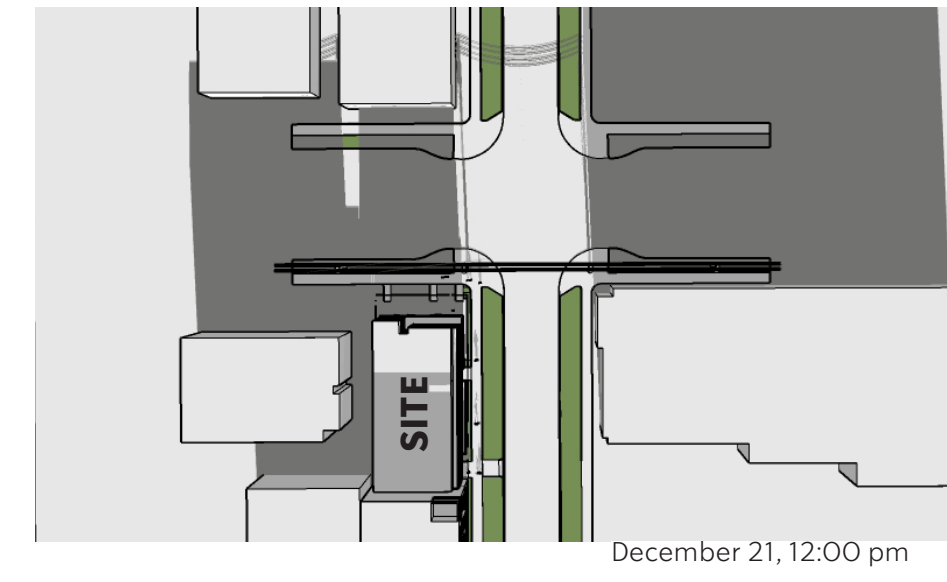
March/ Sept 21, 12:00 pm



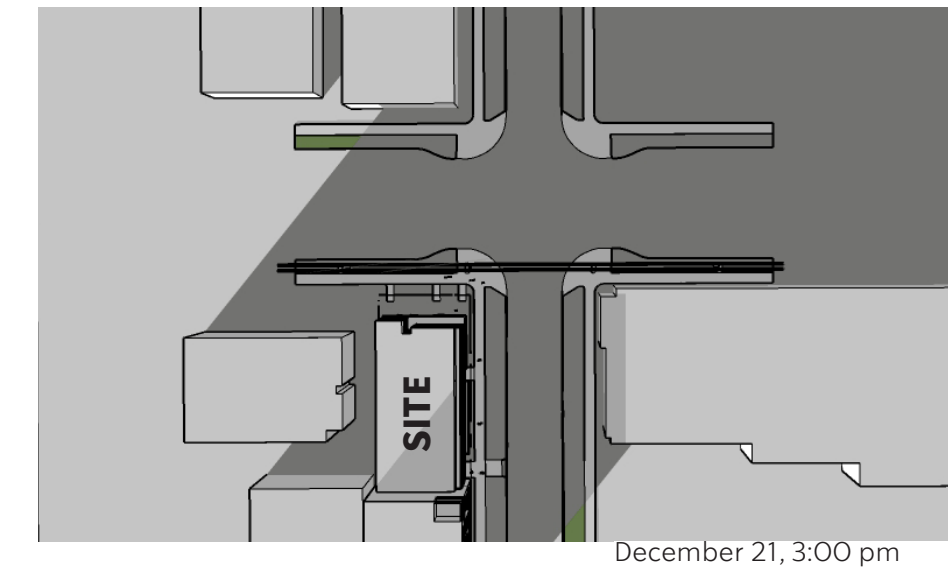
March/ Sept 21, 3:00 pm



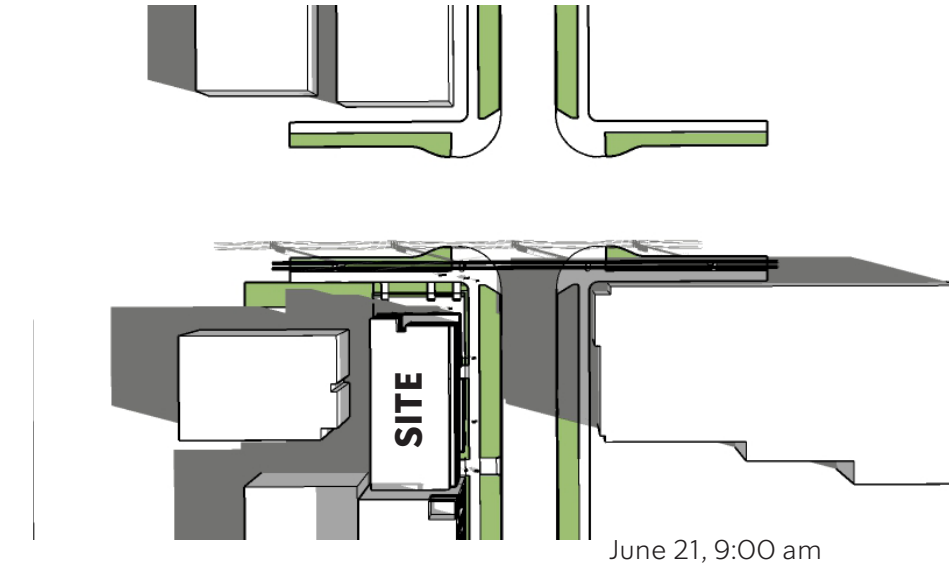
December 21, 9:00 am



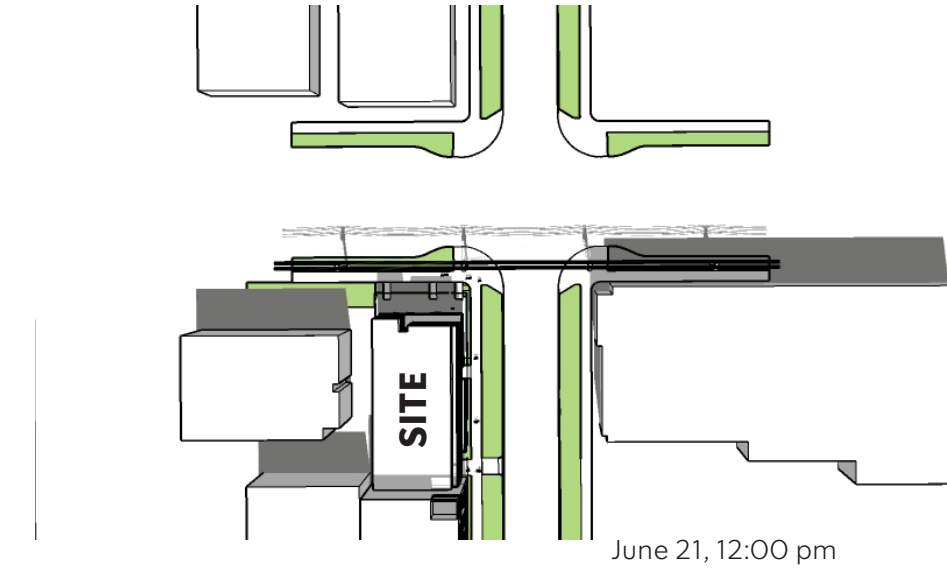
December 21, 12:00 pm



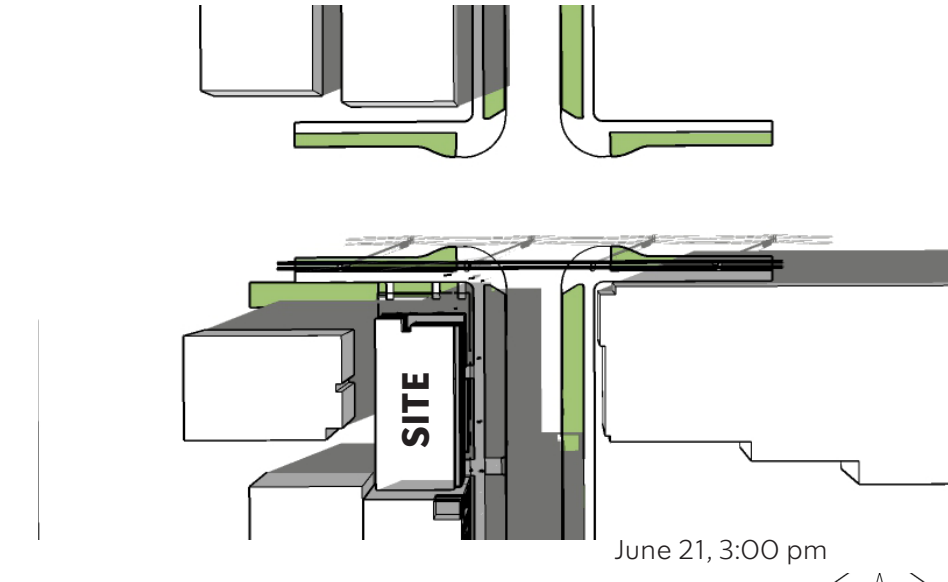
December 21, 3:00 pm



June 21, 9:00 am



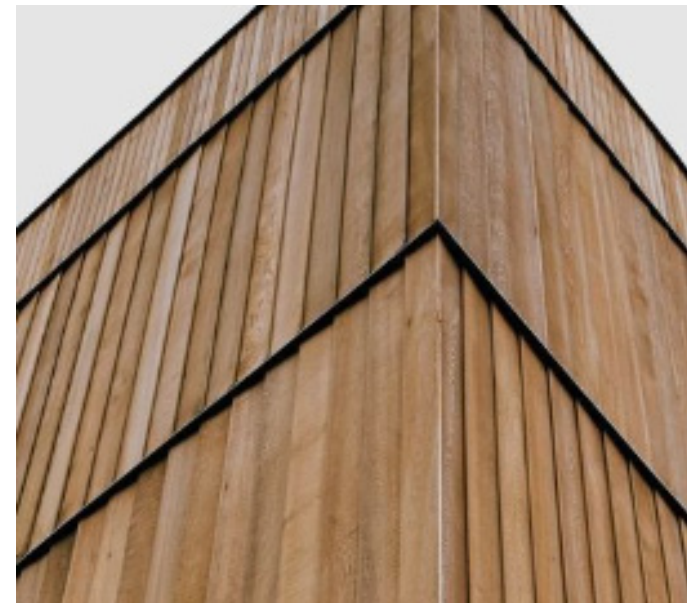
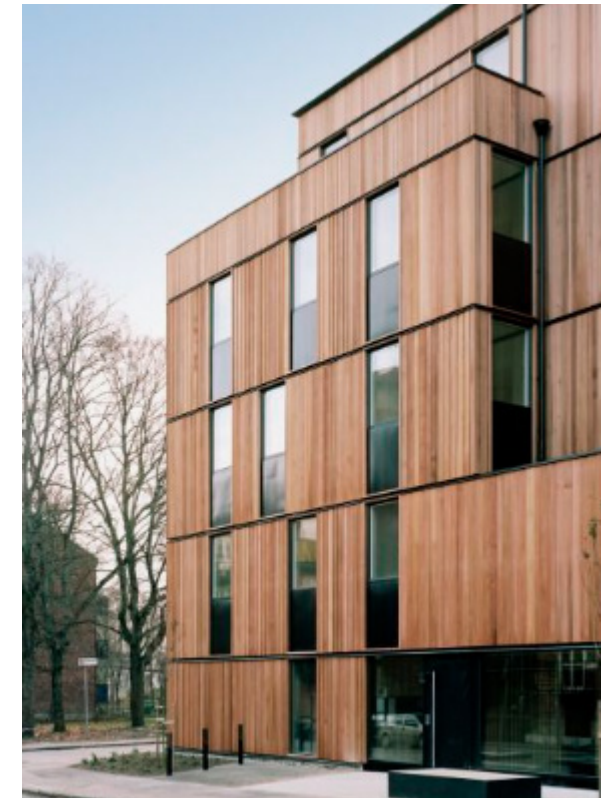
June 21, 12:00 pm



June 21, 3:00 pm

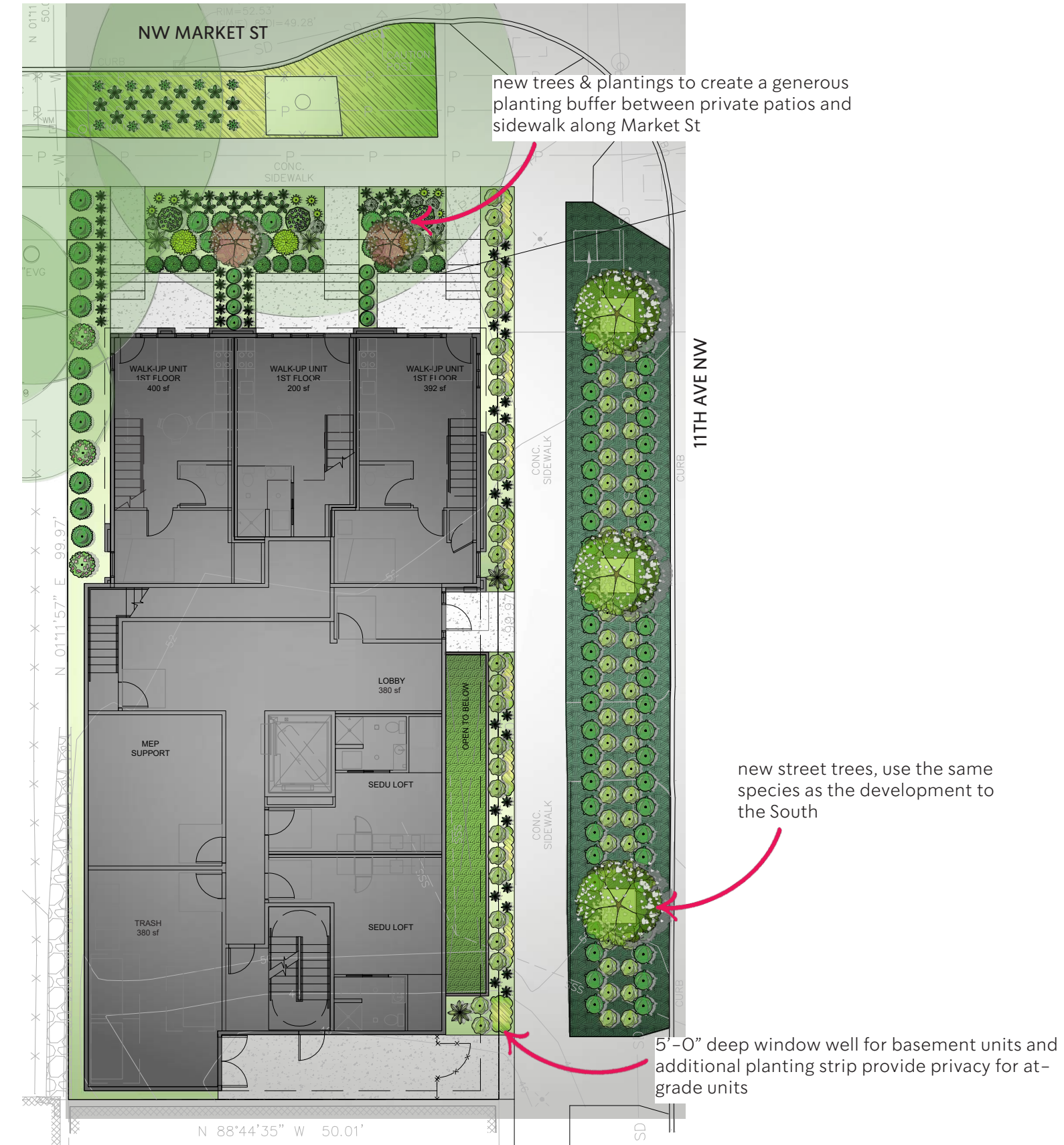


design concept inspiration



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landscape development- streetscape



stair/seat patio wall at North patios



generous buffer along East side of building

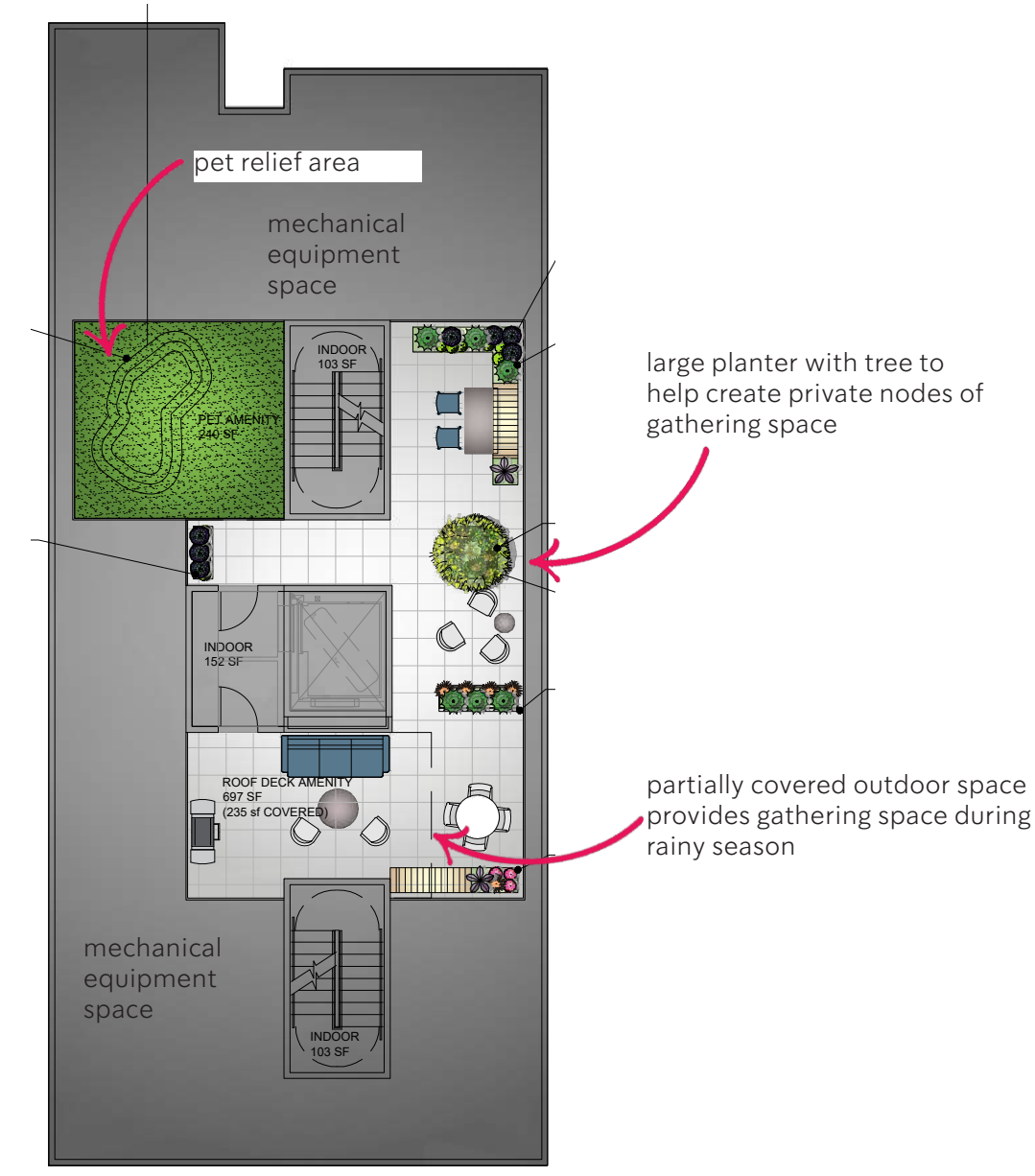


provide Tofino better bike rack



integrated seating at entry

landscape development- roof



mounded synthetic turf at pet relief area



planters integrated with bench seating area



provide multiple furniture groupings



trees for added privacy

9.0 departures

Scheme B requests

Request #1

Standard // SMC 23.47A.008.D.2 Street level dwelling unit

The floor of a dwelling unit located along the street-level or 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

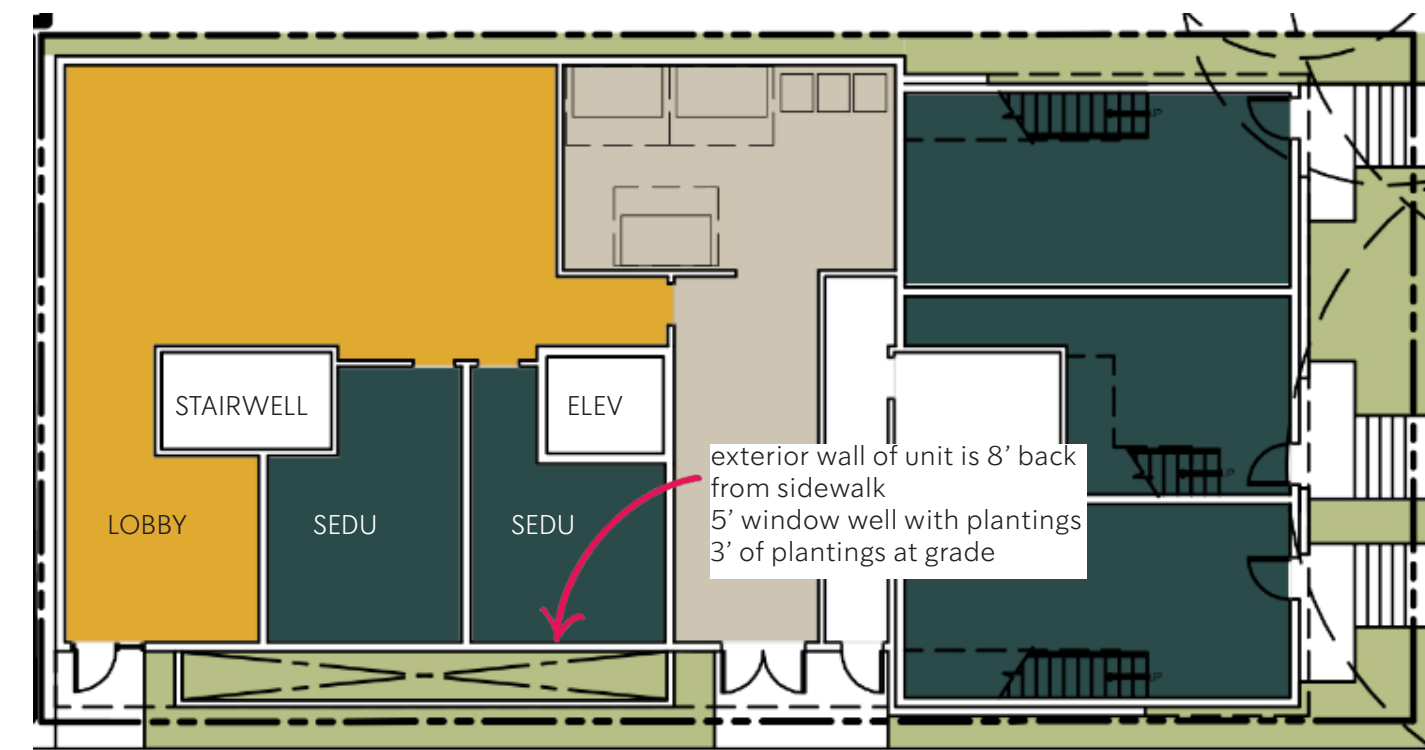
Proposition

To allow the two floor-level, street-facing SEDU units be at grade with a set back of 8'-0" back from the sidewalk along 11th Ave NW.

Rationale

A 5'-0" wide light well for basement units and additional 3'-0" of plantings will separate the units from the sidewalk. There will also be a 42" tall guardrail between the sidewalk and the units providing additional privacy.

With a compact building lobby, it would be hard to handle a grade change of 4'-0" to the units while maintaining accessibility throughout the building.



Request #2

Standard // SMC 23.47A.009.F4.b Ballard Hub Urban Village: Upper-level setbacks

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

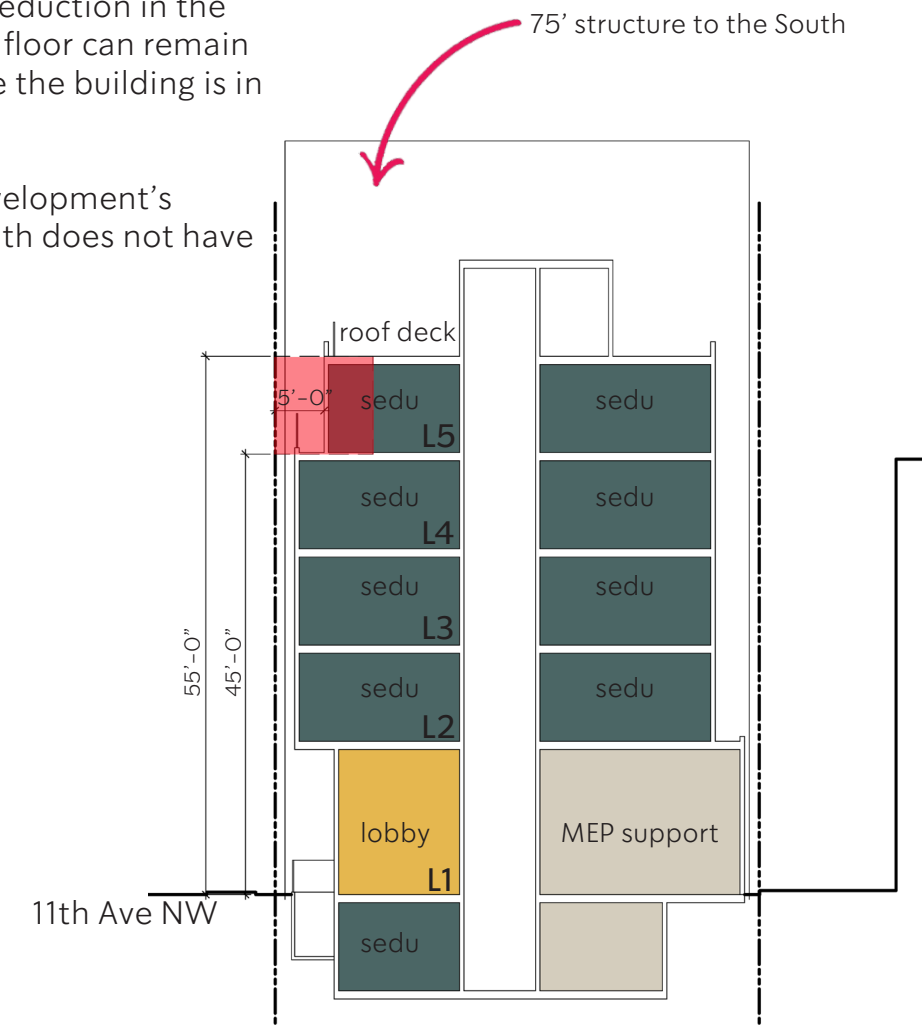
Proposition

To allow for a reduction in setback along 11th Ave NW to 5 feet from the property line

Rationale

Scheme B has electively chosen to incorporate a 10' setback along the North facade (Market St) to provide ample landscape buffer and to be able to maintain the integrity of the existing oak trees. With this elective setback, we are seeking a reduction in the setback requirement along 11th Ave NW to ensure the units on the top floor can remain functional and maximize the available interior space for the units since the building is in shadow from the property to the South.

Furthermore, the upper level setback departure would support the development's streetscape compatibility along 11th Ave NW as the building to the South does not have the upper level setback.



9.0 departures

Scheme C requests

Request #1

Standard // SMC 23.47A.008.D.2 Street level dwelling unit

The floor of a dwelling unit located along the street-level or 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

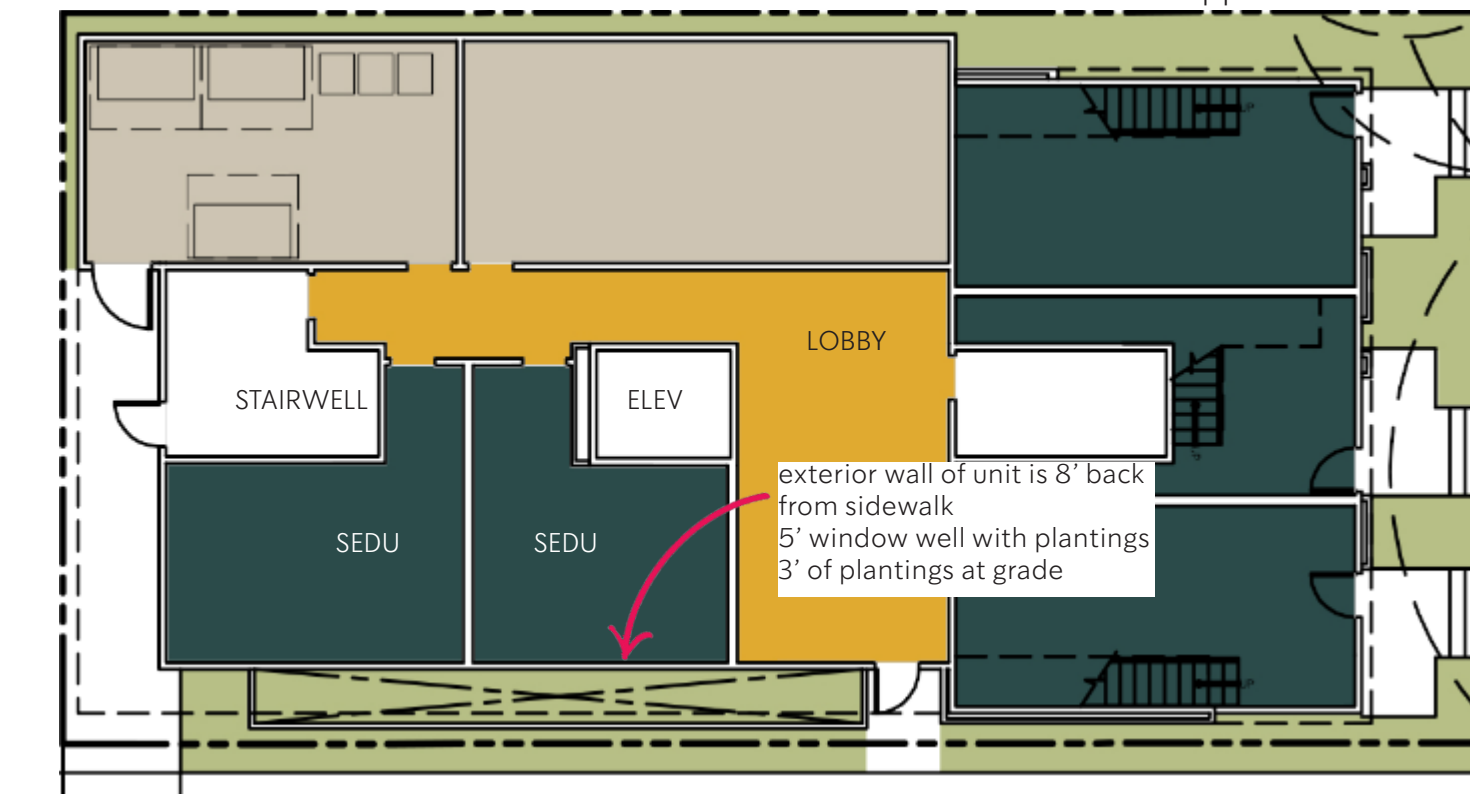
Proposition

To allow the two floor-level, street-facing SEDU units be at grade with a set back of 8'-0" back from the sidewalk along 11th Ave NW.

Rationale

A 5'-0" wide light well for basement units and additional 3'-0" of plantings will separate the units from the sidewalk. There will also be a 42" tall guardrail between the sidewalk and the units providing additional privacy.

With a compact building lobby, it would be hard to handle a grade change of 4'-0" to the units while maintaining accessibility throughout the building.



Request #2

Standard // SMC 23.47A.009.F4.b Ballard Hub Urban Village: Upper-level setbacks

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

Proposition

To allow for a reduction in setback along 11th Ave NW to 5 feet from the property line

Rationale

Scheme C has electively chosen to incorporate a 10' setback along the North facade (Market St) to provide ample landscape buffer and to be able to maintain the integrity of the existing oak trees. With this elective setback, we are seeking a reduction in the setback requirement along 11th Ave NW to ensure the units on the top floor can remain functional and maximize the available interior space for the units since the building is in shadow from the property to the South.

Furthermore, the upper level setback departure would support the development's streetscape compatibility along 11th Ave NW as the building to the South does not have the upper level setback.

