1103 NW MARKET ST

3040182-LU | DESIGN RECOMMENDATION PACKAGE
March 18, 2024



Chair6 Development Developer
SarMerr Design Architect
Root of Design Landscape Architect

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project summary

address:	1103 NW Market St
SDCI project:	3040182-LU

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 44 dwelling units that consist of small efficiency dwelling units (SEDU), one-bedroom and two-bedroom units. The project will pursue built green certification.

Street level programming includes ground-level units along the private, west side of the building, residential entry & lobby off Market St including a lounge gathering space. The building also features a fitness amenity, bike storage/ repair room, covered roof deck on the 5th floor and a roof top amenity deck with vegetated roof, solar pv and fenced pet amenity space.

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 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 enhance the transition from public to private

4. Compose materials to create a timeless building

Program Summary

27	SEDU
12	1-bedroom
5	2-bedroom
44	secure bike stalls
738 sf	communal amenity space (int)
1,000 sf	communal roof decks (ext)
22,134 sf	gross building area



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.

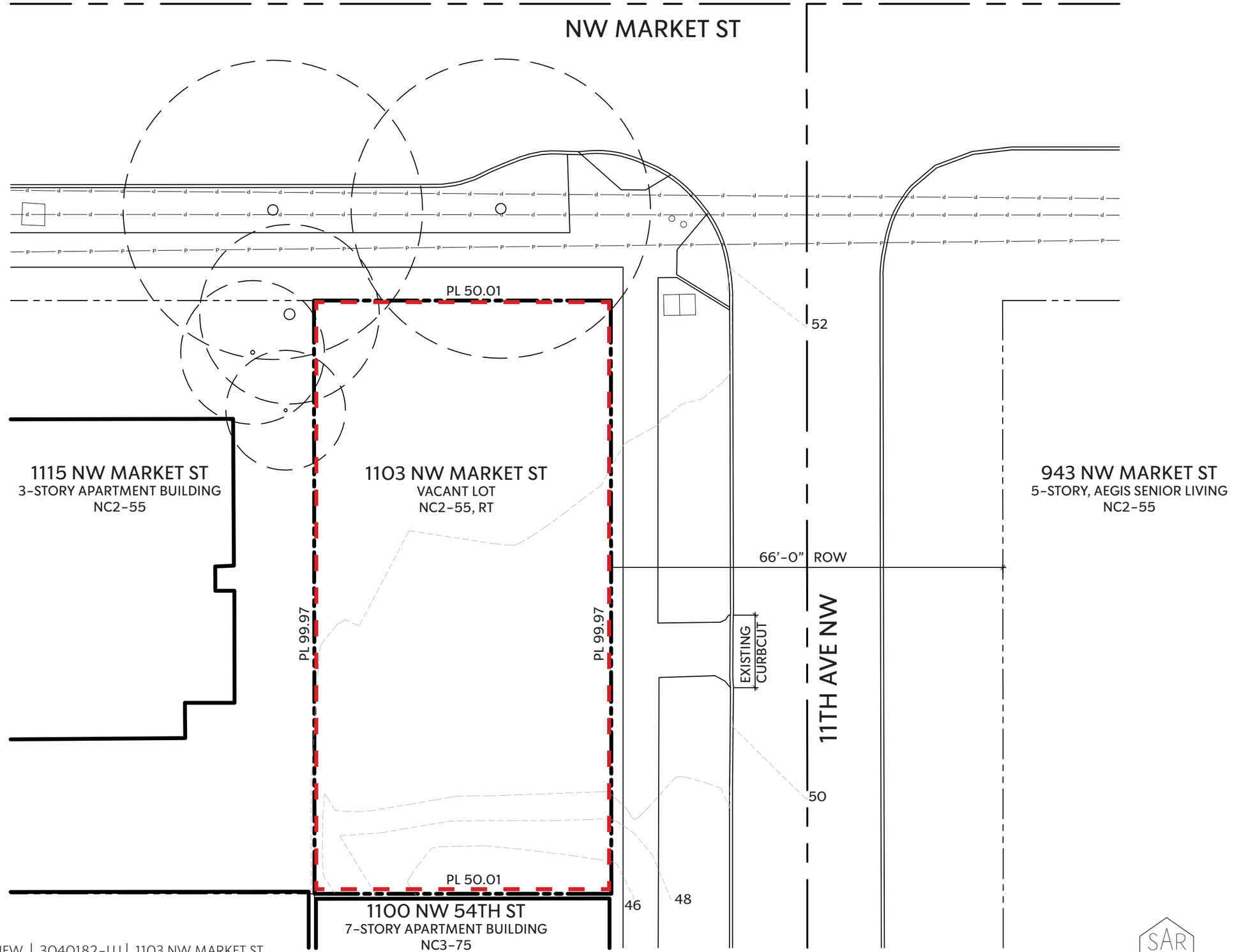
Broad right of way planting strips line the north and east edges of the site between existing sidewalks and the curb edge.

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 75' 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 that was recently completed (zoned NC2-55).

To the south, a seven-story multi-family development was recently completed (zoned NC3-75).



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7.0 design guidelines



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 buildings & existing large trees by creating a building massing that responds to the existing urban fabric.



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, transparency and materials at entries to differentiate the private and public zones.







walk-ability (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: Use traditional materials that will patina overtime, providing a warmth to the building design while also conveying a timeless feel through placement and detailing.

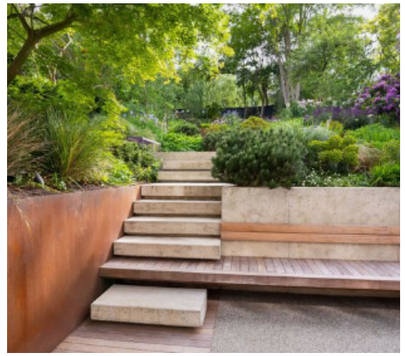
urban pattern & form (CS2)

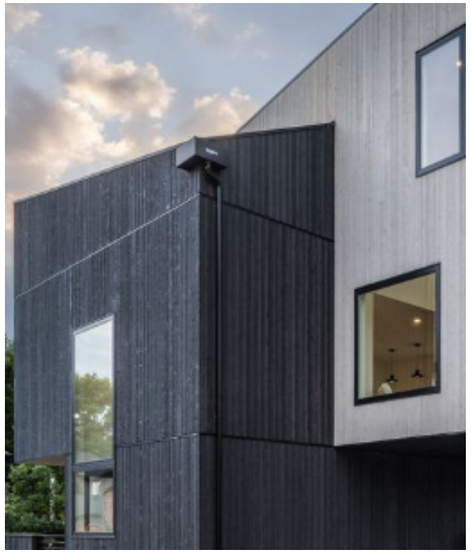
Strengthen the most desirable forms, characteristics and patterns of the streets, block faces and open spaces in the surrounding areas.

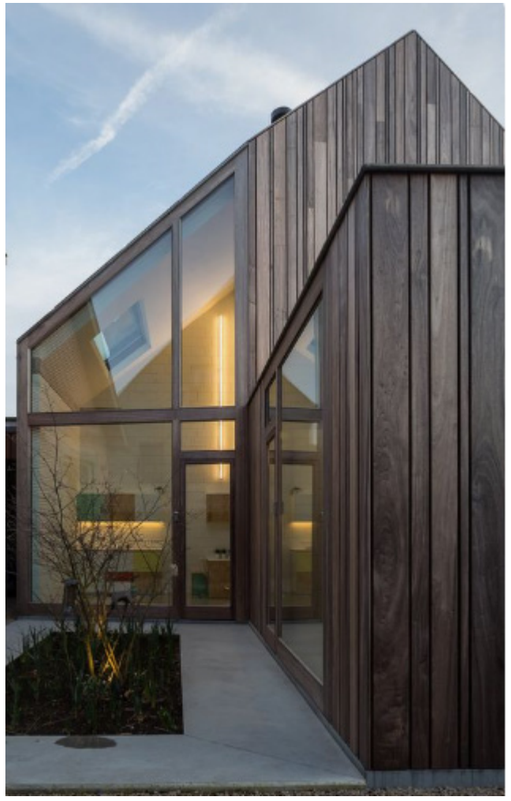
Take cues from adjacent buildings for design elements such as prominent roof overhangs, window placement, upper level setbacks and site setbacks.

Response: Respond to the neighboring residential building & existing large trees by aligning the North edge of the building with the adjacent development and matching a similar floor to floor height & massing to the development to the South.

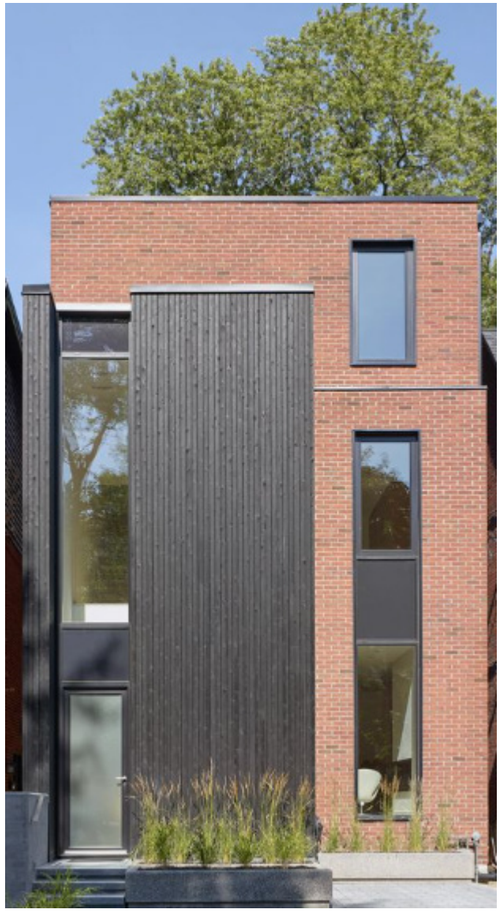
design concept inspiration



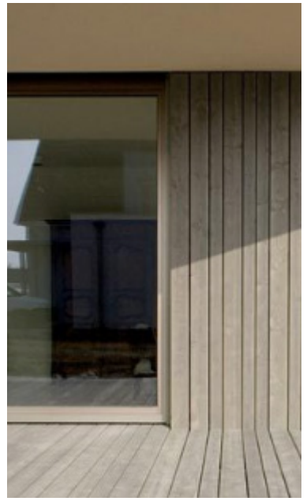






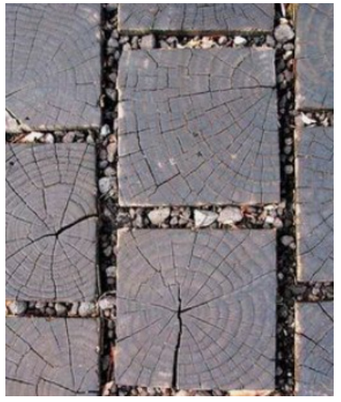












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EDG summary

What we heard at EDG:

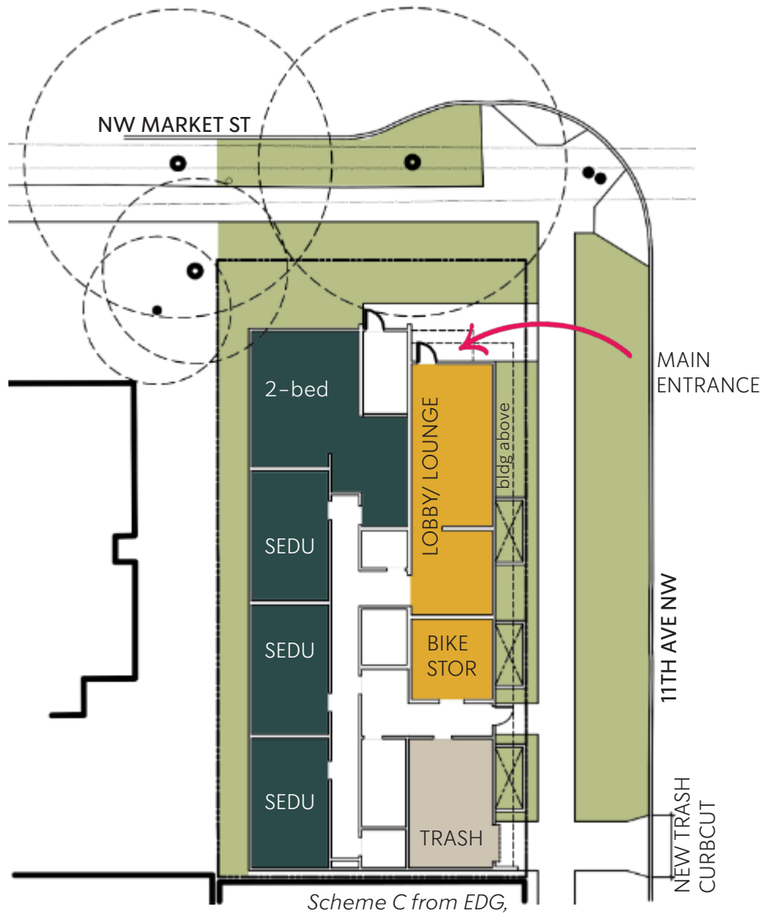
Support for Scheme C, Urban Transition
(shown on this page for reference)

Contextual Response
The design elements of the building should blend between the new and existing developments on the West, East and South side of the site. Consider secondary architectural features such as balconies and awnings to support the massing. There was support for maintaining a similar floor to floor height to the adjacent building to the South and reduction in the upper-level setback along 11th Street.

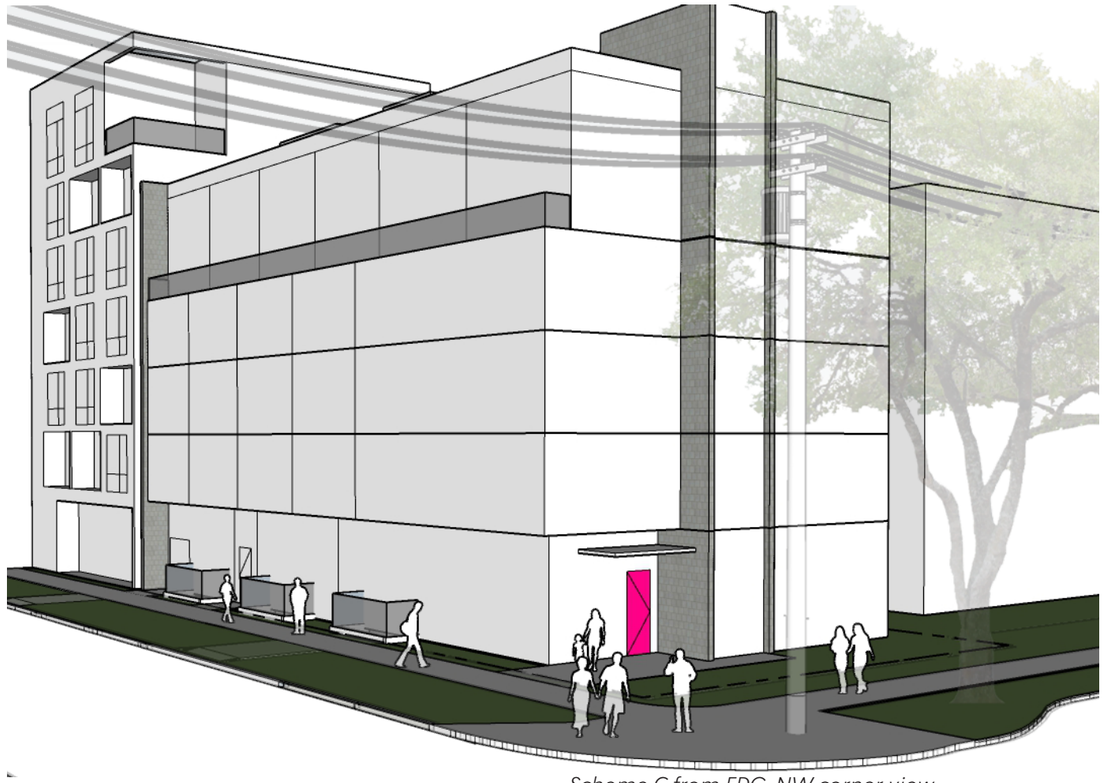
Connection to Market St
A prominent entry should be created along Market St that has a visual hierarchy through the use of materials, overhead weather protection and site design.

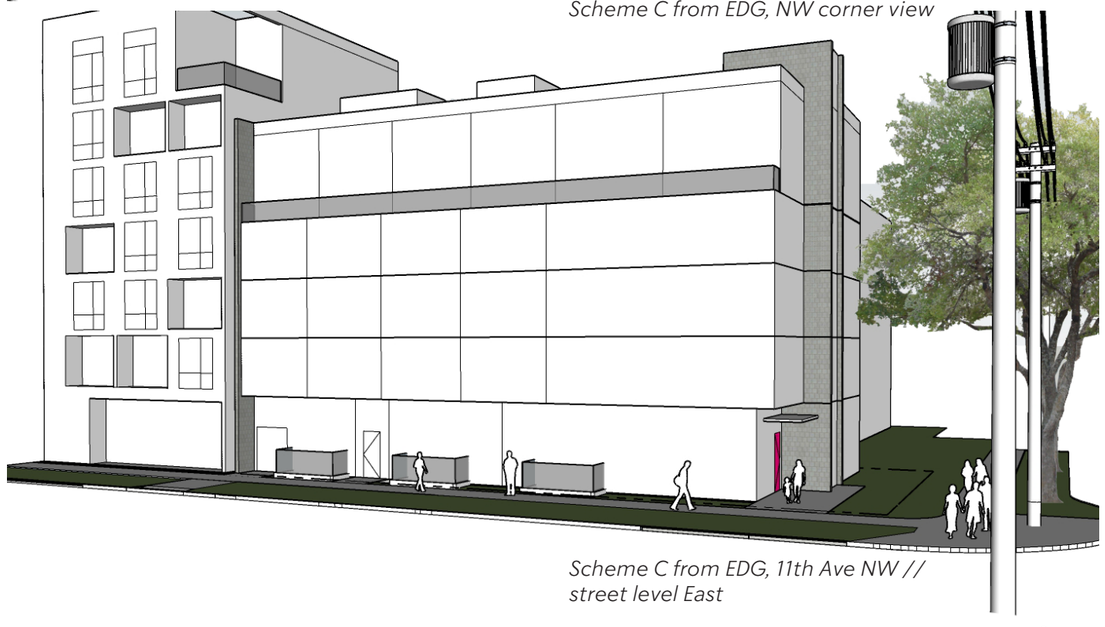
Corner Site Hierarchy
Ensure that the main entry does not visually compete with the stairwell massing at the North end of the building. There was support of a secondary entrance along 11th Street for easy access to secure bike storage so long as it does not compete with the main entrance of the site

Materiality
Further exploration and development of natural materials that will patina with time. Ensure venting is integrated into the building design with careful attention to fenestration patterning in support of a simplified building massing.



Scheme C from EDG, ground floor


Scheme C from EDG, NW corner view


Scheme C from EDG, 11th Ave NW // street level East

8.0 concept development

open metal railing is proposed for the roof deck amenity space, located at the NE corner of the roof

bent steel juliet balconies

typical window, black vinyl, floor to ceiling glazing to maximize natural light

black fiber cement panels, venting openings will be integrated into this material above/below windows

power connection for building, 36” x 36” surface mounted metal box

storefront windows, black aluminum



building massing was adjusted so that the north stairwell does not stand proud of the building but instead is integrated into the form

floor to ceiling windows are incorporated into the stairwell to provide natural light

shou sugi ban siding is proposed as the dominate cladding material, two color-ways are proposed in response to the building massing

building entrance is set back 15’ from north property line, creating a gracious entry with plantings, trees and landscape pavers to compliment the existing oak tree canopy along Market St

response to EDG priorities

1. architecture- massing

The staff supported Scheme C with concerns about the legibility of the massing concept.

Response: The building massing has been reworked so that the dominate vertical element on the Market St facade is more harmoniously integrated into the building form. The form is envisioned to be two sliding massing that wrap together at the NE corner of the site. Upper level setbacks have been reduced to strengthen the simplicity of the massing, see design departures for more information.

As the design progresses, ensure secondary architectural elements like overhead weather protection, balconies and fenestration patterns support the massing concept.

Response: The fenestration patterns and balcony placements are developed to aid in privacy at the individual units. Having the windows stack allows for clean material transitions between textural and smooth materials. Bent steel balcony railings and overhead canopies will be integrated into the contemporary building design.

The staff supported the concept of similar floor to floor heights as the adjacent building to the South.

Response: Similar floor to floor heights have been maintained as shown in the initial Concept C.



looking south down 11th Ave , building entry is located in the bottom left corner, at the corner of Market St & 11 Ave, covered exterior deck amenity is located in the top right corner, overlooking the existing oak tree canopies



building entry seen at dusk, integrated building and landscape lighting will provide a well-light entry experience

response to EDG priorities

2. architecture- layout

The staff supported the main residential entry oriented towards the Market St frontage with the lobby oriented towards the street corner as shown in Scheme C. It is noted that the recess of the first floor massing in this location, including the recessed main door diminishes the visibility of the entry.

Response: The building massing has been reworked so that the recess at the entry is less. An overhead bent steel canopy will also help signify the building entrance.

The staff supported a second entrance along the 11th Ave frontage that provides convenient access to/from the bike parking room.

Response: This entrance is located at the SE corner of the building, roughly mid-block on the 11th Ave frontage and supplies an additional entrance and egress point for the building.

The staff does not support the basement units oriented towards the 11th Ave frontage. There were concerns regarding the lack of privacy and lack of access to natural light.

Response: The basement units along the East side of the building have been removed. There are (2) ground-floor units located along the 11th Ave frontage, see departure requests for more information.

The staff supports the solid waste storage located close to the 11th Ave frontage as shown in Scheme C and acknowledges this will result in blank walls in the facade composition.

response to EDG priorities

3. architecture- materials

The staff generally supported the initial concept materials palette including warm, textural materials like masonry, wood and concrete. Physical materials should be presented in the recommendation package.

Response: See material palette on sheet 16 of this package. Charred and sealed cedar siding (shou sugi ban) is the dominate material proposed for the development.

The staff noted that the context of this project is a 1950's brick apartment building to the west, a new project with maritime influences to the east and a modern building with loggia detailing to the south. Show how the proposed materiality of this project will be a logical connector in the neighborhood.

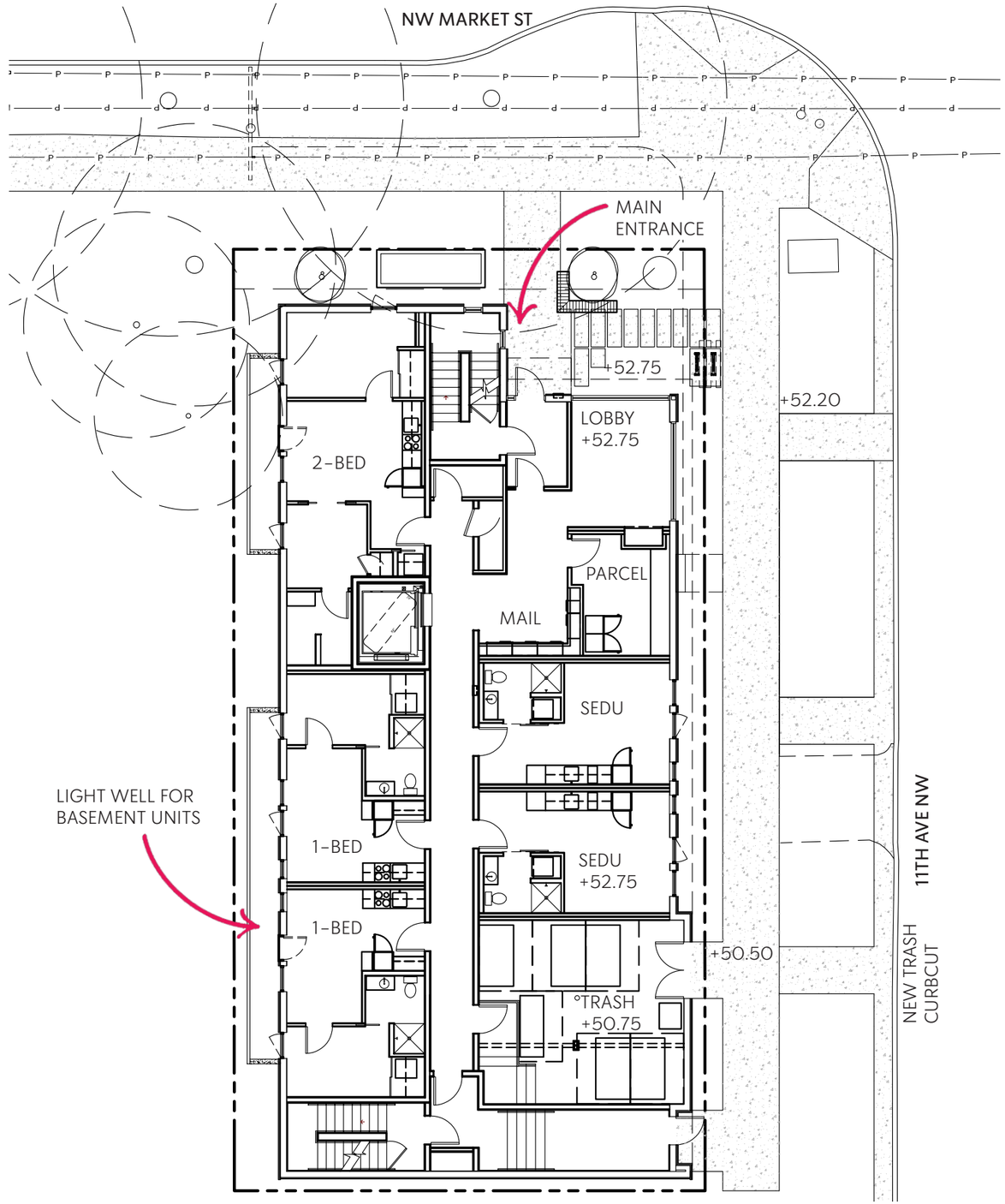
Response: The simplicity of the building's massing aligns with the form of the building to the South. The balcony detailing was inspired by the apartment building to the West and the timeless cedar siding material speaks to the material choices of the development across the street.

The staff noted that downspouts and vents should be integrated into the facade and material composition to diminish their visual impact.

Response: All roof drains will be internal with one exit from the building at the North side into a landscaped bioplanter through an architectural runnel detail. All exterior venting will terminate at black metal louvered vents, integrated into the siding aligning with window openings above/ below where feasible. There will be no vent penetrations on the North side of the building.



street-level experience along 11th Ave, secondary entrance located to the far left, trash entrance, ground-level units, lobby lounge at the far right



response to EDG priorities

4. site

The staff does not support the orientation of the entry walk to the side street as shown in Scheme C.

Response: The site plan has been updated to provide the main, prominent site entrance towards Market St. A secondary access path engages 11th Ave NW where street parking will be located.

Provide a site plan in the MUP set with spot elevations for the site and first level of the building for reference.

Response: Spot elevations have been provided on this page and in the MUP set. The main entrance to the building will be on-grade with Market St.

The staff does not support the basement units oriented towards the 11th Ave frontage, they create a gap in the site plan and disconnect the building from the public realm.

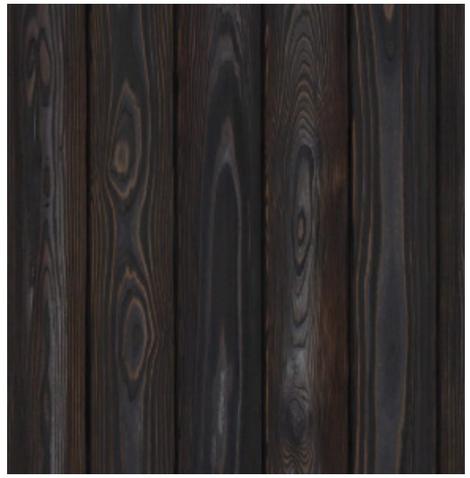
Response: The basement units along the East side of the building have been removed.

The staff noted that window wells that are green will need irrigation systems to ensure the plant life is supported.

Response: The window wells along the West side of the building will be dominantly gravel filled with large landscape boulders.

materials

6” shou sugi ban siding,
installed vertically



7/16” fiber cement panel
painted black



6” shou sugi ban siding,
installed vertically



bent steel entrance canopy,
blackened steel

black vinyl windows &
black aluminum storefront
system

exterior accent paint
at entrance door

exterior bent steel balcony
railings,blackened steel



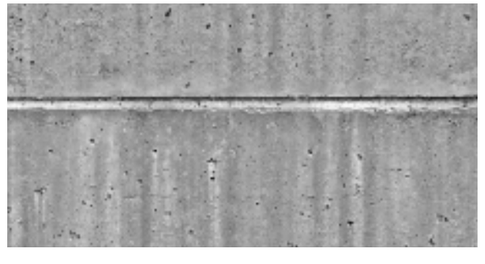




integrated metal exhaust
to match siding



exposed concrete walls,
light sand blast finish



CIP concrete
natural finish with sealer



The Design Guidelines suggest that the structure’s form and materials should respond to each other and changes in materials should accompany a change in form or plane.

Response: The two tones of shou sugi ban siding interlock with eachother in a way that corresponds with the building massing. Where soffits exist, the shou sugi ban siding wraps from the vertical surface to the horizontal creating a continuous plane of material.

The Design Guidelines suggest to use quality materials and designs that allow long-term flexibility of uses in a manner that expresses an integration of form, function and materials that age gracefully.

Response: The shou sugi ban siding will patina over time, taking on unique colors and characteristics that are site specific. The charred wood’s natural patina process will create a building that will require minimal maintenance.

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landscape development- streetscape

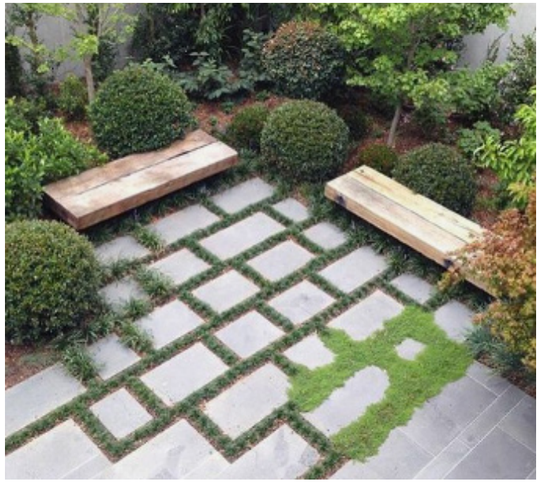




provide Tofino better bike rack



landscape lighting included around entry

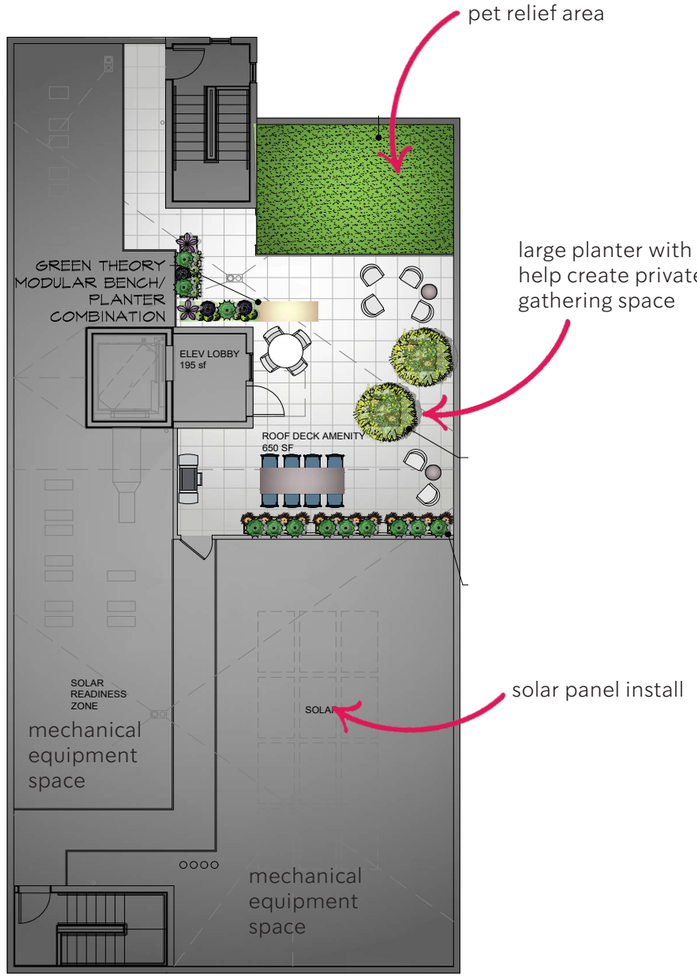


pavers with integrated plantings connect the entry to the street parking along 11th



concrete site walls with integrated seating at entry

landscape development– roof





mounded synthetic turf at pet relief area for visual interest



tall planters with substantial plantings & trees to create privacy



half-height framed privacy parapet at South end of roof deck to shield mechanical equipment



provide furniture that creates a single-family home scaled environment

rendered elevations



east elevation (11th Ave NW)

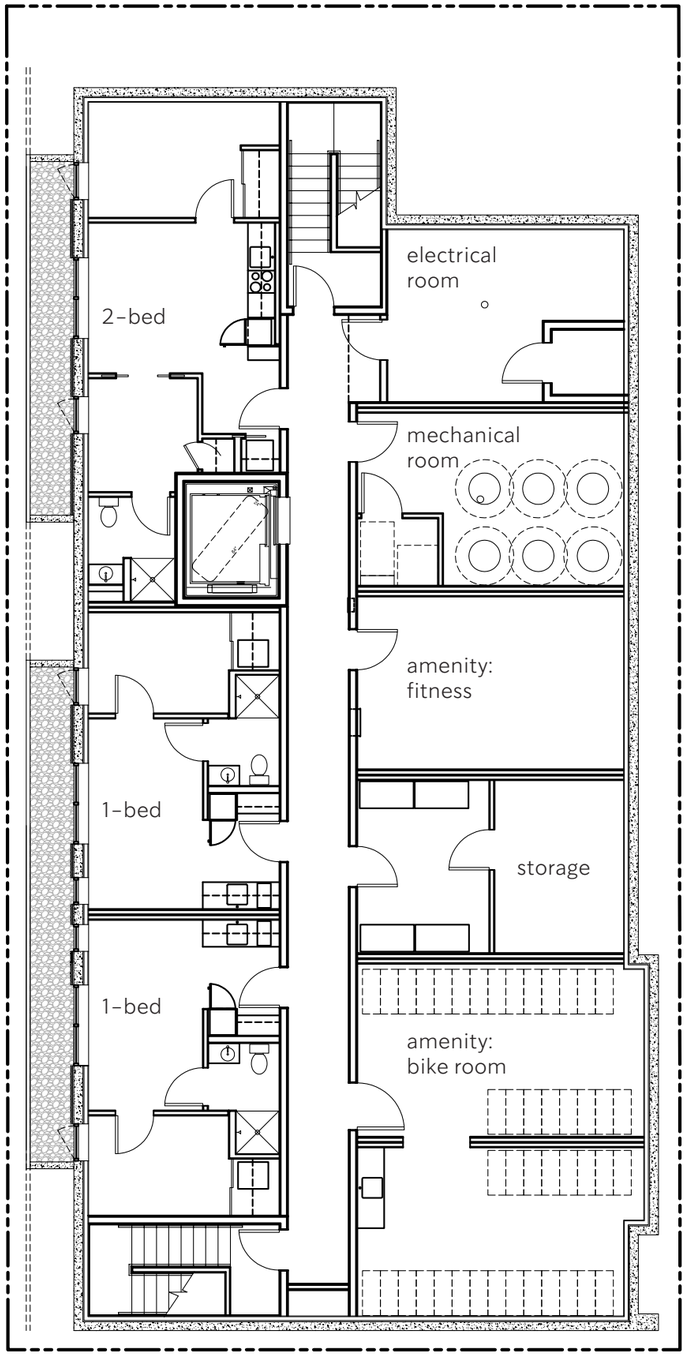


north elevation (Market St)

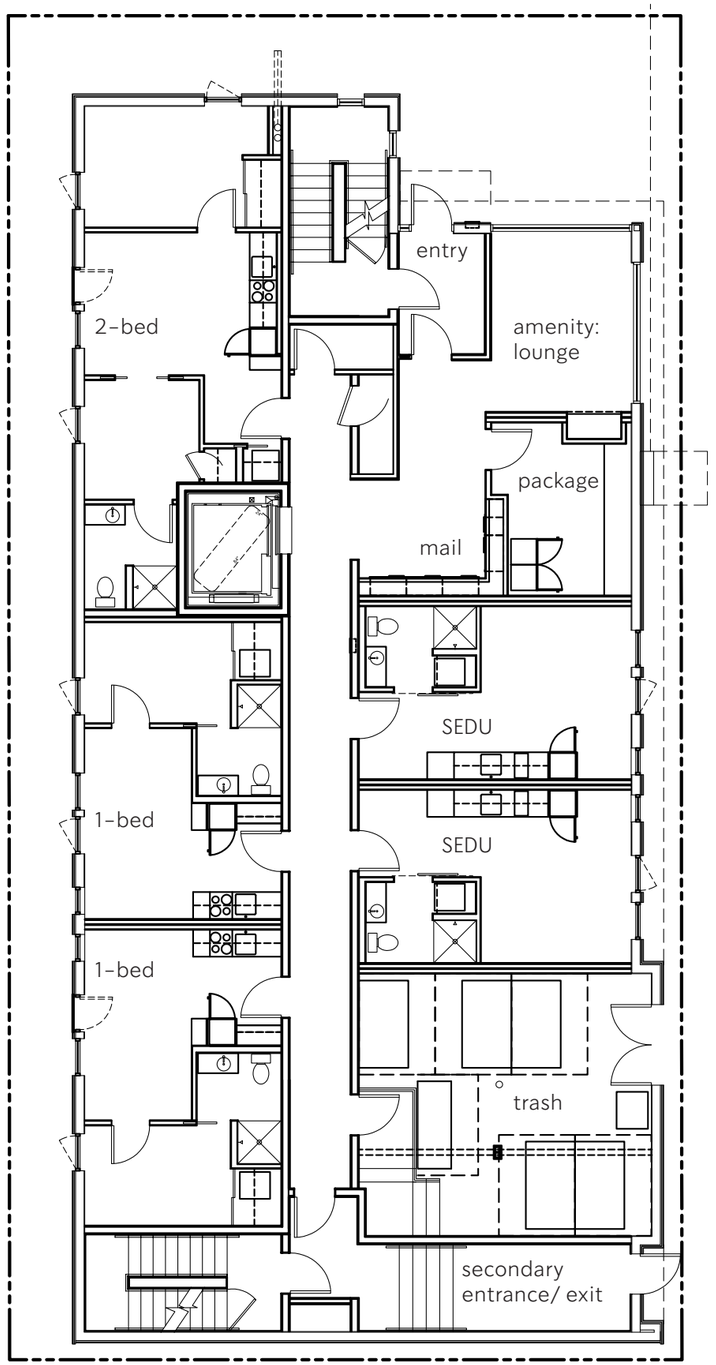


west elevation

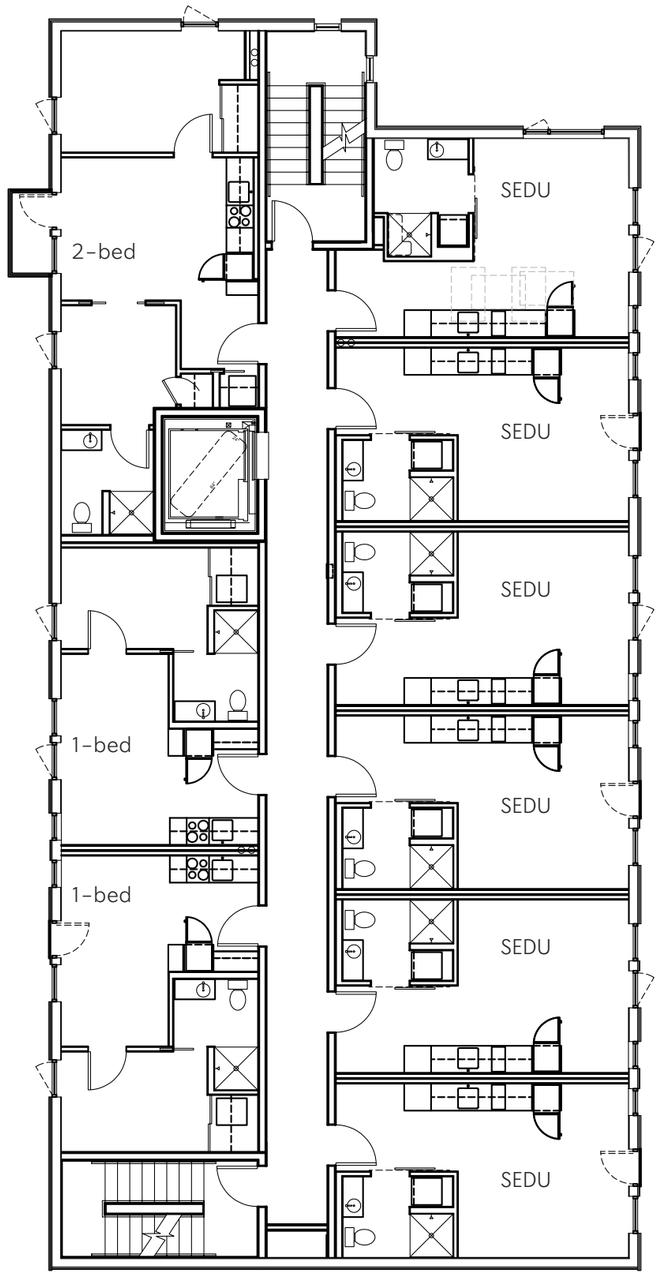
floor plans



basement

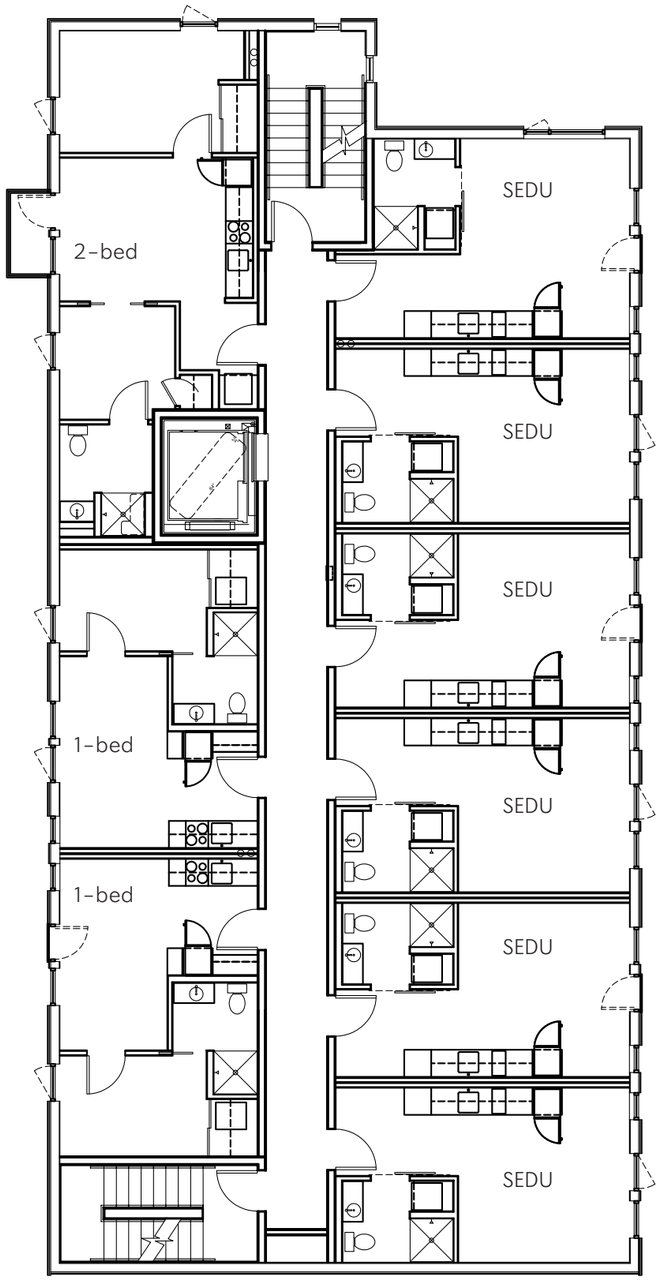


floor one

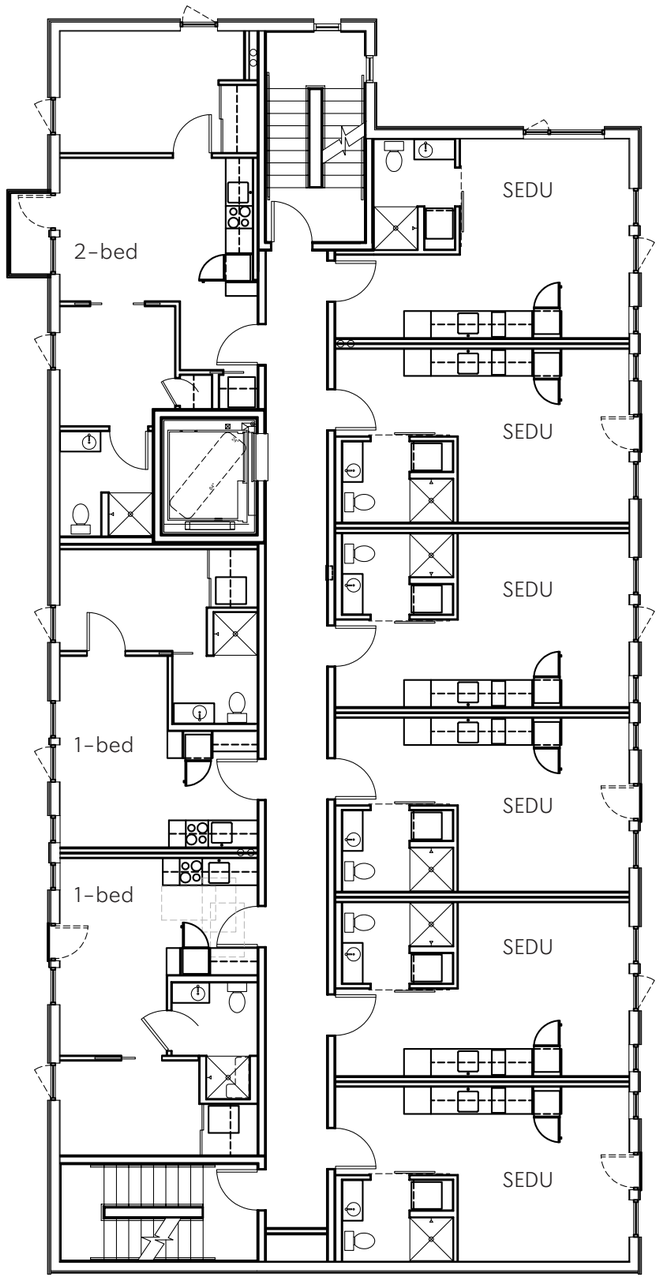


floor two

floor plans

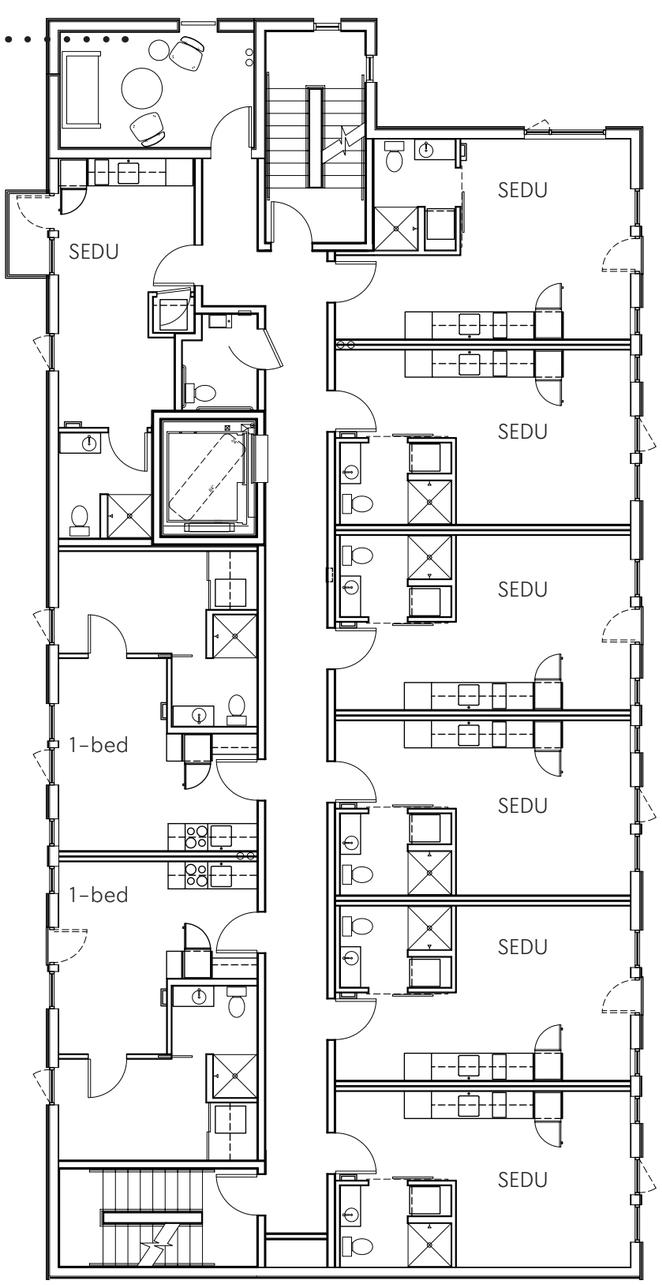


floor three



floor four

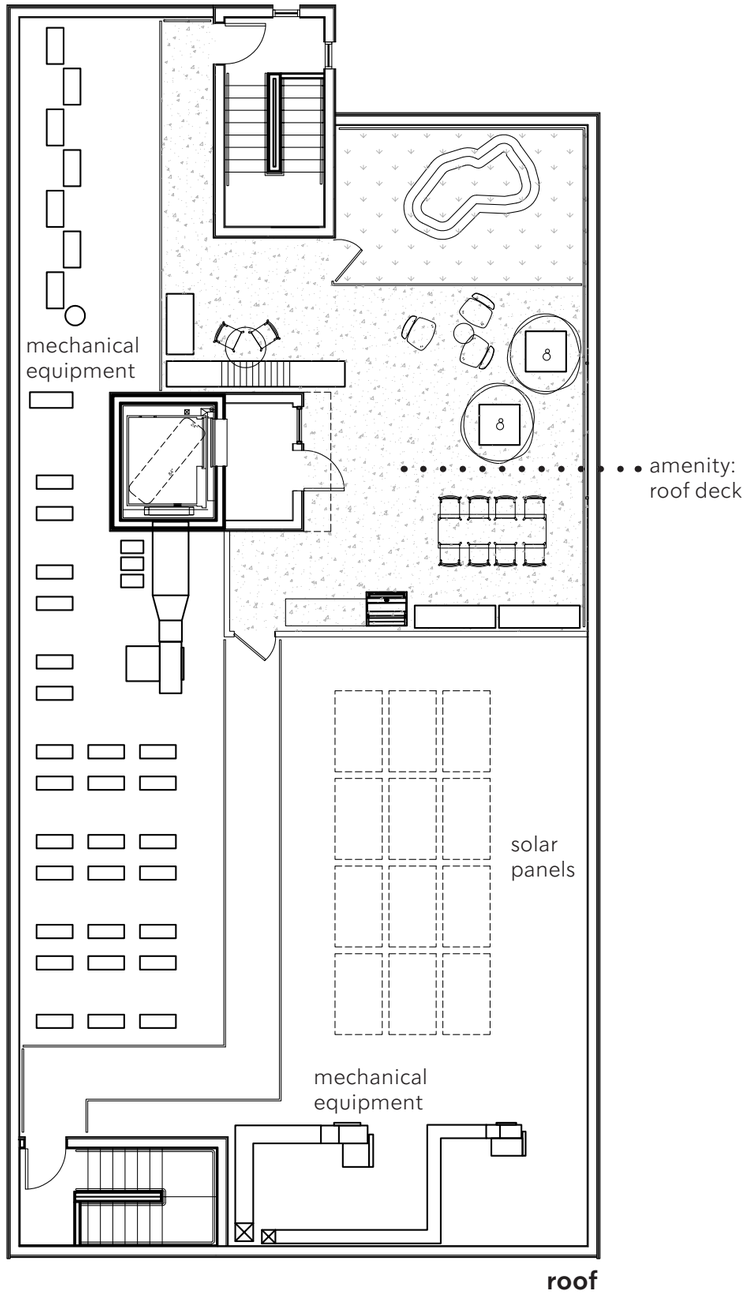
amenity:
covered
roof deck



floor five

SAR MERR design

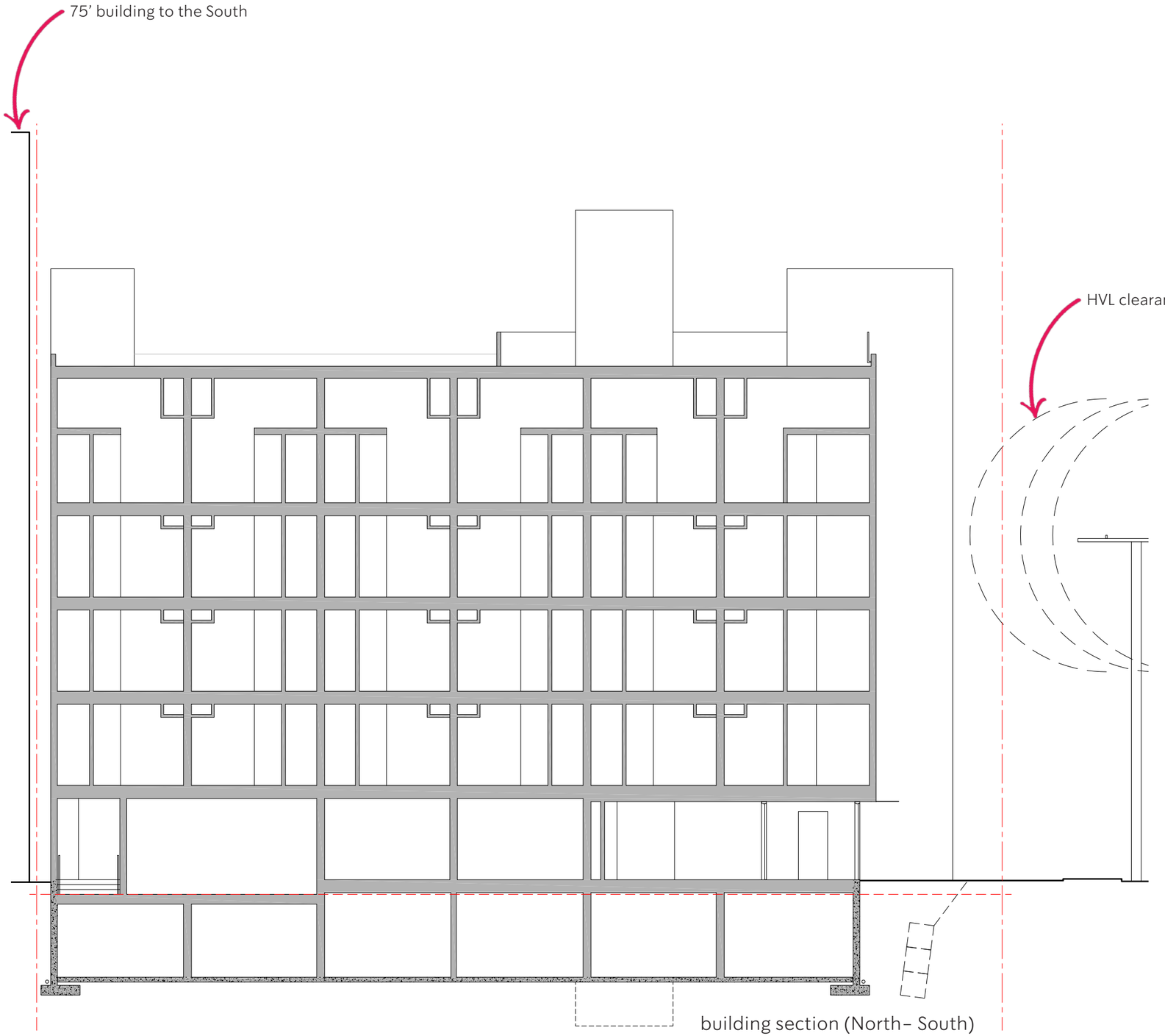
floor plans



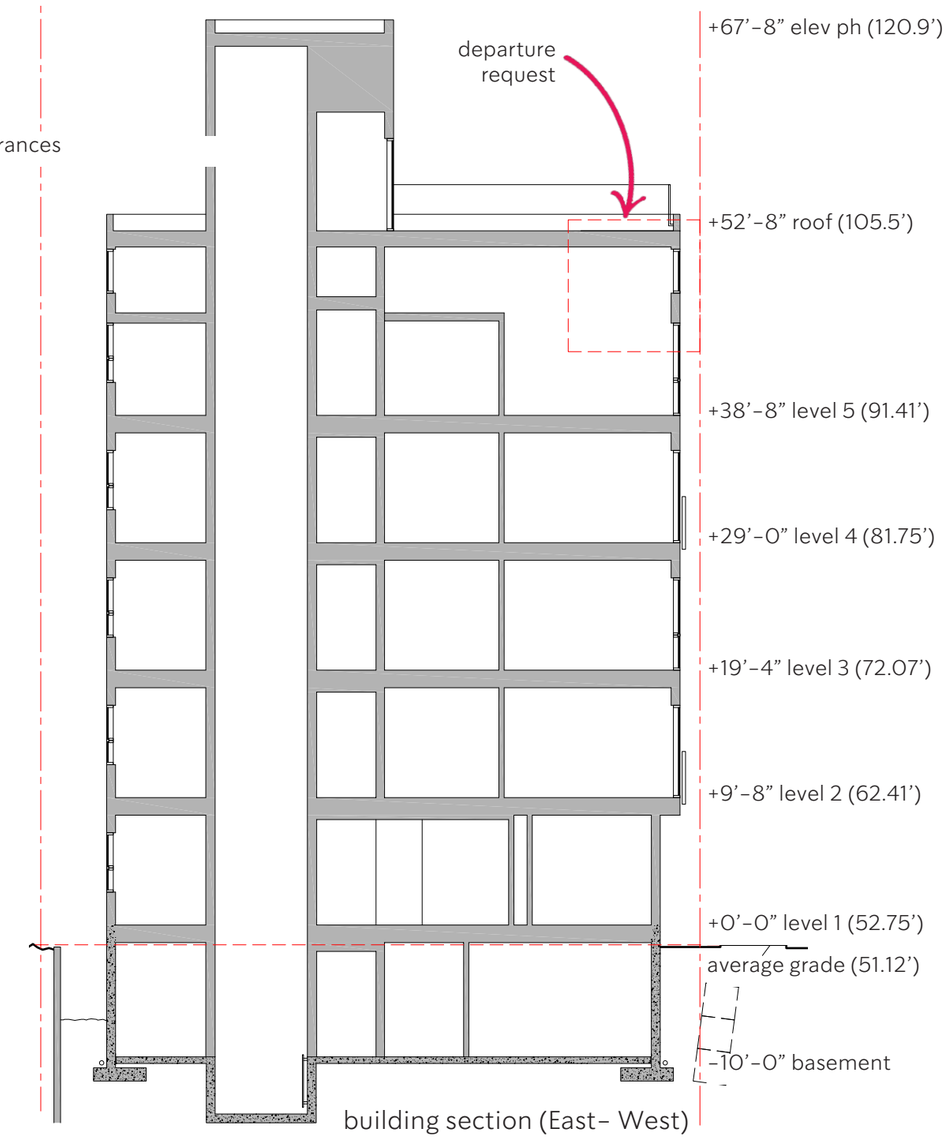
roof

building cross sections

average grade: 51.12
height limit: 55’-0” (106.12)
pent-house height limit: 71’-0” (122.12’)



building section (North- South)



building section (East- West)

exterior lighting



W1– wall mounted up/down sconce

LED, 3000k
3” diameter cylinder, 10” high



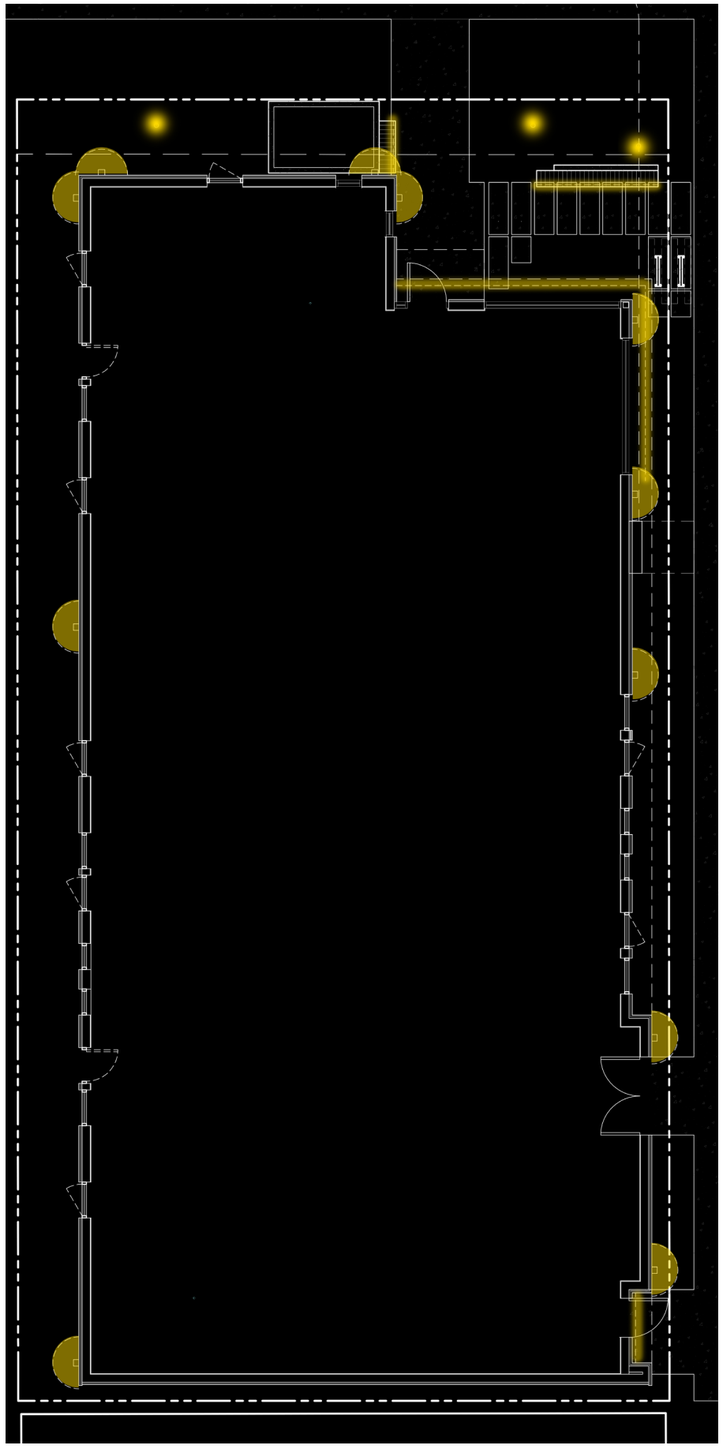
W2– integral strip LED

LED, 3000k
incorporated into the wood soffits at primary and secondary entrances



W3– landscape lighting

LED, 3000k
landscape lighting incorporated into site benches and landscape beds to illuminate trees & substantial plantings

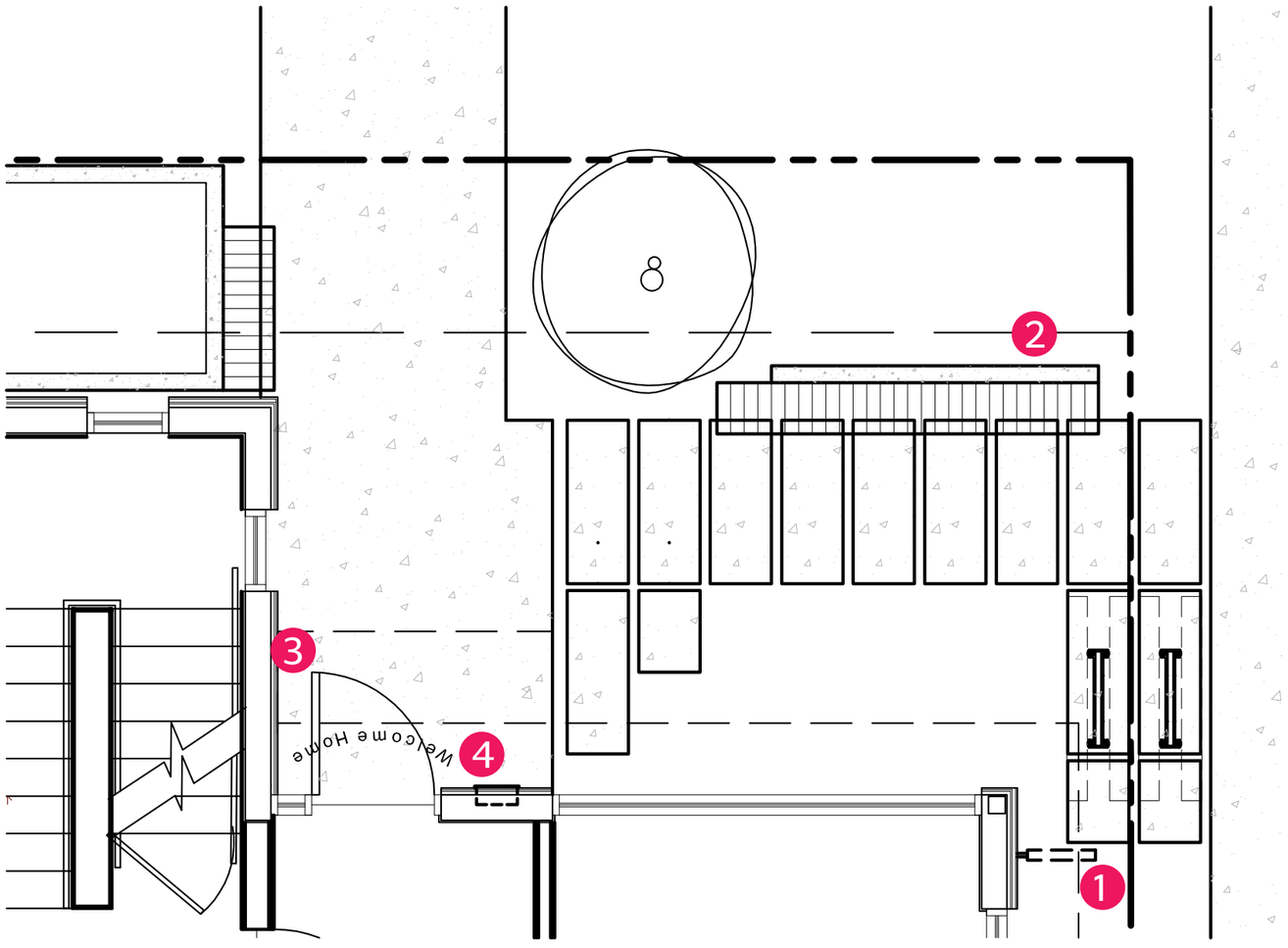












exterior signage

The concept for the exterior signage package is to use a simple typogrophy, spelling out the address “1103 Market St” and the aparment building name “Willard” in layered signage moments.

1. A blade sign is proposed to be mounted high on the East facing facade, near the corner, creating a high-visibility moment on 11th Ave

2. Address signage incorporated into the site concrete walls & benchs at the entry that will include landscape lighting at night

3. Building signage near entrance door, mounted to the wall. Metal letters with depth will contrast the wood siding

4. Embedded metal lettering at the thresehold of the entry, offering a “surprise & delight” moment as you arrive

9.0 departures

Request #1

Standard // SMC 23.47A.008.A.2
Total blank facade segments may not exceed 40% of the width of the facade

Proposition
To allow for an exception to this and allow the total blank facade segment of the East facade to be 60% as shown below.

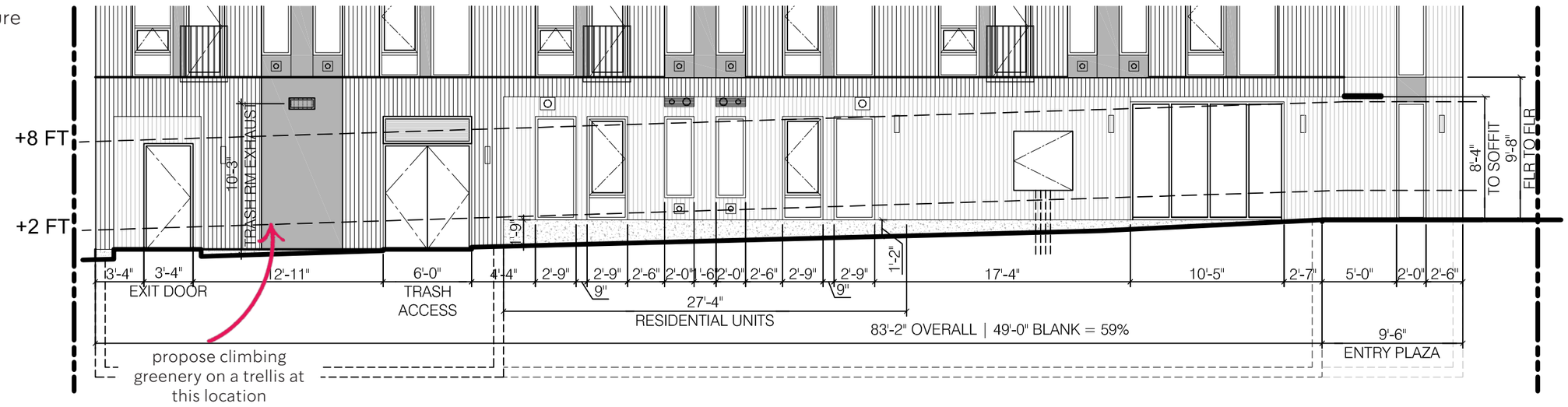
Rationale
The fenestration was carefully articulated based on interior programming including the building trash room and secure package room along the East facade (**DC1** project uses & program) which are located behind the sections of blank facade. At-grade units follow the fenestration pattern from above to provide ample nature light into the units.

The trash room location along the East facade of the building was the only location that would work per SPU's trash guidelines and has receive SPU approval.

The NE facade includes an abundance of transparency at the building entry and lobby to help designate that as the primary entrance for the building (**CS2** urban pattern & form).

The rhythm of the fenestration, varying materials and layered landscaping along the East facade provides visual interest and an enjoyable human-scaled experience (**PL3** street level connection).

CS3-A Positive Neighborhood Attributes
DC1-C Service Uses
DC2-D Human scale & texture



East Elevation

Request #2

Standard // SMC 23.47A.008.A.2
Total blank facade segments may not exceed 40% of the width of the facade

Proposition
To allow for an exception to this and allow the total blank facade of the North facade to be 52% as shown below.

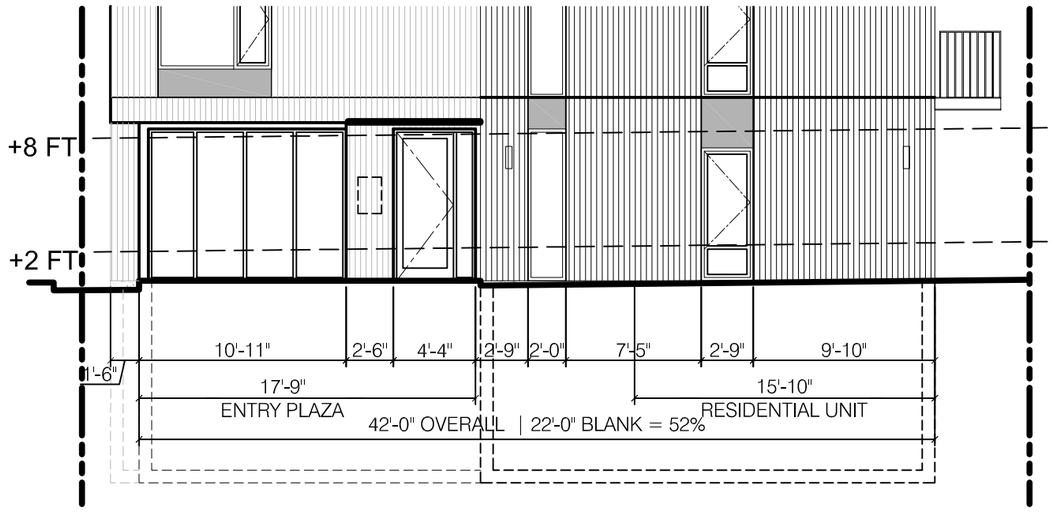
Rationale
The fenestration was carefully articulated based on interior programming including the building entry/ lobby lounge, a stairwell and the bedroom function for a 2-bedroom unit (**DC1** project uses & program).

The NE facade includes an abundance of transparency at the building entry and lobby to help designate that as the primary entrance for the building, including a glazed entry door system (**PL3** connection to the Street) that connects to an entry plaza with primary access from Market St and secondary access from 11th Ave NW.

The NW corner of the North facade encloses a bedroom within a 2-bed unit. The fenestration for this corner bedroom has been designed to maximize cross breeze opportunities and to provide privacy for placing a queen-sized bed within the bedroom.

The North facade is also set back more than 10' from the existing sidewalk, providing ample space for landscaping to contribute to the pedestrian experience along Market St (**PL1** connectivity of open spaces).

CS3-A Positivie Neighborhood Attributes
PL3-2 Residential Edges
PL1-1 Adding to public life



North Elevation

Request #3

Standard // SMC 23.47A.009.F4.b Ballard Hub Urban Village: Upper-level setbacks,
SMC23.47A.014 Upper level setbacks

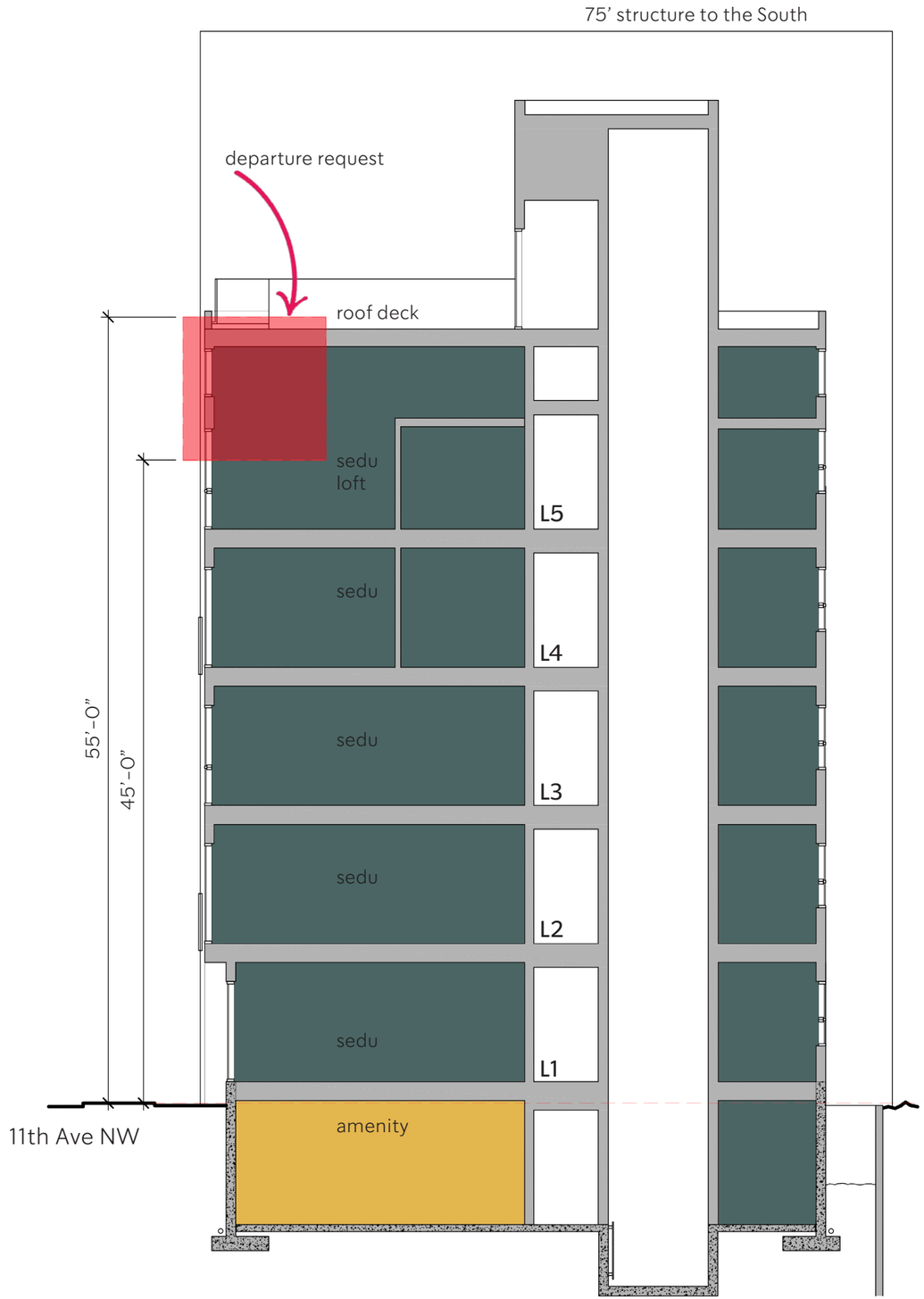
A setback with an average depth of 10 feet from all abutting street lot lines is required for portions of a structure above a height of 45 feet. A maximum depth of a setback that can be used for calculating the average setback is 20 feet

Proposition
To allow for a reduction in setback along 11th Ave NW to 1'-6" feet from the property line

Rationale
The building design 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 (**CS1** natural systems & site features).

The upper level setback departure would support the development's streetscape compatibility along 11th Ave NW as the 75' tall building to the South does not have upper-level setbacks (**CS2** urban pattern & form). Maintaining similar floor to floor heights and building massing as the development to the South enhances the block's form (**DC2** architectural concept).

CS1-D Onsite features, landscape habitat
CS2-D Existing developments & zoning
DC2-A Massing
DC2-D Scale & Texture



Request #4

Standard // SMC 23.47A.008.G
Where residential uses are located along a street-level, street-facing facade, the units must be at least 4' above or 4' below sidewalk grade or be at least 10' back from edge of sidewalk.

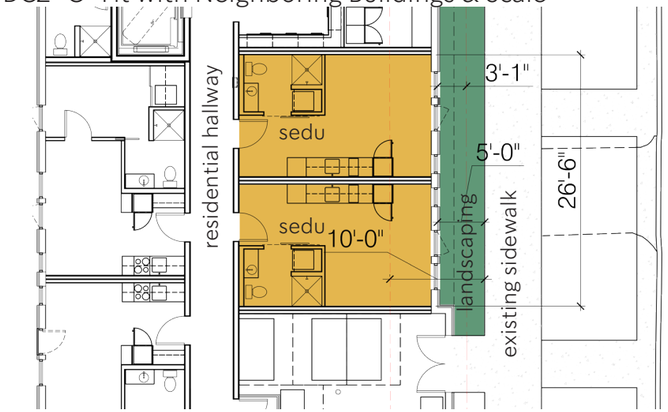
Proposition
To allow the (2) street-level, street-facing dwelling units to be between 14" - 20" above existing sidewalk grade and to be set back 5'-0" from the sidewalk.

Rationale
There is a pattern on the block of residential units at or near sidewalk level. Dwelling units place eyes on the street and encourage a more interactive residential environment in the neighborhood. (**PL2** Safety & Security) The development to the South has (2) street-level units in a similar fashion (**DC2** Fit with neighboring buildings) and the development diagonal from the site (town homes) includes residential uses at the street-level (**PL3** Ground-level residential interaction)

The grade along 11th Ave slopes South resulting in a mixed height from sidewalk grade to finished floor of the units. The units will be above sidewalk grade by at least 12" and privacy blinds with an up/down functionality would be provided so that residents could maintain visual privacy from exterior eye level while maintaining views to the exterior from inside the unit. The ground level is set back 5'-0" from the sidewalk edge, allowing space for a layered landscape edge.

Pushing the units 4' above or below sidewalk grade is not feasible due to accessibility for the units and broader street level programming (**PL2** Accessibility)

PL2-B Safety & Security
PL3-B Residential Edges: Ground Level Interaction
DC2-C Fit with Neighboring Buildings & Scale





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appendix

3.0 community outreach

4.0 site

5.0 use and zoning data

6.0 urban design analysis
site photos

8.0 EDG architectural massing studies
- concept A
- concept B
- concept C

shadow study
concept inspirational imagery
landscape development

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



COMMUNITY OUTREACH MAILER, TWO-SIDED

Tree Solutions Inc
Consulting Arborists

Table of Trees

1103 Market St , Seattle, WA

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

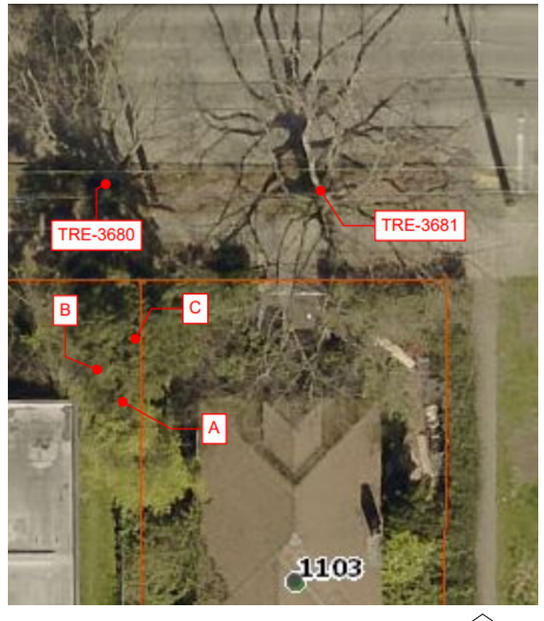
DSH (Diameter at Standard Height) is measured 4.5 feet above grade, or as specified in the Guide for Plant Appraisal, 10th Edition, published by the Council of Tree and Landscape Appraisers.
DSH for multi-stem trees are noted as a single stem equivalent, which is calculated using the method defined in 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.

								Dripline Radius (feet)						
Tree ID	**Code**	**Scientific Name**	**Common Name**	**DSH** (inches)	**DSH Multistem**	**Health Condition**	**Structural Condition**	**N**	**E**	**S**	**W**	**Exceptional Threshold**	**Exceptional by Size**	**Notes**
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. Phototrophic 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. Phototrophic 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.

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.

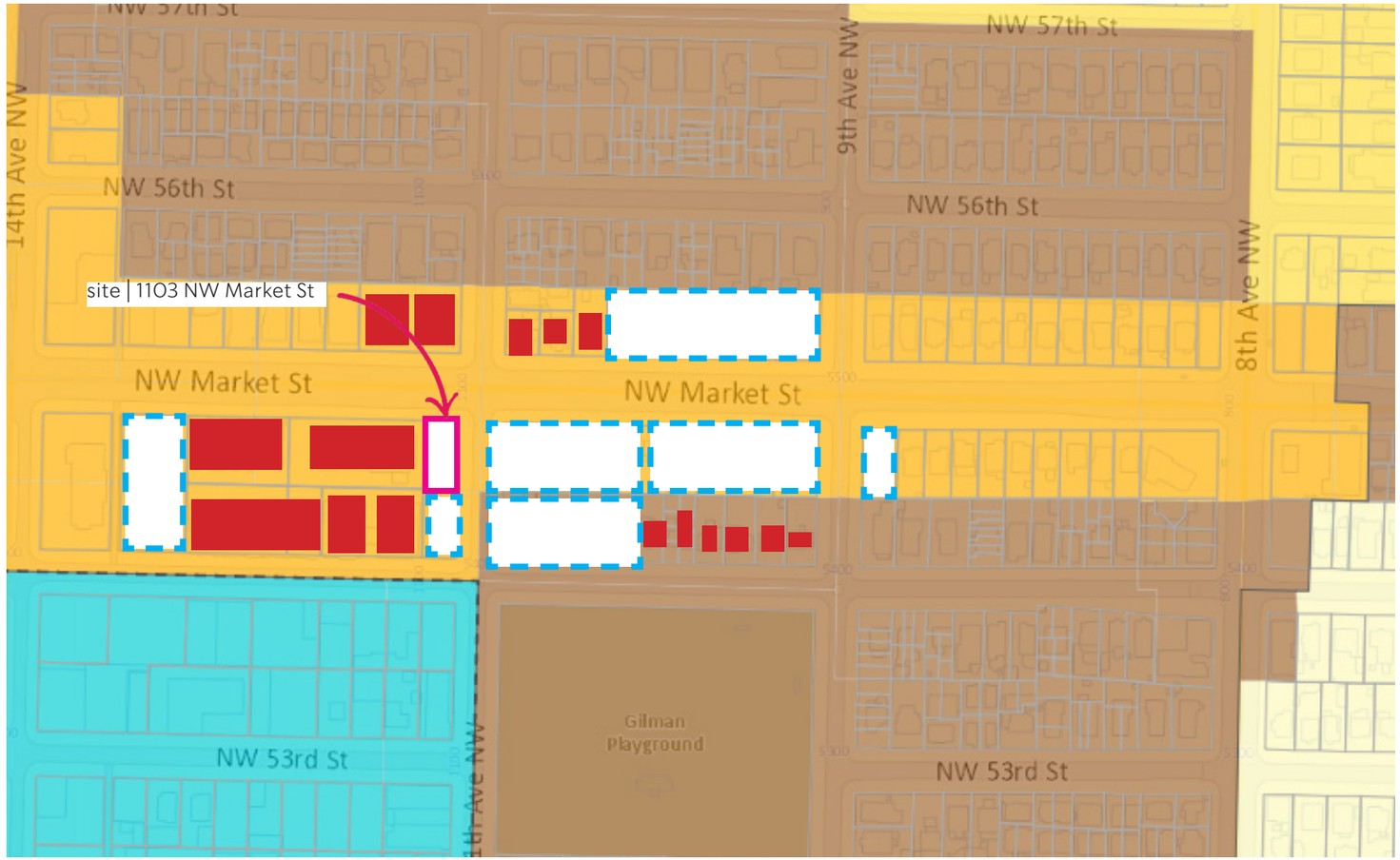


5.0 use & zoning data

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.



BUS ROUTE

MAIN VEHICLE ROUTE

BIKE CORRIDOR

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

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.

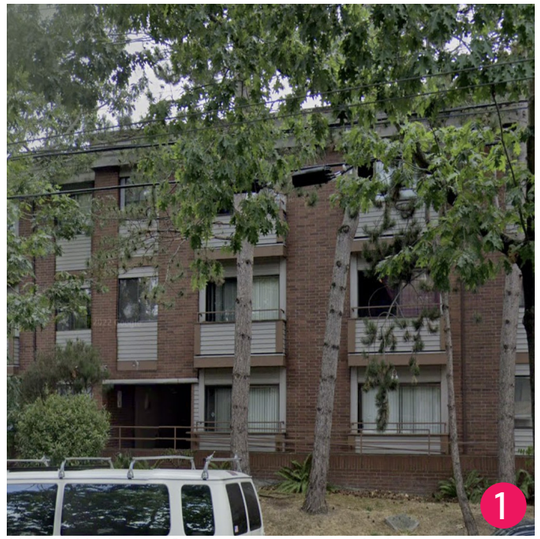
NW Market Street is a neighborhood connector linking Phinney Ridge and Old Ballard to the west. Within the long east/west blocks between 8th and 14th Market is defined by mature street trees and heavy vehicular traffic. The project site sitting a few blocks east of Market and 15th is within walking distance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

NW Market ST, *looking South*



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

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*

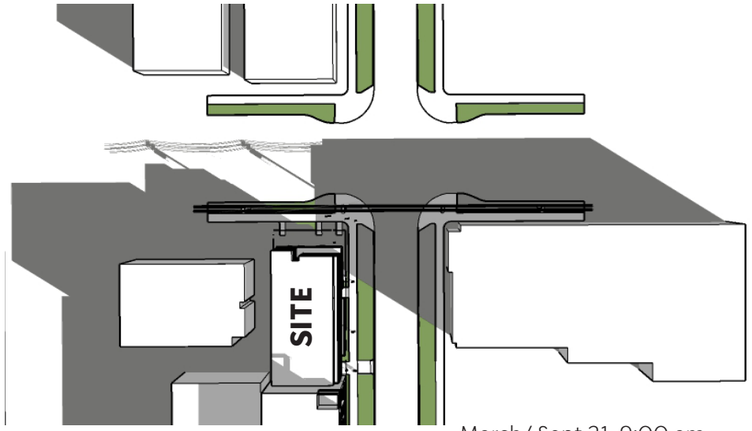
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shadow study

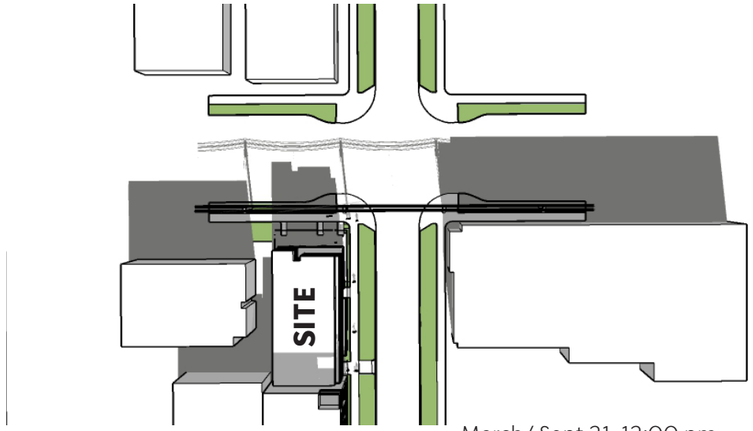
The proposed structure has little impact on the surrounding sites as it relates to casting shadows.

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

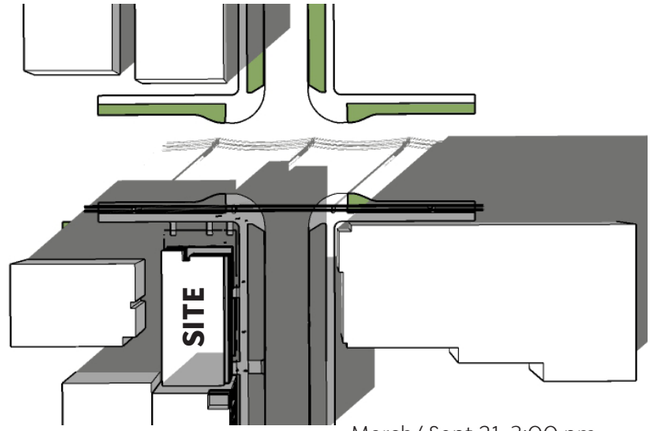
The new multifamily structures to the East and South of the development site cast significant shadows on the development site during the fall/winter months.



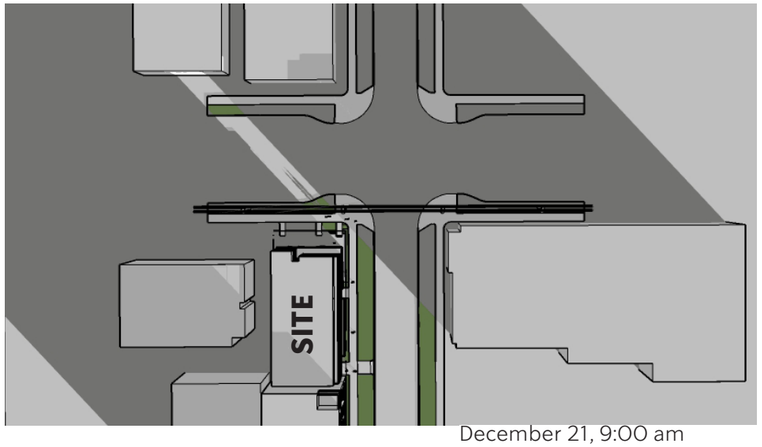
March/ Sept 21, 9:00 am



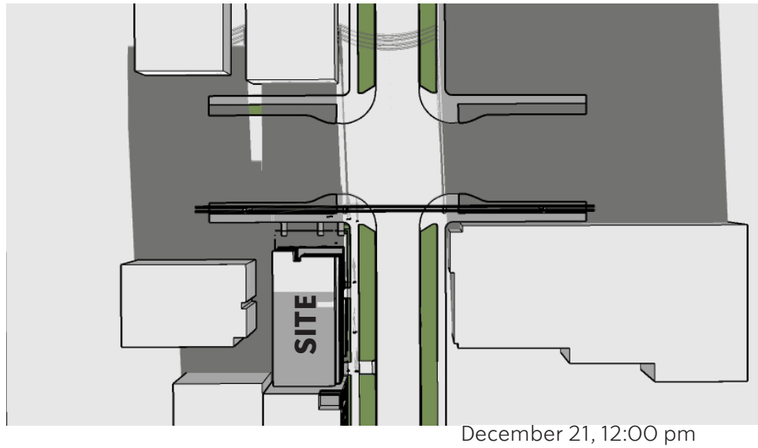
March/ Sept 21, 12:00 pm



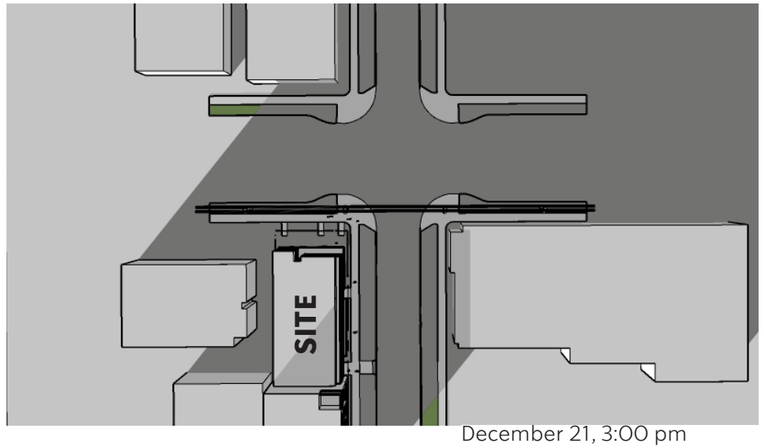
March/ Sept 21, 3:00 pm



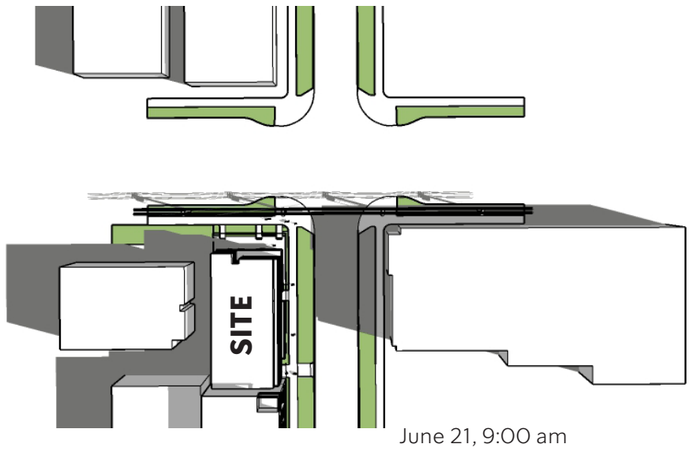
December 21, 9:00 am



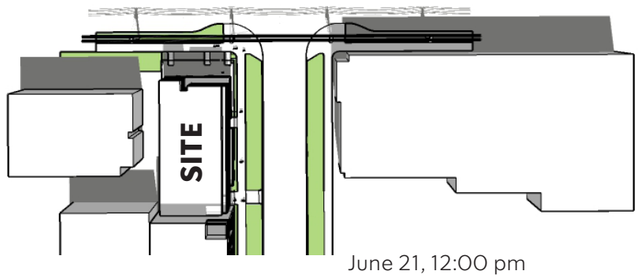
December 21, 12:00 pm



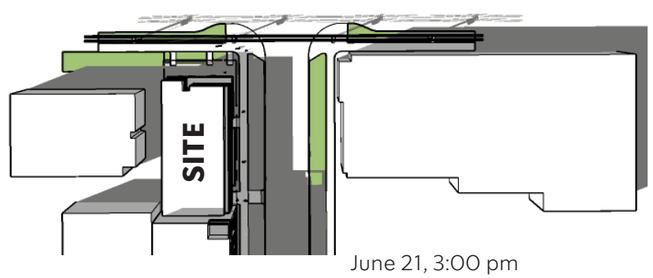
December 21, 3:00 pm



June 21, 9:00 am

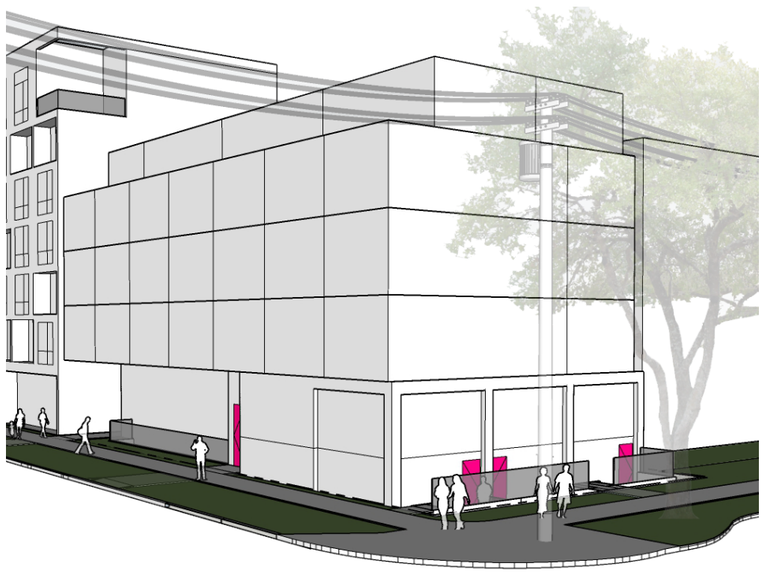


June 21, 12:00 pm



June 21, 3:00 pm

8.0 architectural massing studies



A | Stacked (code compliant)

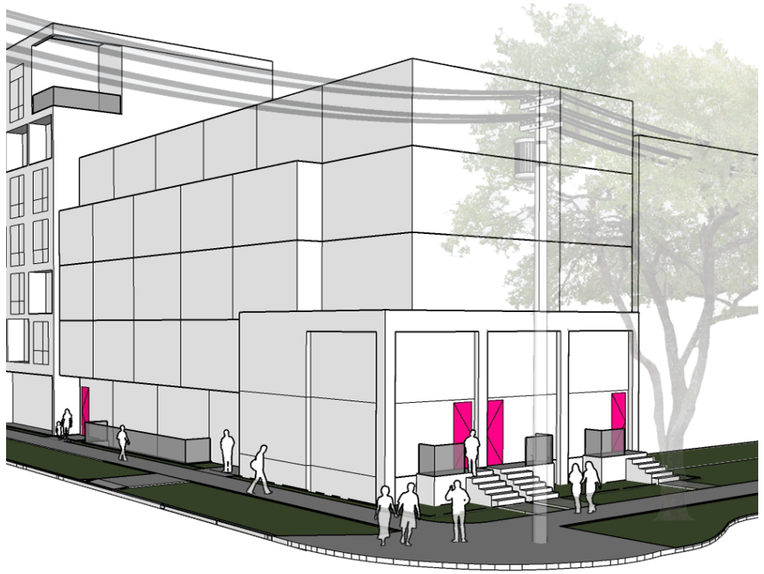
partially below grade units	3
street level units	3
total units	44
typical unit size	250-270 sf
street level common area	1,200 sf
roof terrace common area	1,000 sf

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
- Smallest setback off of Market St



B | Step-Up (departures required)

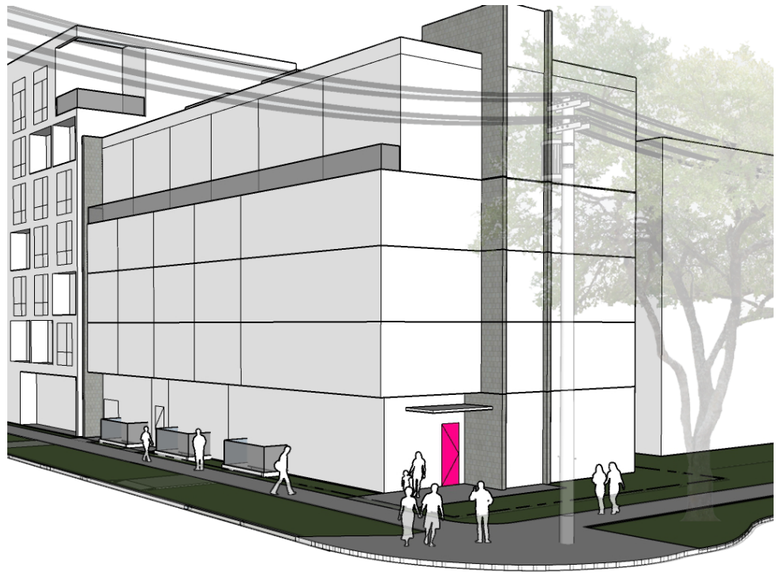
partially below grade units	3
street level units	5
total units	43
typical unit size	250-300 sf
street level common area	1,000 sf
roof terrace common area	1,000 sf

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	4
total units	44
typical unit size	250-300 sf
street level common area	700 sf
roof terrace common area	1,000 sf

Advantages

- Residential entry is situated on the corner of NW Market St & 11th with the door facing Market St
- The corner of the site is activated with a 'pedestrian scaled' entry plaza and awning
- Additional north building setback creates a harmonious massing with the adjacent developments & space for the oak tree canopy
- Ground-level units are located on the more private, west side of the building
- Building massing is divided into two halves by center stairwell which is envisioned to be clad in mostly transparent materials

Challenges

- Departures required

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Scheme A | Stacked

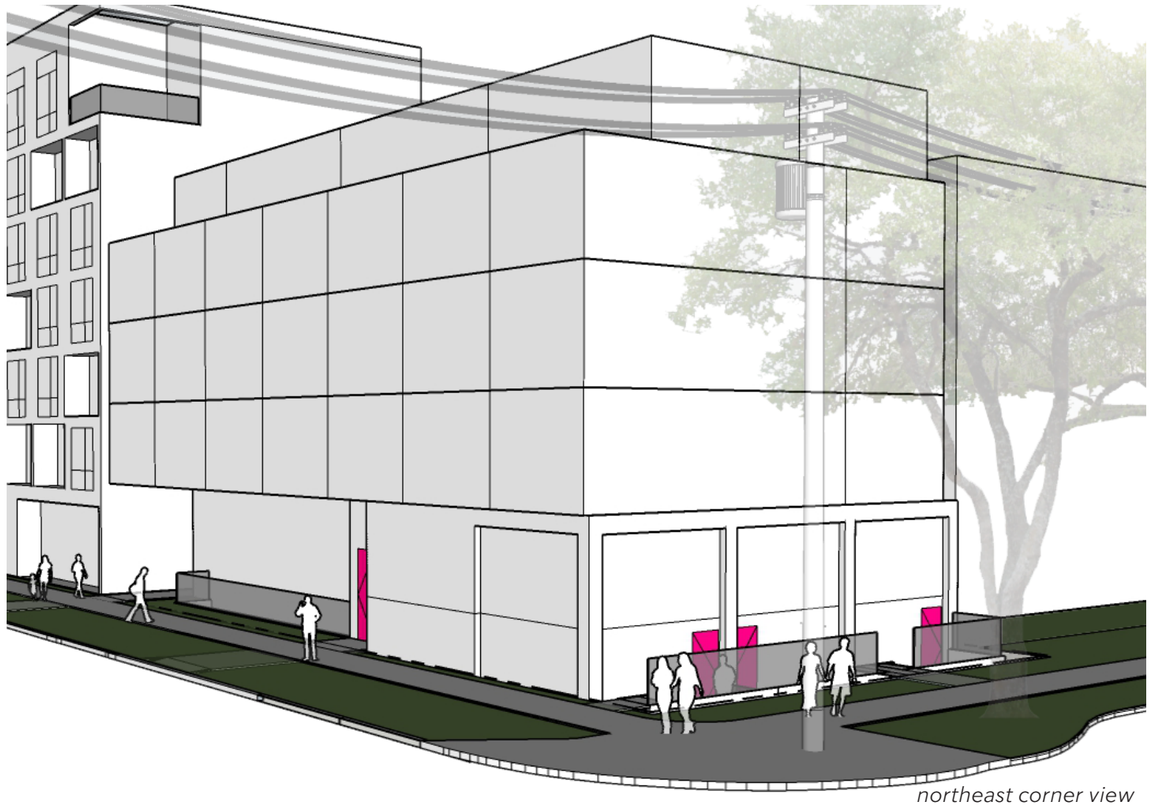
Number of Units	39 SEDU (250- 270 sf) 5 two-beds (600-800 sf)
GFA above grade	18,465
GFA basement	3,405
GFA total	21,870
Vehicle parking	none
Bicycle parking	44 long-term stalls 3 short-term stalls
Roof deck	1,000 sf

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

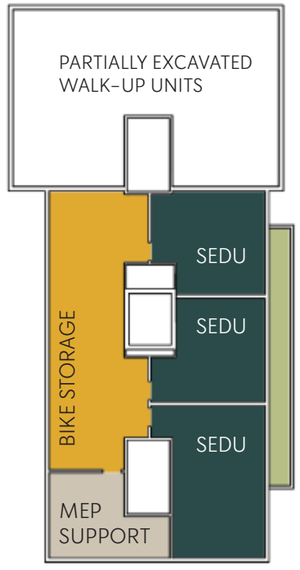
The entrances to the walk-up units on the north are below grade (4' below) to comply with land-use code SMC 23.47A.008.D.2. The narrow stairwells to these units are compact and there is not much space for landscaping at the entrances.

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.

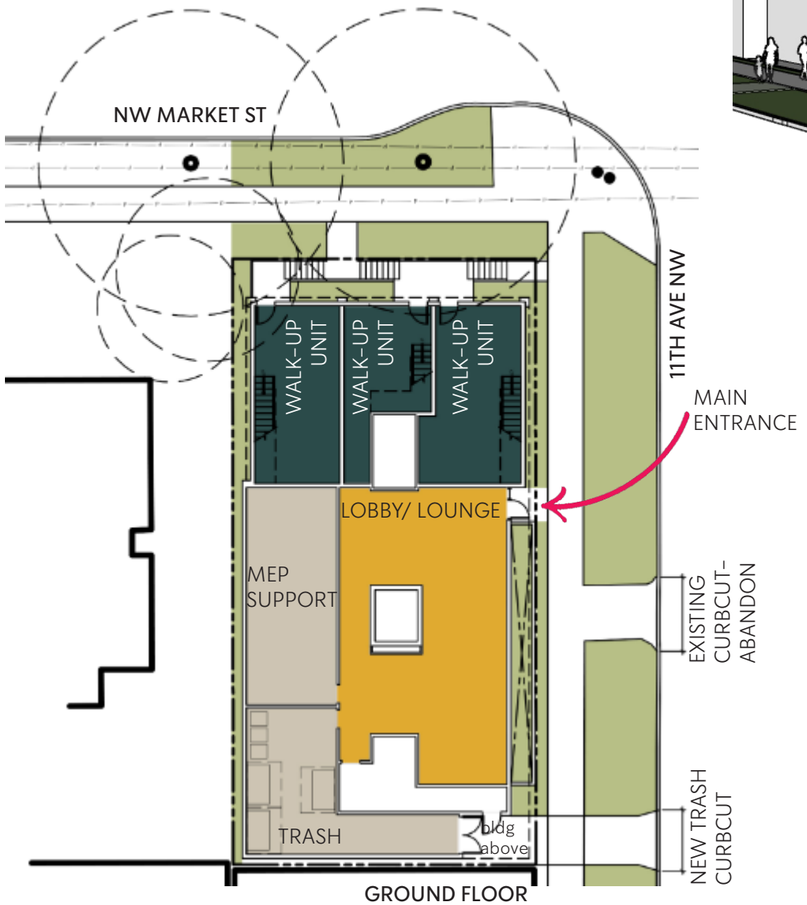
To maximize transparency in the compact apartment units, it is envisioned to provide as much glazing as possible while balancing the exhaust/intake ventilation requirements.



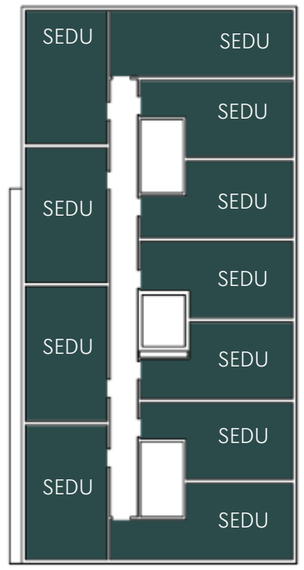
northeast corner view



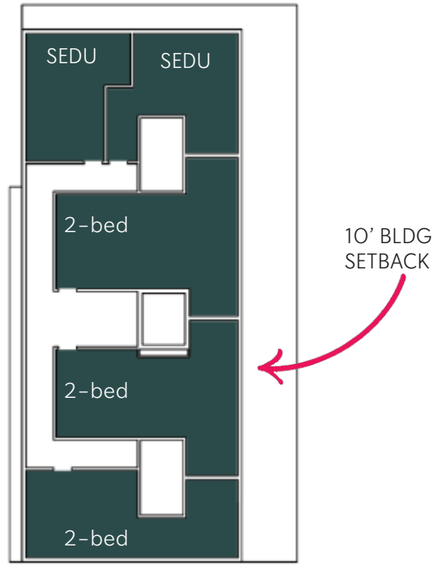
BASEMENT



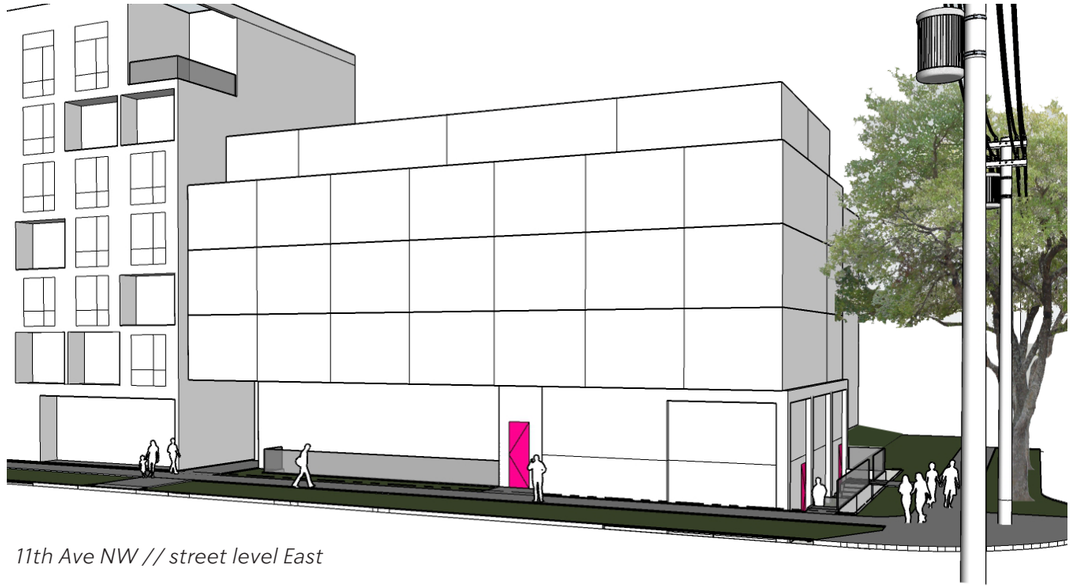
GROUND FLOOR



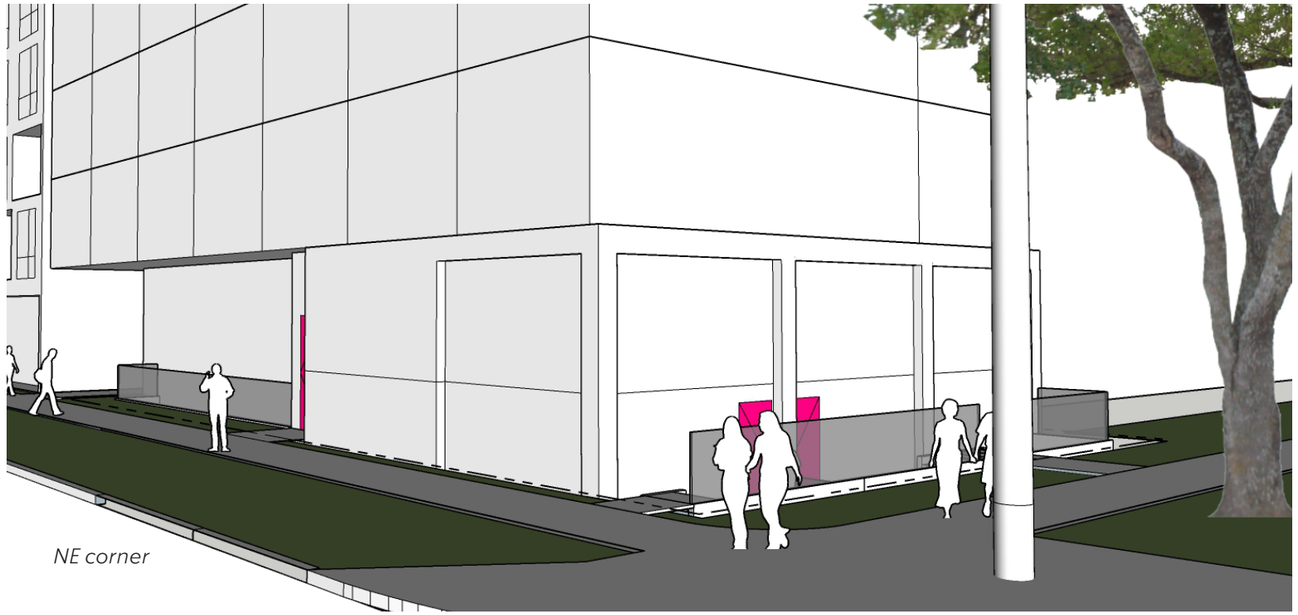
TYPICAL FLOOR



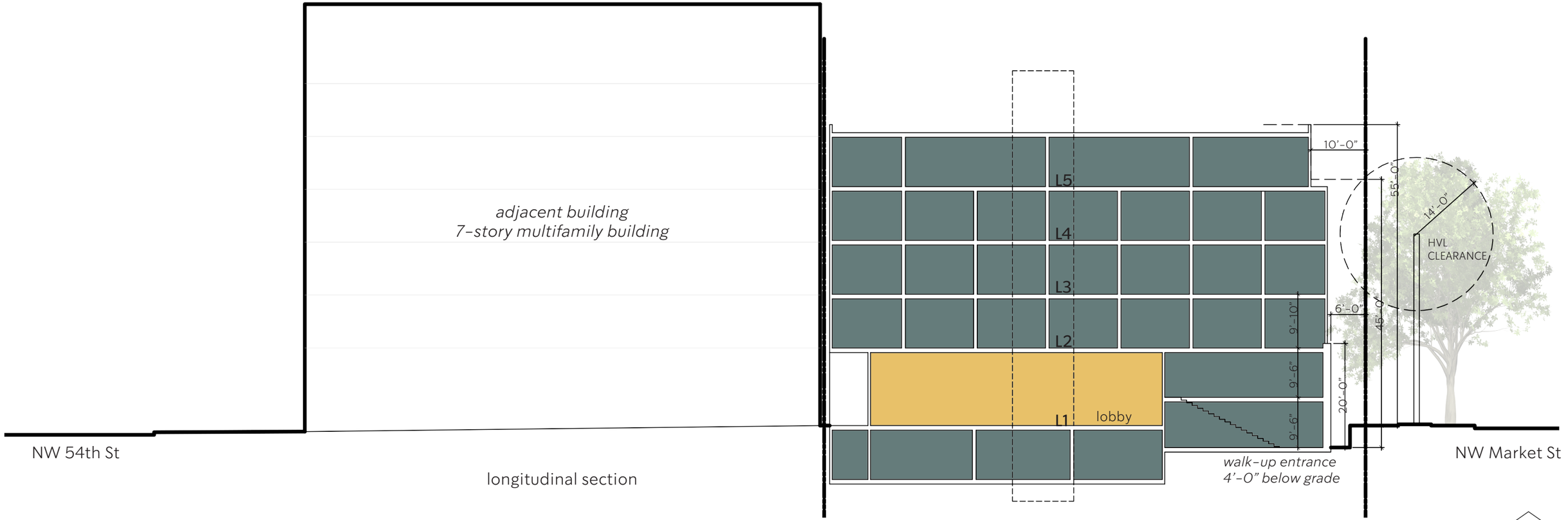
FIFTH FLOOR



11th Ave NW // street level East



NE corner



longitudinal section

Scheme B | Step- Up

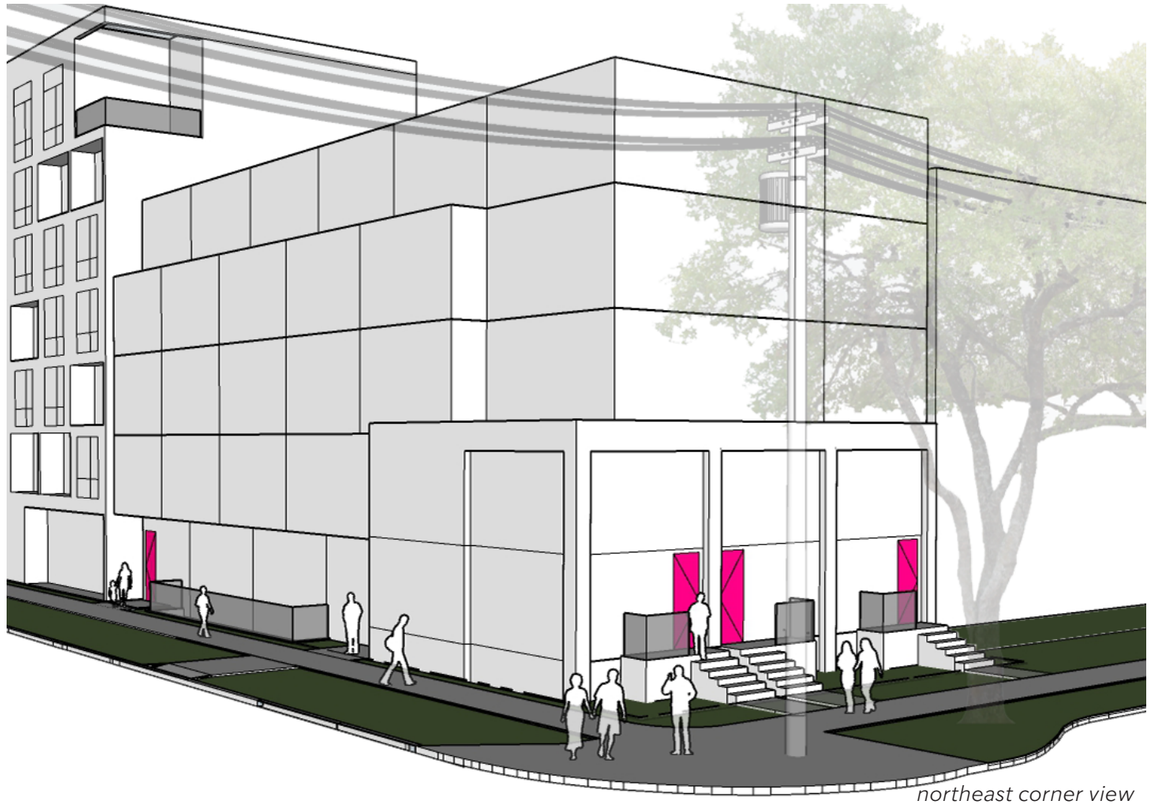
Number of Units	39 SEDU (250- 270 sf) 4 two-beds (600-800 sf)
GFA above grade	18,460
GFA basement	2,000
GFA total	20,460
Vehicle parking	none
Bicycle parking	43 long-term stalls 3 short-term stalls
Roof deck	1,000 sf

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.

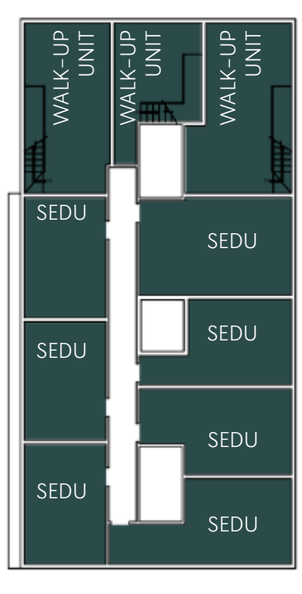
The walk-up units provide a 'town-home scale' along Market St, with a traditional 'brownstone' walk-up appearance.

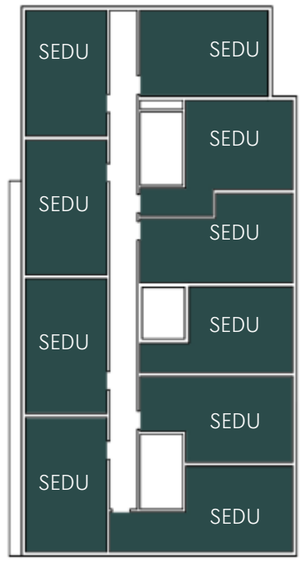
To maximize transparency in the compact apartment units, it is envisioned to provide floor to ceiling glazing mixed with traditional building materials.

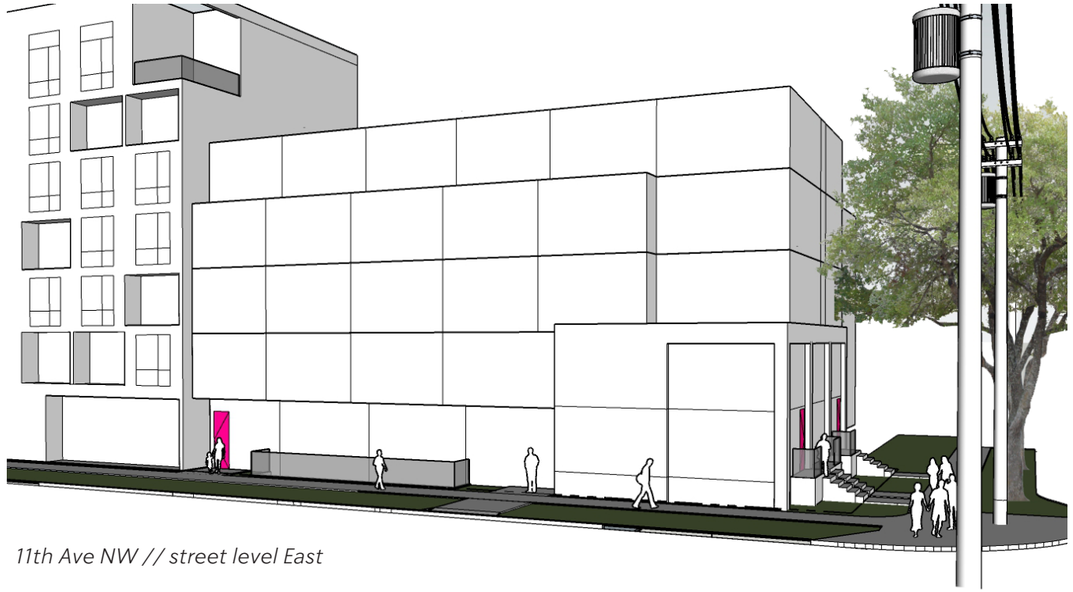
The upper level setback along the east facade is 5'-0", seeking a departure from the code required setback of 10'-0" above 45' in height.



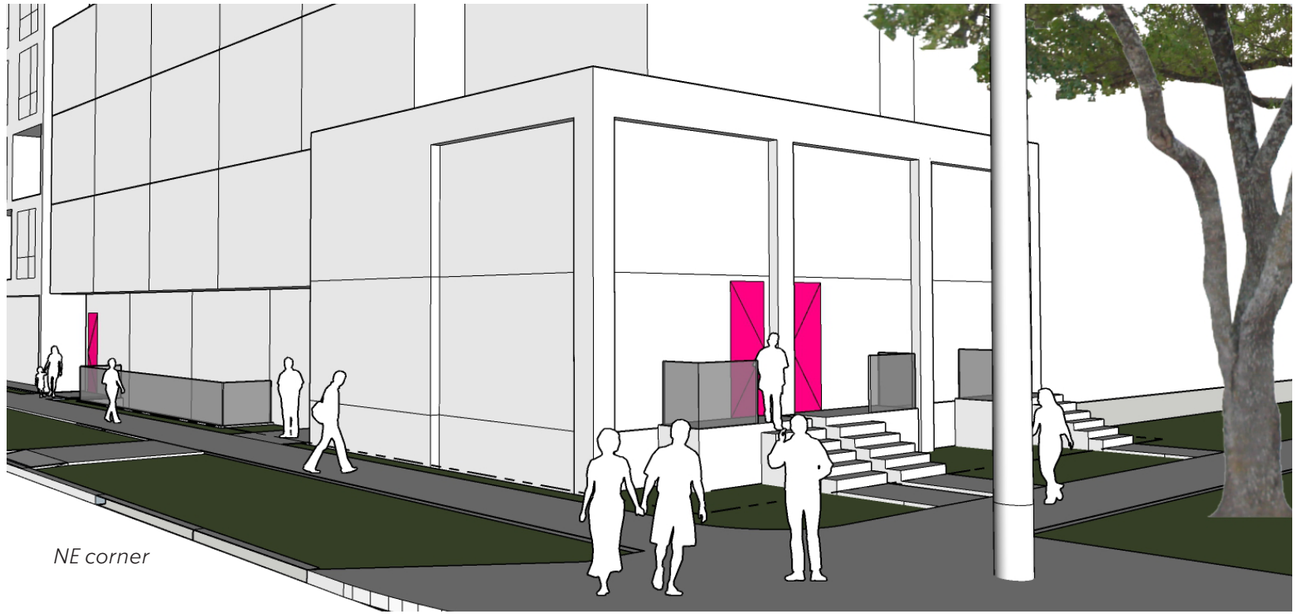




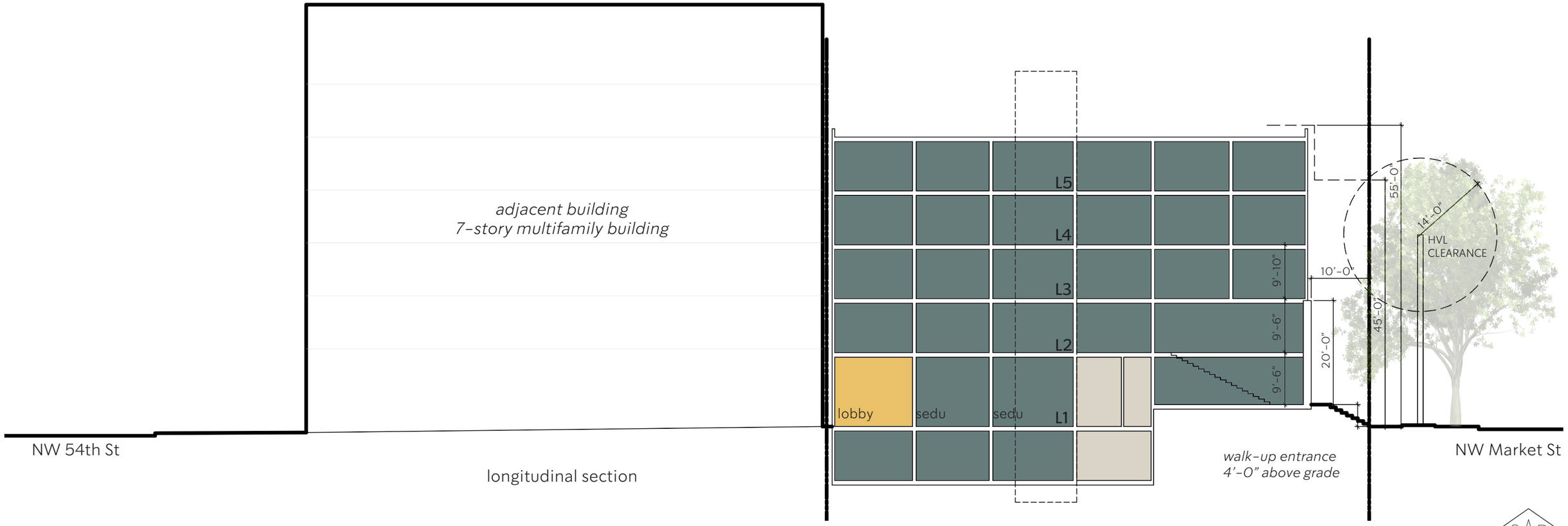




11th Ave NW // street level East



NE corner



longitudinal section

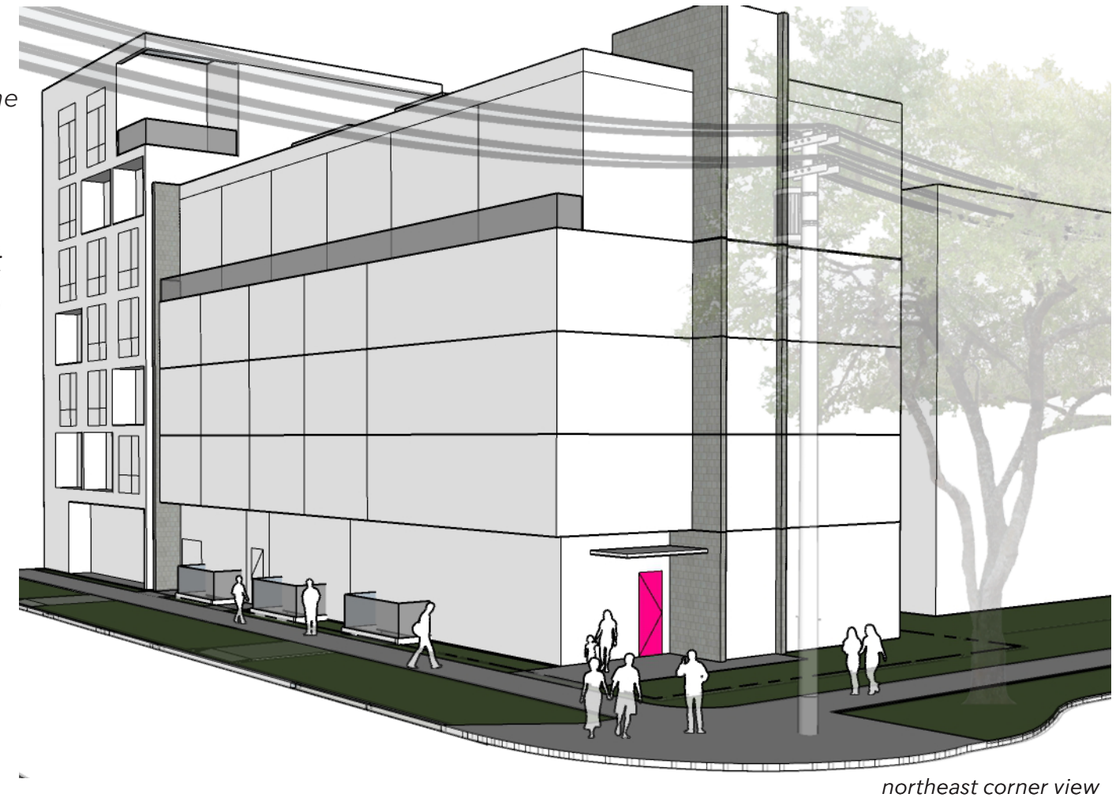
Scheme C | Urban Transition

Number of Units	30 SEDU (250- 300 sf) 10 SEDU loft (300-400 sf) 4 two-beds (600-800 sf)
GFA above grade	18,190
GFA basement	2,890
GFA total	21,080
Vehicle parking	none
Bicycle parking	44 long-term stalls 3 short-term stalls
Roof deck	1,000 sf

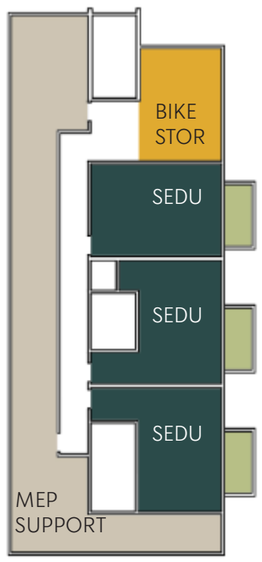
Urban transition provides a concise building massing that is bisected by a central stair that is envisioned to be highly transparent. This stairwell will promote vertical movement through the building and will lend itself to feeling immersed in the existing oak tree's canopy.

The main entrance to the building situated at the NE corner of the site faces NW Market St with plans to have a gracious entry that allows for short-term gathering as you arrive at the building. Interior amenity spaces for tenants spread along the east side of the building on the ground floor, providing opportunity for visual connections to the street.

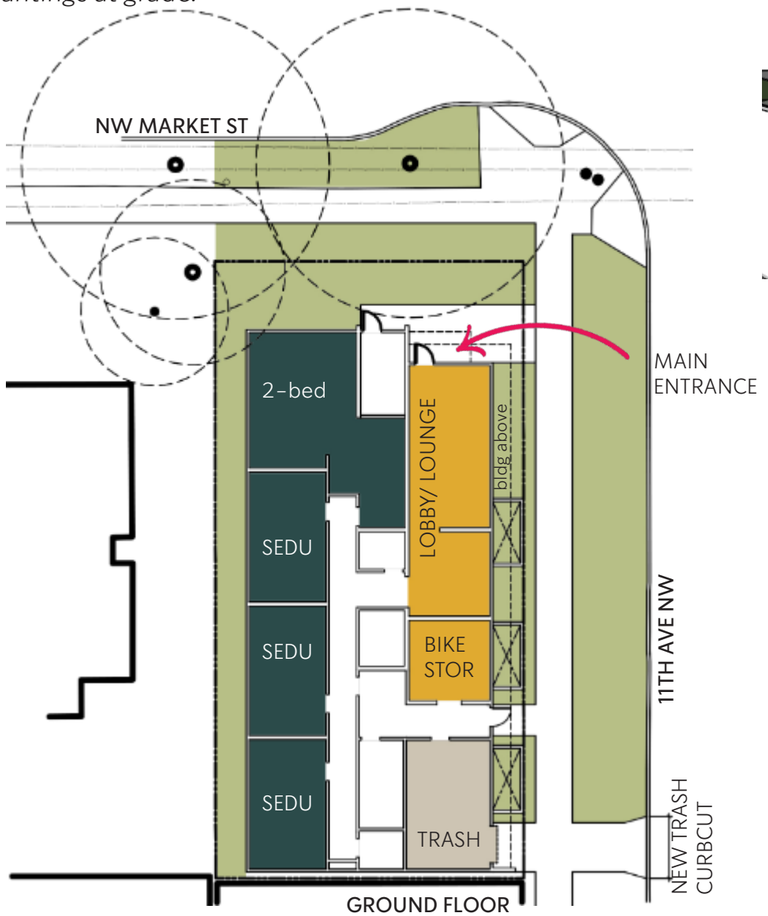
10' long segmented light wells are spread out along the east facade provide access to light and ventilation for the basement units while providing an opportunity for a variety of landscape plantings at grade.



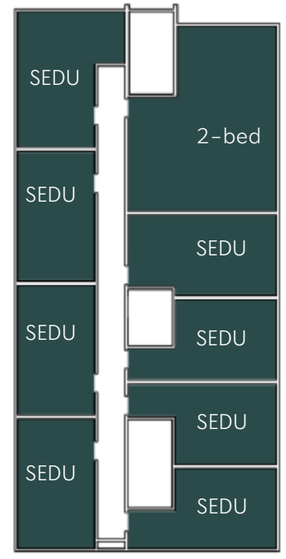
northeast corner view



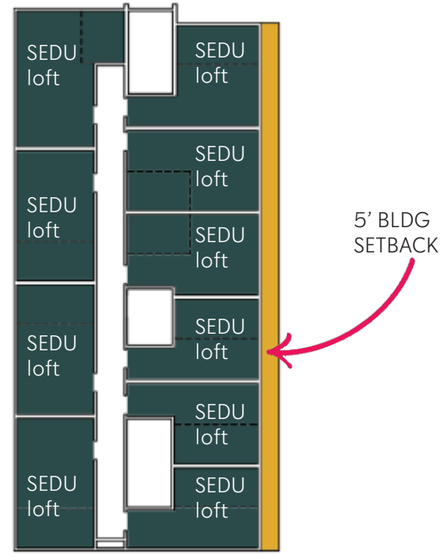
BASEMENT



GROUND FLOOR



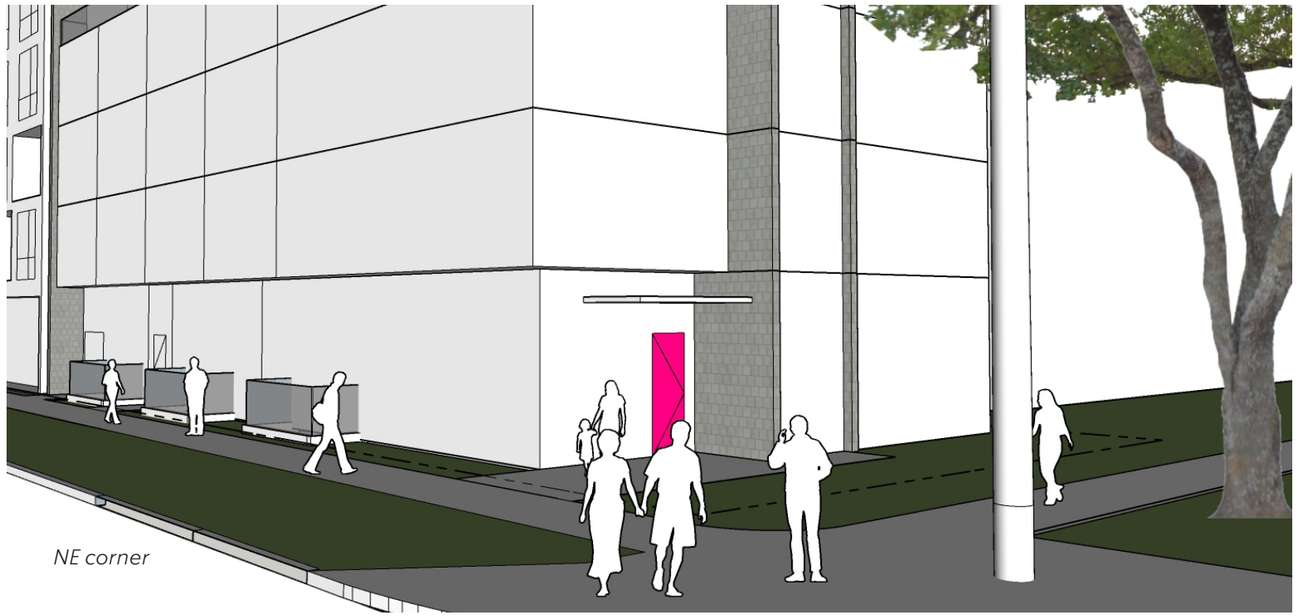
TYPICAL FLOOR



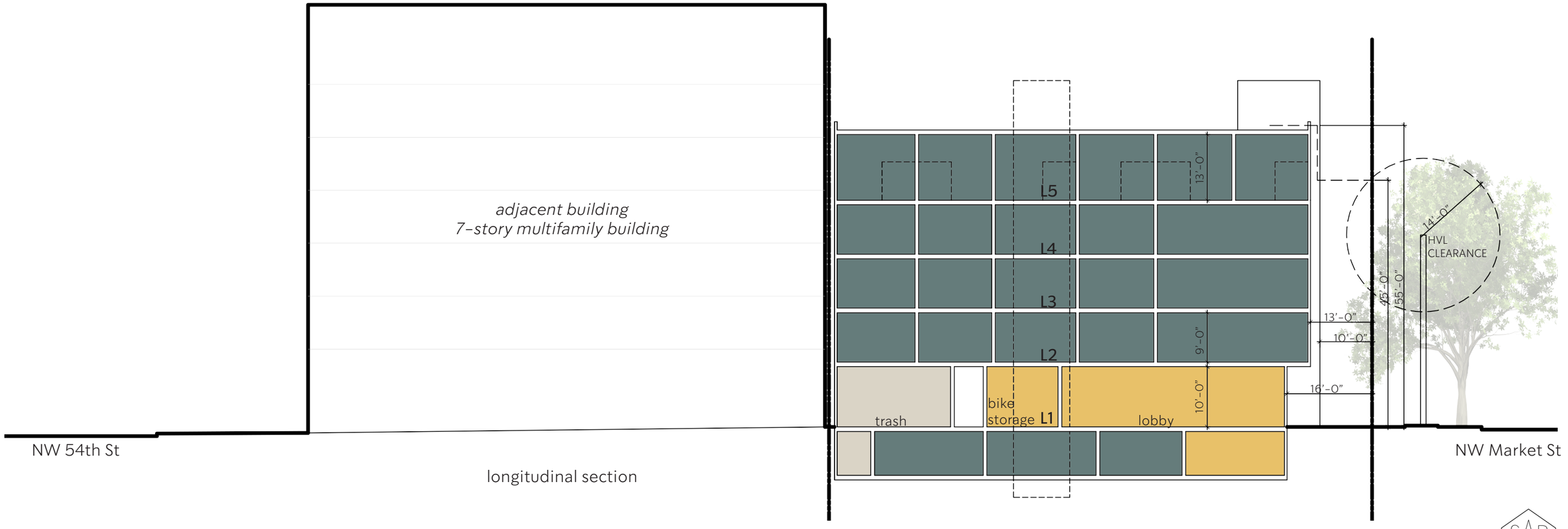
FIFTH FLOOR



11th Ave NW // street level East



NE corner



longitudinal section