824 NW MARKET ST

Streamlined Design Review

Project #: 3040066-EG

Applicant Team: Lewis Creek Investments LLC,
Developer

b9 architects
Architect

Root of Design
Landscape Architect



b9 architects

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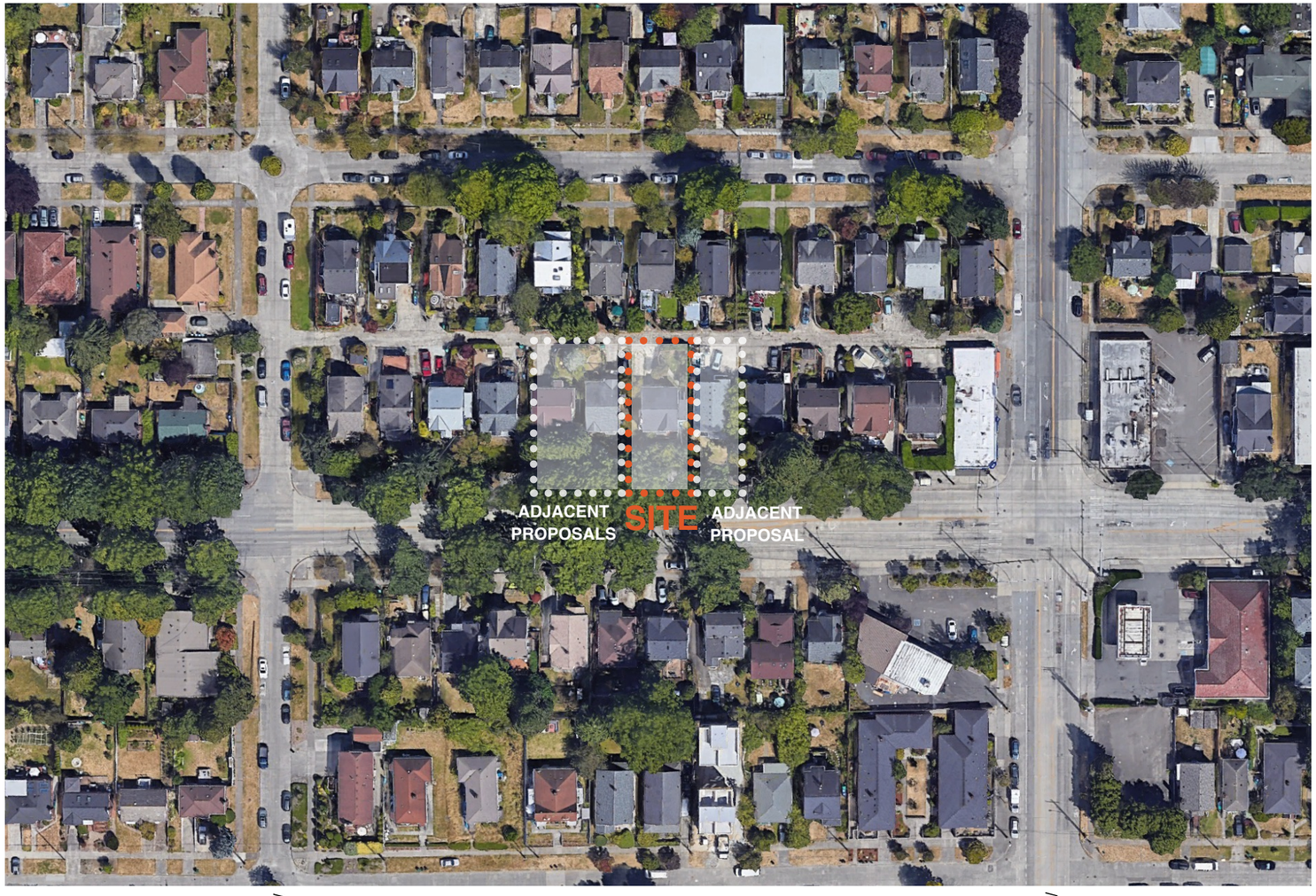
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OBJECTIVES



Construct (1) new 2-unit four-story live-work townhouse structure and (1) new 4-unit four-story residential townhouse structure. Parking to be provided for the majority of the units with access from the existing access easement at the rear of the site shared between all parcels on this block.

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

Gross Floor Area	9,498.4 sf
Number of Units	6
Total Commercial Area	771 sf
Number of Parking Spaces	4
Number of Bike Parking Spaces - Short Term	2
Number of Bike Parking Spaces - Long Term	6

<u>Sustainability</u>

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

EARLY PUBLIC OUTREACH SUMMARY

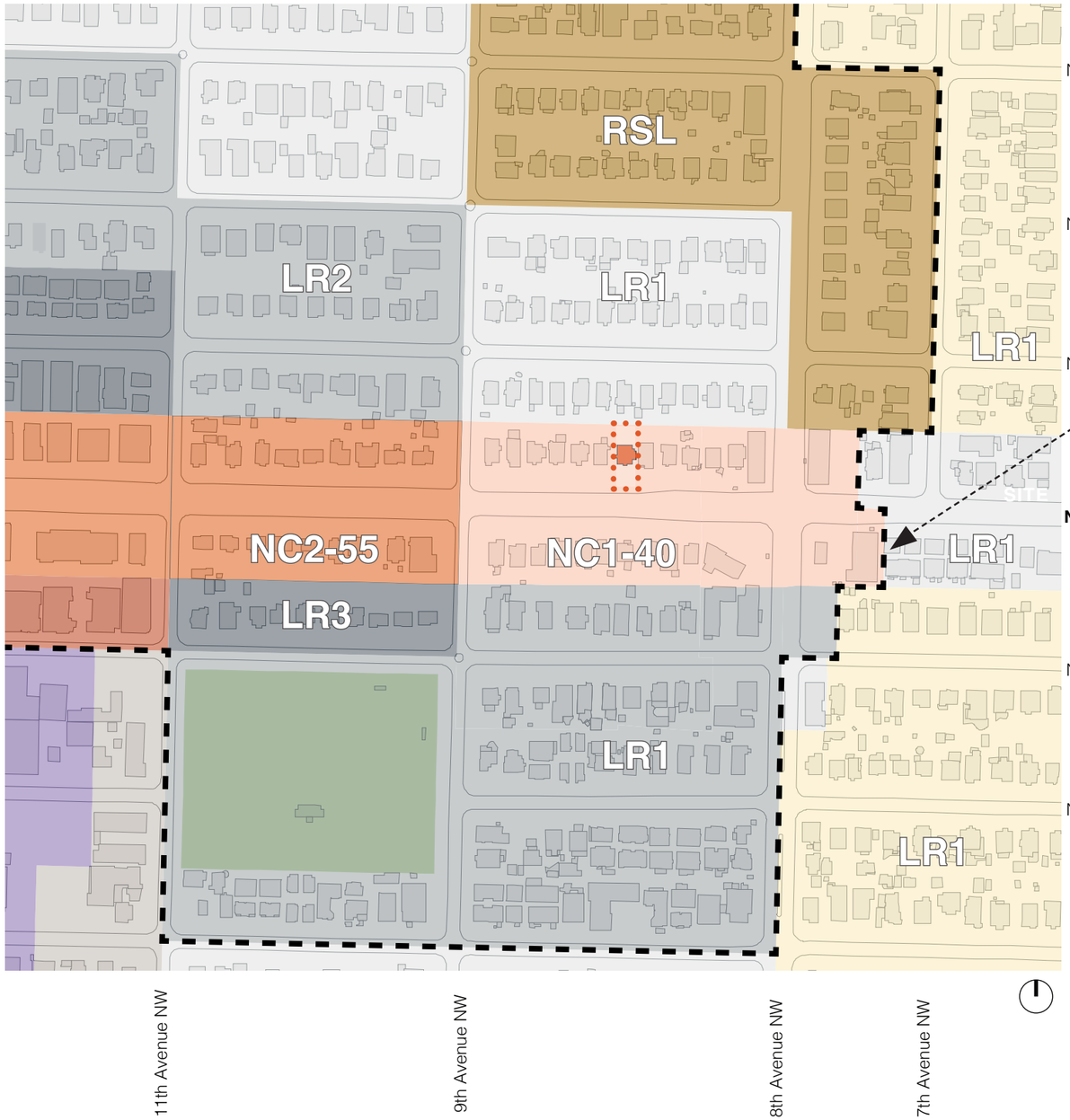
As the applicant for a proposal at 824 NW Market Street, b9 architects conducted and completed the Early Community Outreach requirements. Outreach included outreach posters hung in visible locations throughout the neighborhood, an interactive webpage and an interactive survey where community members 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
3	Additional Documentation of submissionis to the Department of Neighborhoods in the form of a blog post on the Department of Neighborhoods webiste	October 14, 2021	0	NA

ZONING MAP



ADDRESS

824 NW Market St

LOT SIZE

4,100 SF

ZONE

NC1-40 (M2)

URBAN VILLAGE OVERLAY

Ballard Hub Urban Village

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.

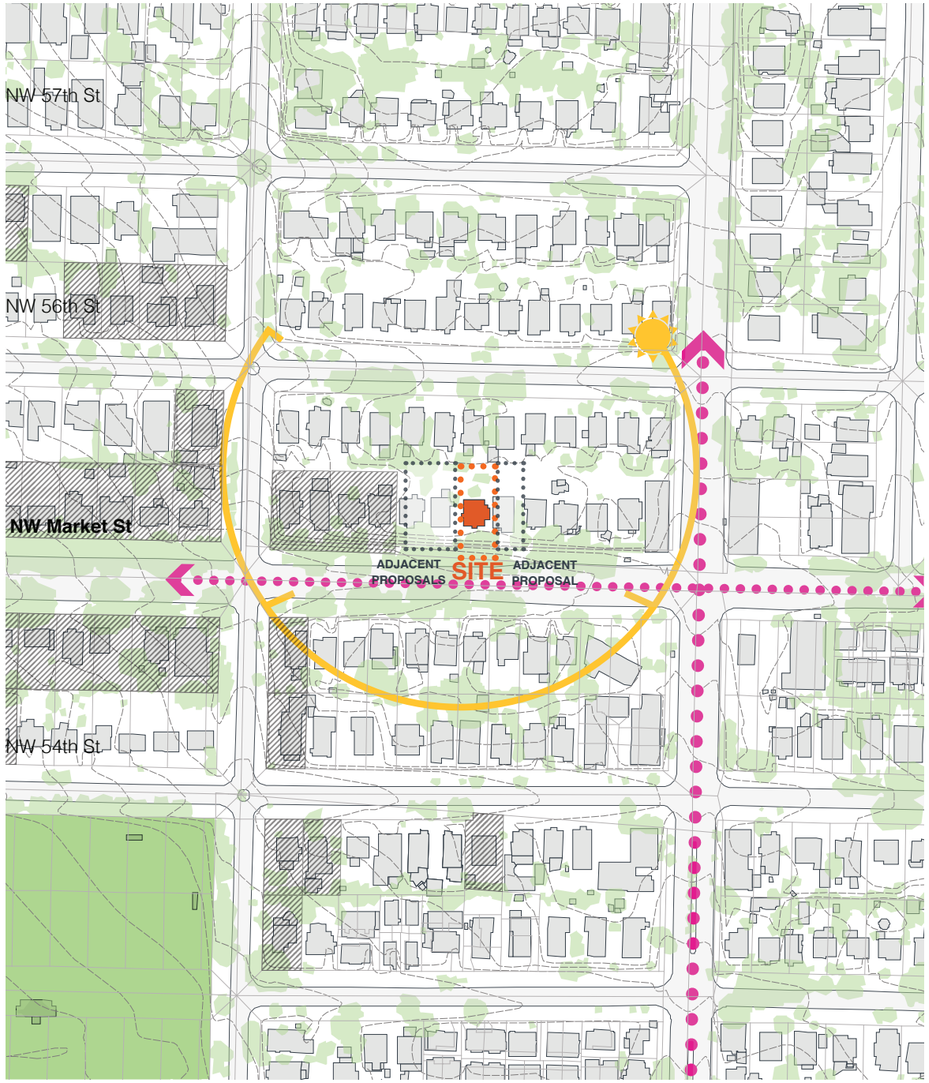
23.47A.022 LIGHT AND GLARE:
- Exterior lighting shall be shielded and directed away from adjacent properties
- Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.
- Driveways and parking areas for more than two (2) vehicles shall be screened from adjacent 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

SITE CONDITIONS & CONSTRAINTS



NOTES PROJECT UNDER SEPARATE PERMIT PROCESS WITH THE CITY OF SEATTLE

ADJACENT USES



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 7 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



3 View of site looking east from easement

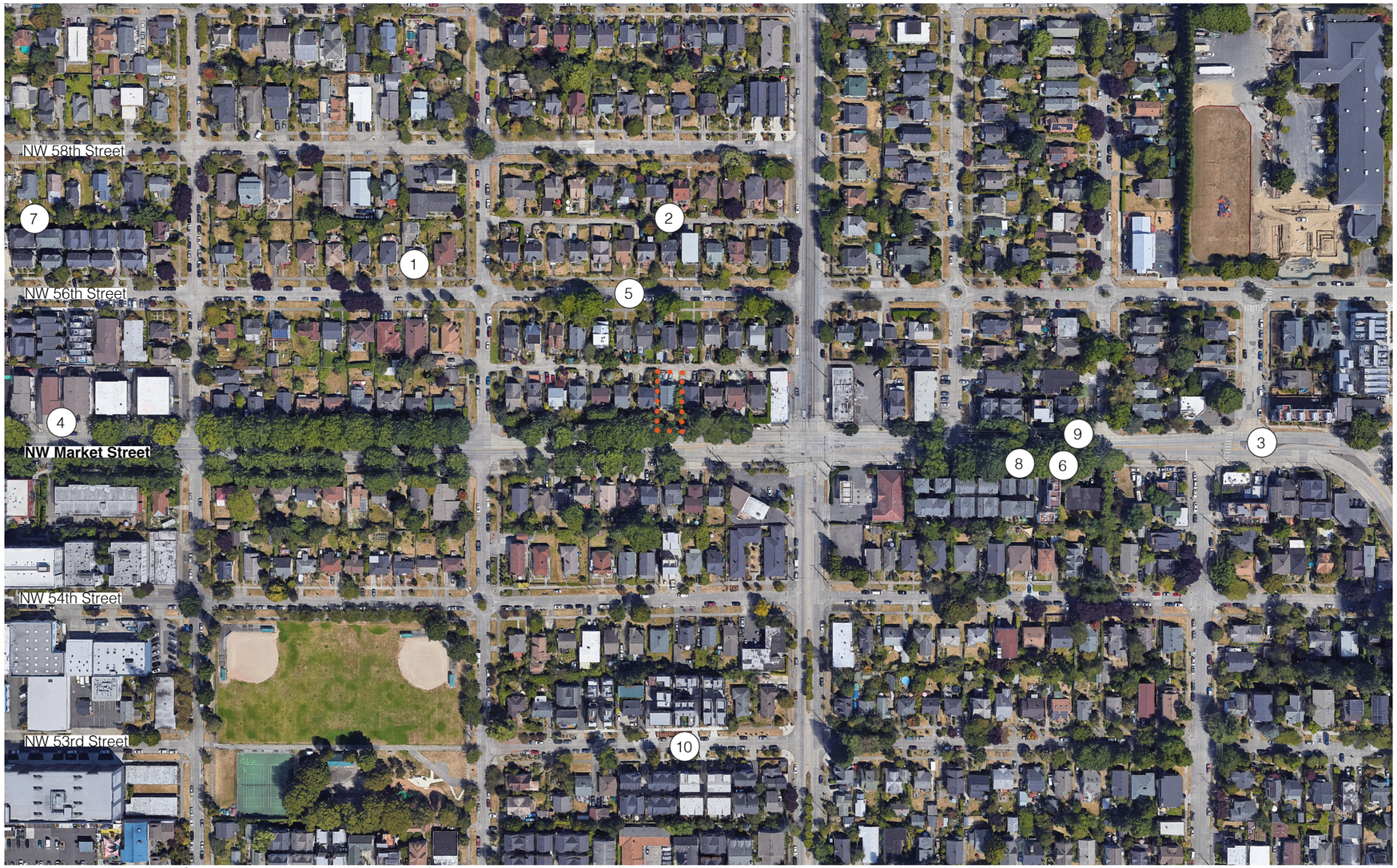


2 View of site from Market St looking northeast



4 View of site looking west from easement

NEIGHBORHOOD ANALYSIS





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



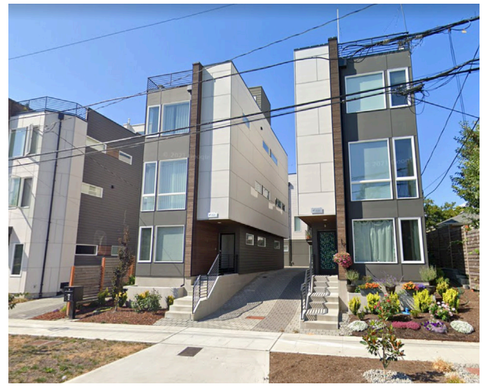
7 Townhomes
1142 NW 57th Ave
relevant scale and ground floor expression



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

SITE SURVEY

LEGEND

CB	CATCH BASIN		CONCRETE HATCH
CL	CLUSTER		ROCK HATCH
EJB	ELECTRICAL JUNCTION BOX		DECK HATCH
FH	FIRE HYDRANT	—OHP—	OVERHEAD POWER LINE
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		

SITE

PARCEL #

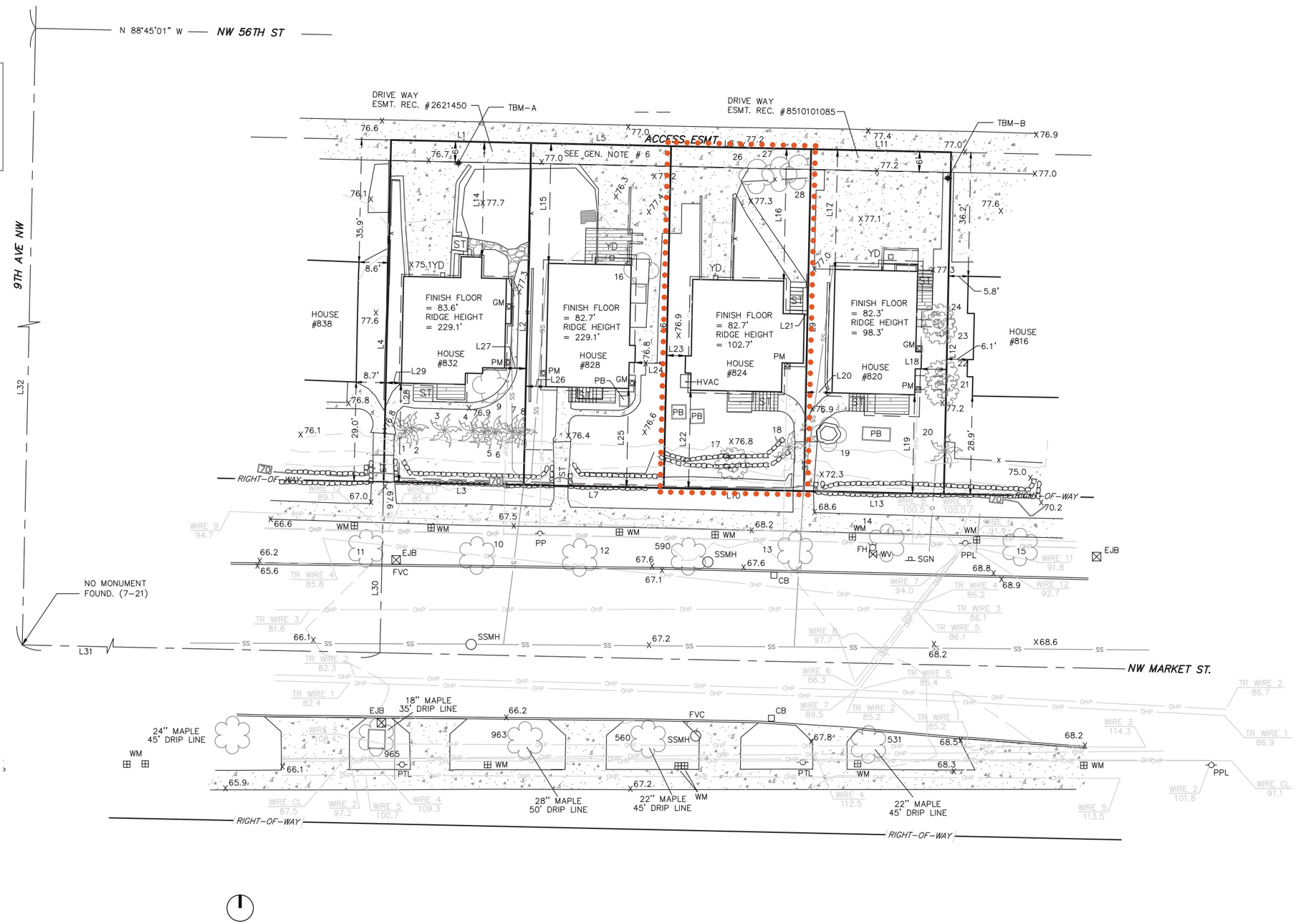
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LEGAL DESCRIPTION

Lot 20, Block 1, Westmoor, according to hte 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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Edmonds WA 98020
206-734-0705

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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206-734-0705

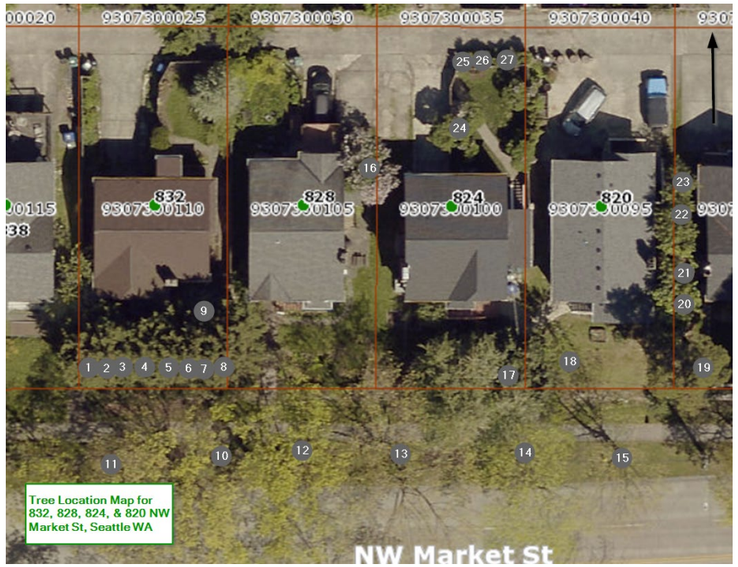
is in good health and fair condition. It is to be removed.

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



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

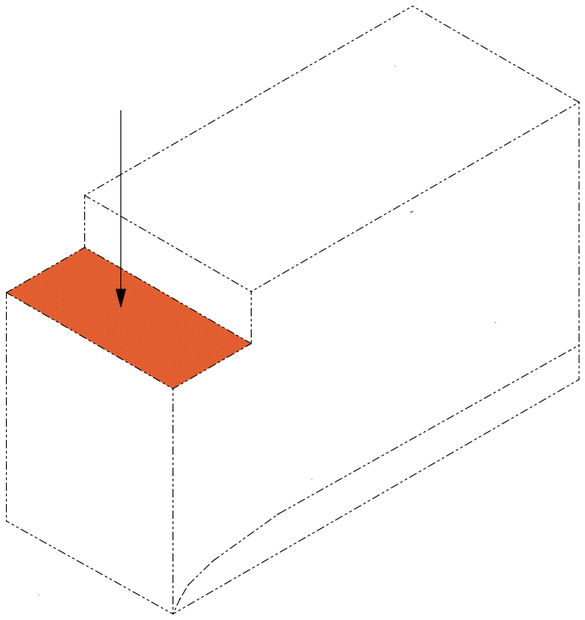
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Tree Chart for 832, 828, 824, & 820 NW Market St, Seattle WA

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

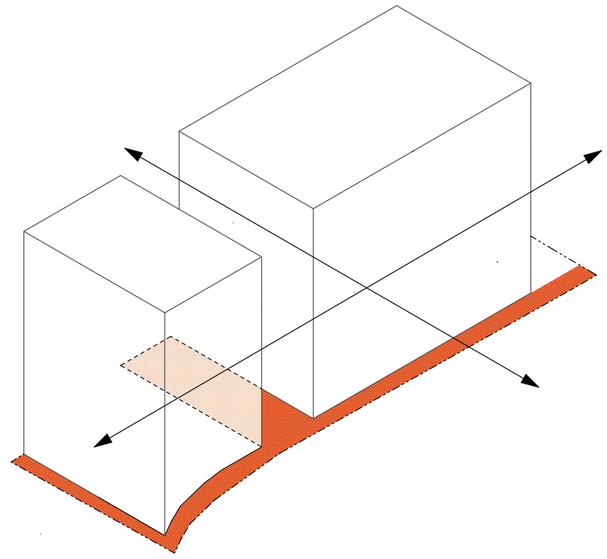
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DIAGRAMS



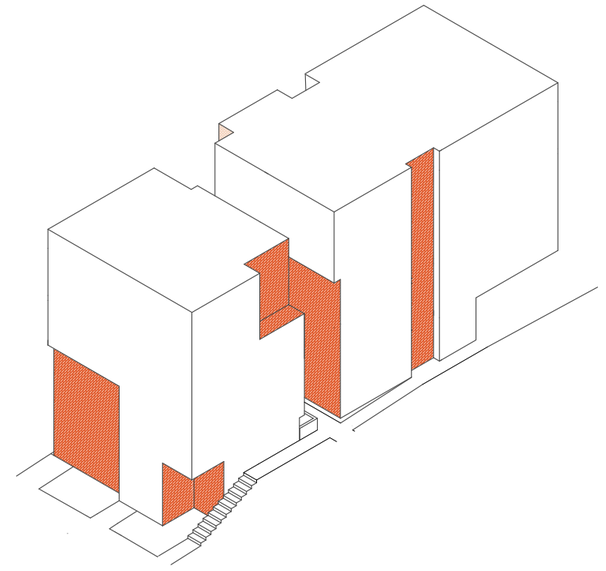
1. HEIGHT & TOPOGRAPHY

Massing shown is based on setbacks and site constraints



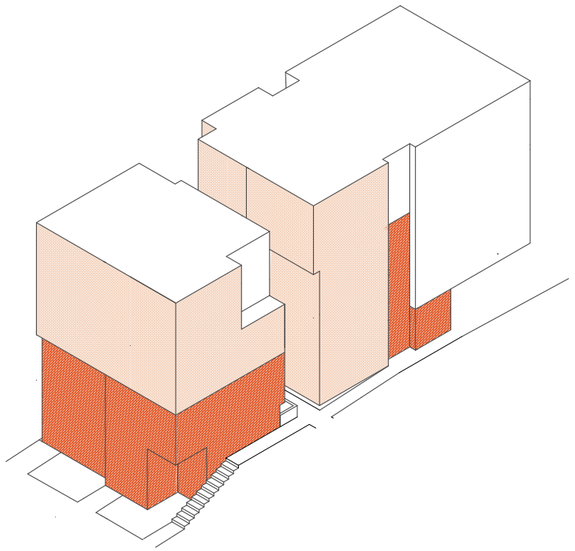
2. CIRCULATION SUBTRACTION

Site circulation creates setbacks to allow light and air to reach all sides of the site and to respond to proposed adjacent development. The rear units take access from the side setbacks. The live-work spaces of the front units benefit from a large planting strip buffer. A central courtyard provides a shared space for all units and provides access to the residential floors of the front units.



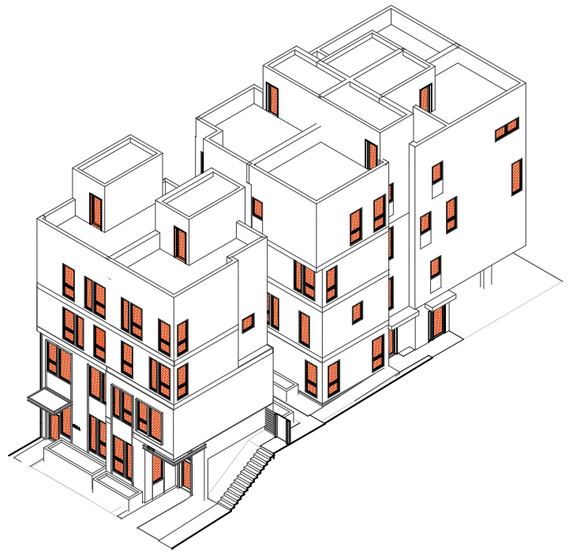
3. MODULATION

The facade modulates to create better floor plan plates and to create interest between units



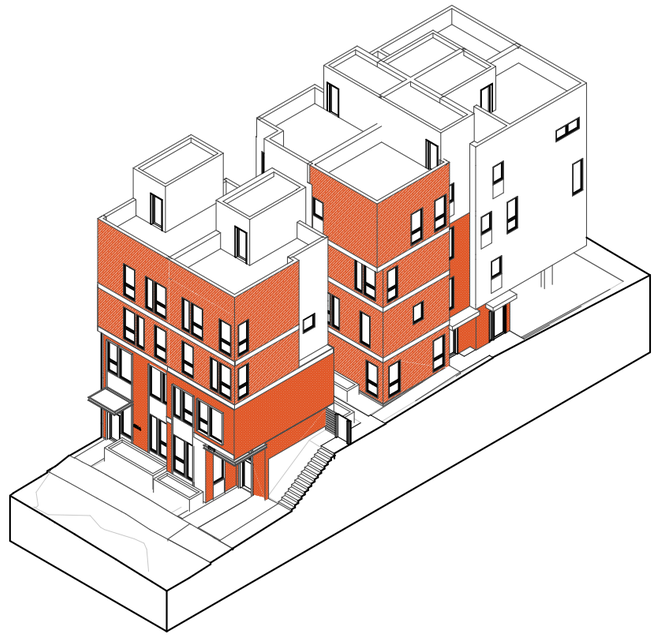
4. MATERIAL EXPRESSION

Materials are utilized to maximize the concept of the streetscape commercial area and the more residential entries and locations, following both massing and conceptual access to the site to determine a material concept strategy



5. FACADE ARTICULATION

Glazing strategies articulate the material application concept while respecting privacy, light, and composition connecting the floor plans with the massing concept



6. MATERIAL SCHEME STRATEGY

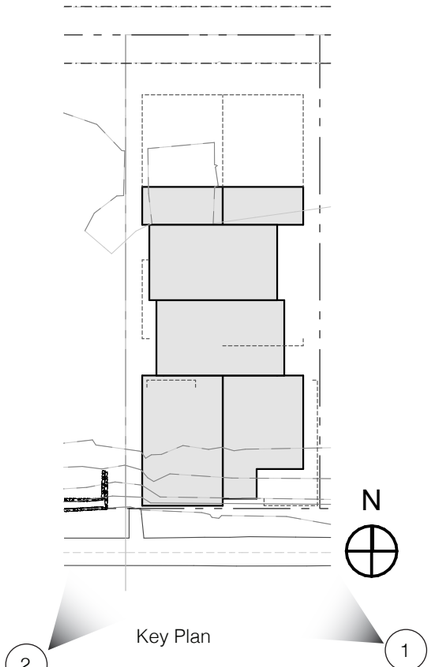
A clear material concept distinguishes the primary and secondary movement through the site as well as providing texture at entries, detaililng at the street facade, and varying textures to provide interest

RENDERINGS

820 NW Market St
Under Separate
Application #3040061-EG

828 NW Market St
Under Separate
Application #3040065-EG

832 NW Market St
Under Separate
Application #3040058-EG



Key Plan



1 Street view looking northwest

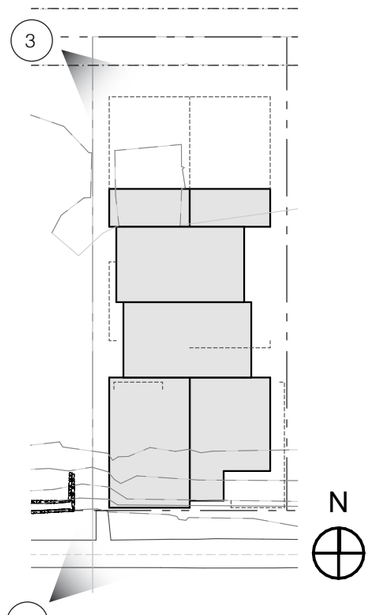


2 Street view looking northeast

RENDERINGS



3 Rear view from Access Easment looking east



Key Plan

RENDERINGS



4 View at Street-Facing Entries

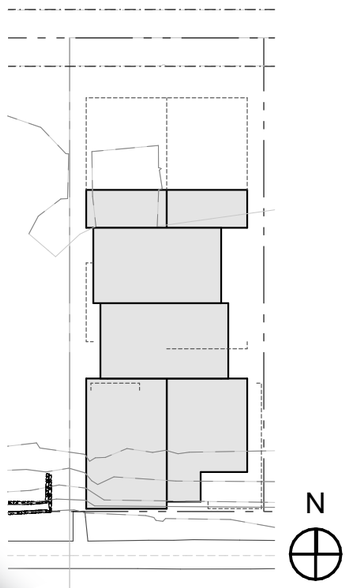
RENDERINGS

820 NW Market St
Under Separate
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Application #3040058-EG





6 Key Plan

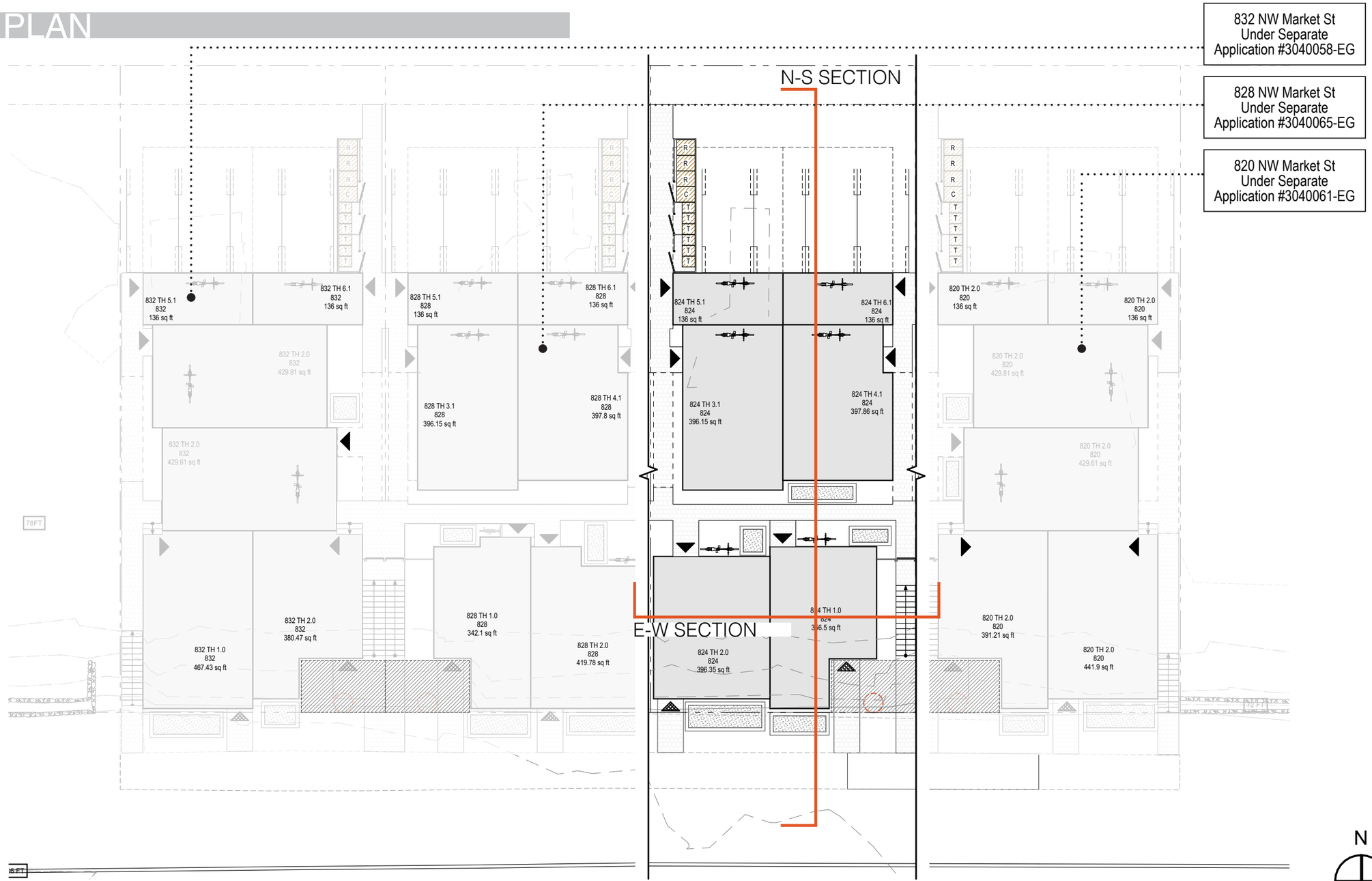
5 Aerial View looking Northwest

RENDERINGS



6 Aerial View looking Northeast

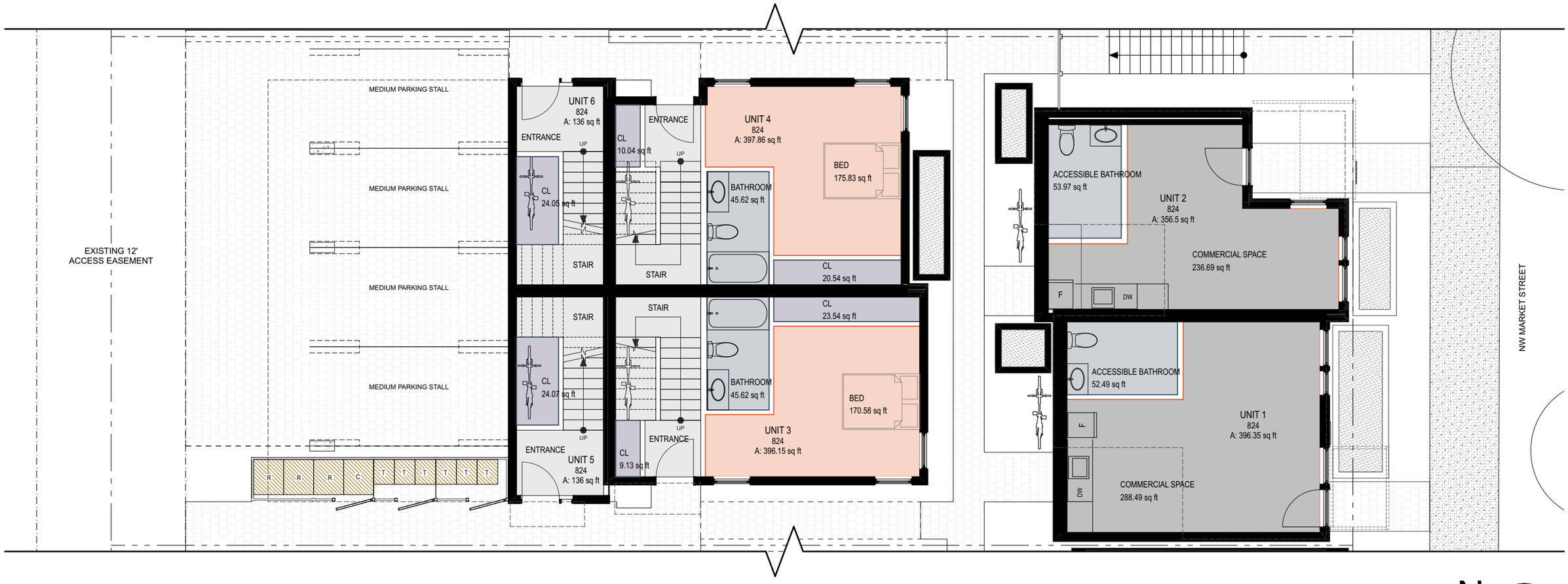
SITE PLAN



1 PLOT PLAN

SCALE: 1/16" = 1'-0"

CONCEPTUAL FLOOR PLANS



N

0 4' 8' 16'

1 GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



1 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



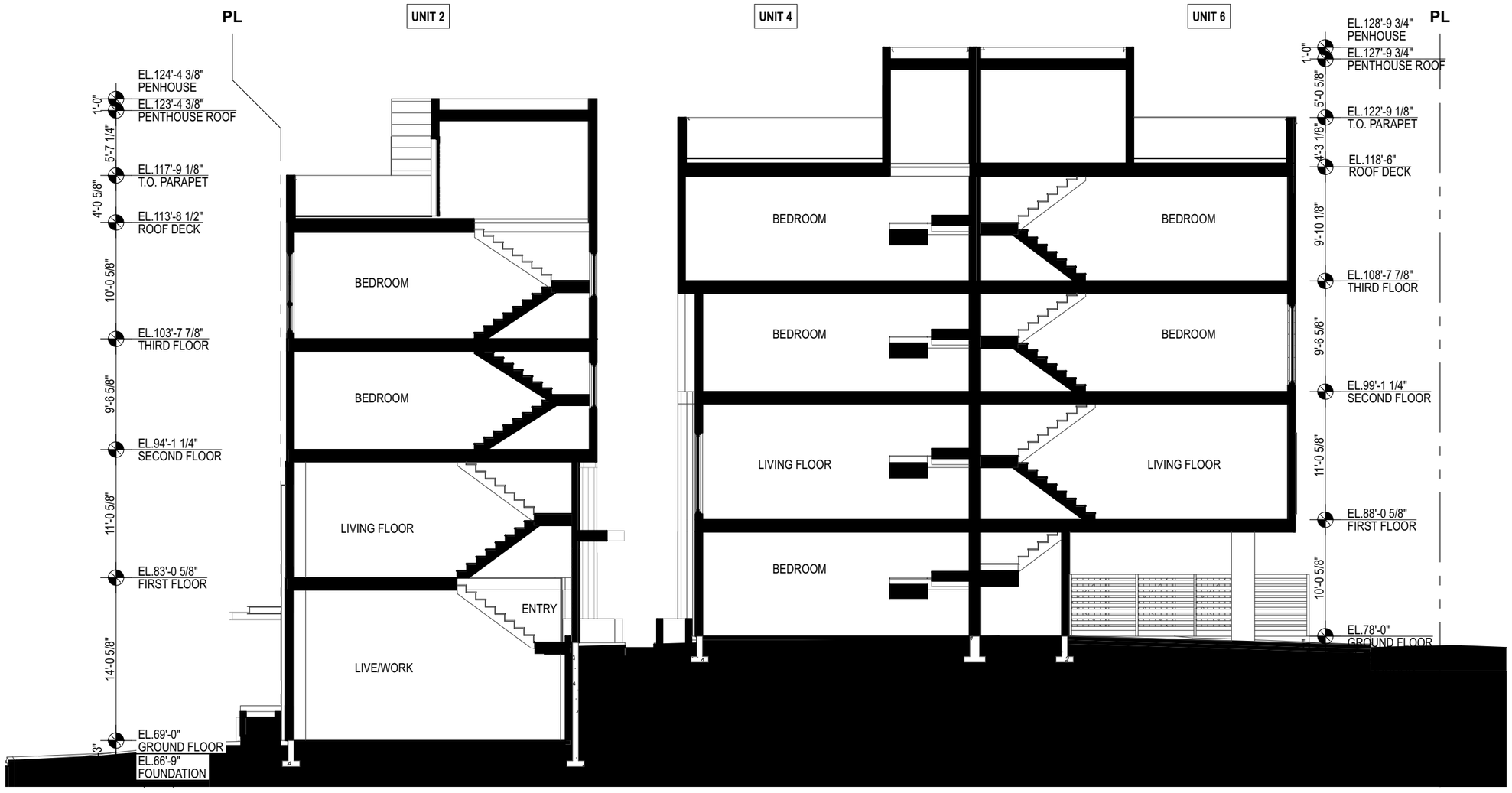
1 ROOF PLAN

SCALE: 1/8" = 1'-0"

N

0 4' 8' 16'

SECTIONS

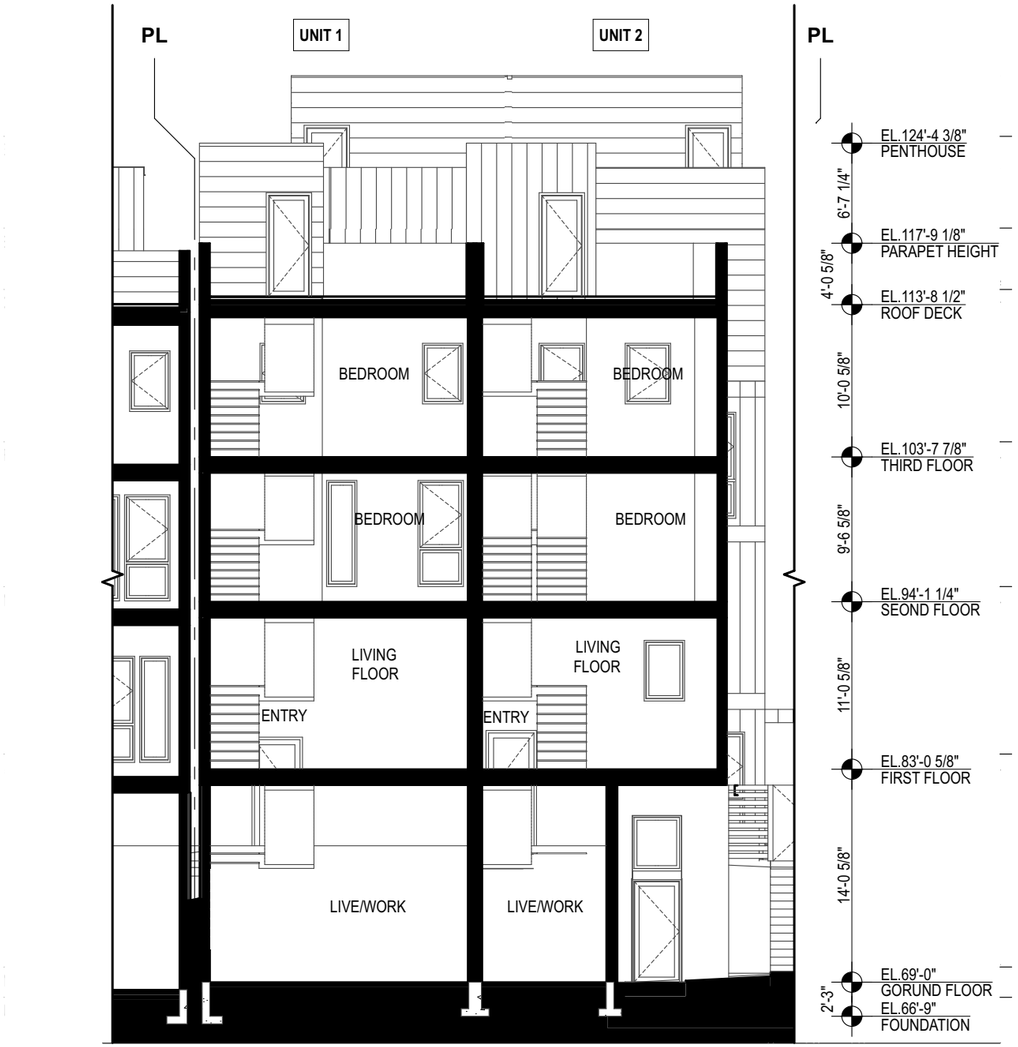


1 NORTH/SOUTH SECTION

SCALE: 1" = 10'

0 5' 10' 20'

SECTIONS



2 EAST/WEST SECTION

SCALE: 1" = 10'

0 5' 10' 20'

ELEVATIONS



1. HORIZONTAL SIDING
12" EIDER WHITE
FIBER CEMENT PANEL



2. BRICK
DARK GRAY OR BLACK



3. VERTICAL PANELS
12" DARK GRAY
FIBER CEMENT PANEL



4. VERTICAL PANELS
48" LIGHT GRAY
FIBER CEMENT PANEL



5. VERTICAL PANELS
18" LIGHT GRAY
FIBER CEMENT PANEL



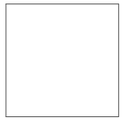
6. WOOD PANELLING OR SIM.
DARK GRAY STAIN
TIGHT KNOT CEDAR OR SIM.



7. BLACK ACCENTS
METAL: POWDER-COATED
FEATURES



8. WOOD ACCENT PANEL
LIGHT STAIN
TO BE APPLIED AT EXTERIOR
SOFFITS



9. VINYL WINDOW
WHITE



10. VINYL WINDOW
BLACK



2 EAST RENDERED ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

ELEVATIONS



2 NORTH RENDERED ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



2 SOUTH RENDERED ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

ELEVATIONS



2 NORTH COURTYARD RENDERED ELEV.

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



2 SOUTH COURTYARD RENDERED ELEV.

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

ELEVATIONS

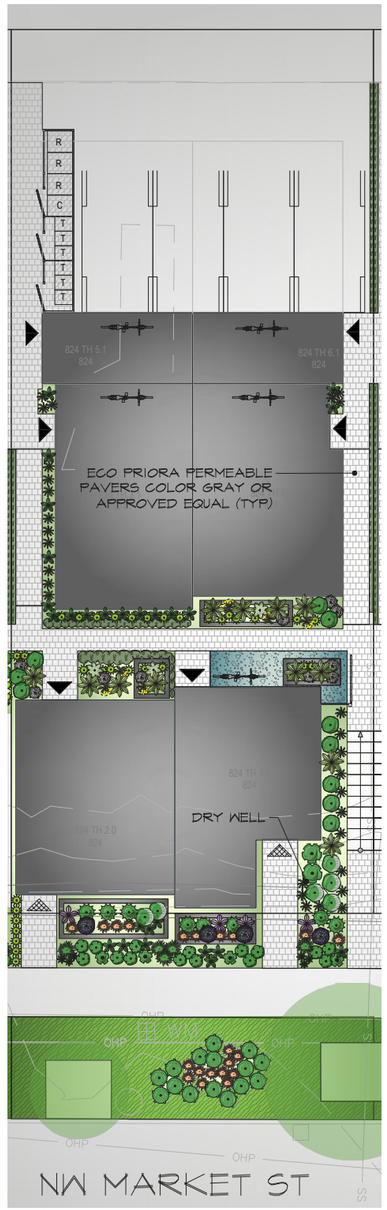


2 WEST RENDERED ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

LANDSCAPE PLAN



NORTH

RENDERED LANDSCAPE PLAN

SCALE: NTS



Blechnum spicant



Carex oshimensis 'Everillo'



Carex testacea



Gaultheria shallon



Liriope muscari 'Big Blue'



Mahonia e. 'Soft Caress'



Nandina domestica 'Gulf Stream'



Pennisetum alopecuroides 'Hameln'



Phormium tenax

PLANT SCHEDULE 824

SHRUBS	BOTANICAL / COMMON NAME
	Blechnum spicant / Deer Fern
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Carex testacea / Orange Sedge
	Gaultheria shallon / Salal
	Helleborus niger 'HGC Jacob' / Christmas Rose
	Hosta x 'Brim Cup' / Brim Cup Hosta
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Mahonia aquifolium 'Compacta' / Compact Oregon Grape
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
	Mahonia repens / Creeping Oregon Grape
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Phormium tenax / New Zealand Flax
	Polystichum munitum / Western Sword Fern
	Polystichum polyblepharum / Japanese Tassel Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Sarcococca hookeriana humilis / Dwarf Sweet Box
	Vaccinium ovatum / Evergreen Huckleberry

GROUND COVERS	BOTANICAL / COMMON NAME
	Ophiopogon japonicus 'Nanus' / Dwarf Mondo Grass

SITE	BOTANICAL / COMMON NAME
	7/8" Drain Rock

DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS & SITE FEATURES

CS1.B.2 Daylighting and Shading

The design proposal orients all townhouse units to maximize access to daylight. The site strategy features two structures and an open courtyard at the center of the site between the units allowing daylight to reach the units and the interior of the site.

CS1.C.2 Topography

The design responds to the topography which includes a grade change sloping up from NW Market Street toward the rear of the site. All units can be accessed at the higher grade with the street facing units accessible 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, unit entries and shared pathways to the rear units that complement the street level commercial spaces. The design features modulation along the street facade and internal to the site to provide a varied urban streetscape. Mature street trees along NW Market Street maintain the character of the landscaping of the street.

CS2.B.3 - Character of Open Space

The massing is split into two distinct forms to creates an open courtyard at the center of the parcel and responds to the adjacent lots under separate applications. The outdoor space will feature landscaping and pavers to create opportunities for engagement within the micro community. Each parcel provides its own connection to NW Market Street allowing the common space to relate the public realm and the commercial spaces at streetlevel.

S2.C.2 - Mid-block Sites

The proposed massing creates a strong street edge along NW Market Street. It will extend the commercial ground floors and townhouse units on similarly scaled or projects proposed immediately to the west of the site. Parking is screened behind all structures at the rear of the site, accessed from an existing shared access easement.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

CS3.A.2 - Contemporary Design

Recently completed projects in the area include contemporary townhouses that inform the articulation of the proposed townhouses. The project utilizes 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 was up-zoned in 2019 and is experiencing a transition from predominantly single family homes to more dense multifamily buildings. The proposal responds to the new zoning and includes contemporary design elements that contribute to an emerging townhouse typology in the surrounding context.

PUBLIC LIFE

PL1 CONNECTIVITY

PL1.A.1 - Enhancing Open Space
DC3.A.1 - Building Open Space Relationships
DC3.B - Open Spaces Uses and Activities

The proposal creates a network of open spaces on the site, accessible to all homes. A central shared courtyard, private decks at upper floors and roof decks create a mix of private and common areas. These open spaces foster interaction between residents and visitors along with unit entries and their connection to the shared pedestrian path that connects from NW Market Street to the parking at the rear of the site. The network of open space provides residents with an extension of the public realm and a gradual transition from public to private space.

PL2 WALKWAYS AND CONNECTIONS

PL2.C.1 - Weather Protection Location and Coverage
PL2.D - Wayfinding
PL3.A - Entries

Overhead weather protection is integrated into each of the building entries through canopy projections. 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. Entries are complemented by planters along the streetscape and internal to the site. Unit addressing will be clearly located for street-facing and courtyard oriented units.

PL3 STREET-LEVEL INTERACTION

PL3.B - Residential Edges

Residential edges are defined through landscaping and architectural elements. Canopies and entries, combined with modulated volumes along the street provide both visual interest and texture at the edges of the project.

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.

Clear and prominent wayfinding is integrated into the project's site plan. Individual unit entries to street level commercial spaces are highlighted and visible from the street. A shared pedestrian path connects to the central courtyard and provides access to all residential unit entries. It will be clearly defined through its materiality and lighting.

DESIGN CONCEPT

DC1 PROJECT USES & ACTIVITIES

DC1.A.4 - Arrangement of Interior Uses

All residential entries are oriented to be accessed from the shared pedestrian path and the central courtyard. The street-facing units provide a commercial space at street level directly accessible from the sidewalk.

DC1.B.1 - Access Location and Design

In order to minimize the effect of on-site parking, surface spaces are provided beneath an overhang along the north side of the site. Parking is accessed via an existing access 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. One and two story volumes and small decks at upper floors carve the massing to create a more dynamic exterior design.

DC2.B.1 - Architectural and Façade Composition
DC2.C - Secondary Architectural Features

A system of design elements, including stoops, recessed entries, exterior balconies, canopies, materials and massing modulation highlight volumes while maintaining a consistent language throughout the project. The orientation of the units allows all facades to be articulated with fenestration and avoids blank walls facing adjacent properties while addressing privacy concerns.

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.

DC4 MATERIALS

DC4.A.1 - Building Materials

The proposal includes durable, quality materials consistent with similar project types in the neighborhood including dark stained wood siding and painted cement board. 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