



EARLY COMMUNITY OUTREACH PLAN FOR DESIGN REVIEW

PROJECT ADDRESS 1103 NW MARKET ST
CONTACT INFORMATION PROJECTWILLARD@SARMERR.COM
TYPE OF BUILDING MULTI-FAMILY APARTMENT BUILDING
NEIGHBORHOOD BALLARD
EQUITY AREA NO
SDCI PROJECT NUMBERS 3040182-LU, 6921926-CN

PROJECT DESCRIPTION Land Use Application to allow a 5-story apartment building (approximately 55' tall). The building will be a mix of SEDU units and 2-bedroom apartments. No parking will be provided

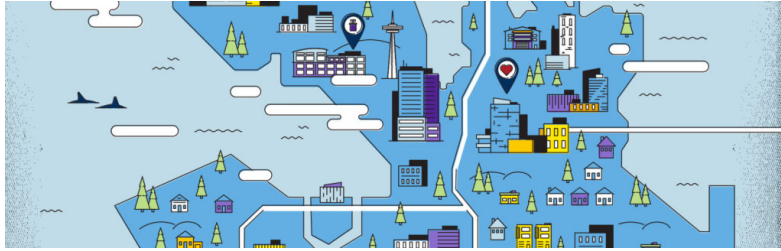
OUTREACH	TYPE	METHOD	DATE STARTED	DATE COMPLETED	LOCATION & TIME	OUTREACH INFORMATION	DOCUMENTATION
In Person Outreach	High-Impact	Host a Community meeting (at least one hour of presentation/ discussion of the project)	10/15/2022	10/15/2022	Ballard Public Library, Saturday, 10/15 11:00 am - 12:00 pm	Host a 1-hour community meeting that is open to the general public. The meeting will focus on the goals of the project and seek input from the community on how the project can best be developed to enhance the neighborhood	Copy of applicant notes and sign-in sheet from the community meeting is included
Digital Outreach	Multi-pronged	Post on local blogs/ digital newsletters with information on how to submit comments	Various	Various	West Woodland Neighborhood Blog & My Ballard blog	Brief project information was sent including information about the in-person community meeting and how to submit feedback electronically	See copies of emails and postings included
Printed Outreach	High-Impact	Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site including project information & information on the community meeting	9/30/2022	9/30/2022		Flyer including brief project information & description alerting residences to ways they can submit feedback and information about the in-person community meeting	See copy of flyer and distribution list
	Also	Project added to the DON's 'Early Outreach for Design Review' Calendar 14 days in advance of community meeting	10/1/2022	10/1/2022			

Early Outreach for Design Review Projects Blog

Department of Neighborhoods

Find Projects in your Neighborhood

June 22, 2018 by [dreadyoutreach](#)



What is Early Community Outreach for Design Review?

New requirements requiring developers to begin conversation with community members before project designs are complete became effective on July 1, 2018. This blog will list all projects subject to Early Community Outreach. To search for projects, enter a neighborhood, address, or other criteria in the search bar.

For more information about the process, please visit the [Early Community Outreach for Design Review website](#). If you would like to track where projects are in the process, please visit [Seattle Services Portal](#).

If you have any questions, please e-mail DREarlyOutreach@seattle.gov.

Filed Under: [Early Community Outreach for Design Review](#)

CATEGORIES



ARCHIVES



1103 NW Market St

September 21, 2022 by [dreadyoutreach](#)

Project Address: 1103 NW Market St., Seattle, WA 98107

Brief Description: New 17,000 SF residential development which will include (42) SEDU dwelling units and (3) live/work dwelling units. The proposed 4-story structure will be approximately 55' tall and will have the main site access off of 11th Ave NW. No offsite parking is proposed.

Developer/Applicant: Chair6 Development

Contact Person: Sarah Merriman

Contact Information: projectwillard@sarmerr.com

Type of building: Multi-family

Neighborhood: Ballard

In Equity area: No

Filed Under: [Design Review Board Area](#), [Early Community Outreach for Design Review](#), [Multi-Family](#), [Northwest](#), [Type of Dwelling](#) Tagged With: [Ballard](#), [Multi-Family](#)

sarah@sarmerr.com

From: My Ballard <tips@myballard.com>
Sent: Thursday, September 22, 2022 9:35 AM
To: sarah
Subject: RE: New Development Project planned for near Gilman Park

Thank you Sarah!

Here's our post: <https://www.myballard.com/2022/09/22/4-story-apartment-planned-for-nw-market-st-and-11th-ave-nw/>

Meghan Walker
Pronouns: she, her, hers
206-715-3533
Editor www.myballard.com

----- On Wed, 21 Sep 2022 17:15:07 -0600 <**sarah@sarmerr.com**> wrote ---

Hi Meghan:

No renderings yet- however, enclosed find a digital flyer that talks about the community event taking place. The hope is to have some sketch renderings by the community event. Below find a blurb about the project and event.

Chair6 Development is in the early planning stages for a new four-story project at 1103 NW Market St, Seattle 98107 (Corner of 11th Ave NW and Market). The Developer and Architect will host a community meeting on **Saturday, October 15th from 11:00 am – 12:00 pm** at the Ballard Public Library. The purpose of this meeting is to share early design concepts for the project and encourage community input for this residential development.

If you have any questions or input related to this project or event, please send an email to projectwillard@sarmerr.com. Any information collected via this email address may be subject to public disclosure.

Additional project details:

- Project address: 1103 NW Market St
- EDG project number: #3040197-EG
- Site area: 5,000 SF
- Height: 55 feet approximately (4-stories)
- Use: Apartments & live/work dwelling units
- Proposed building size: 17,000 SF
- Earliest potential construction start date: Fall 2024
- Estimated construction duration: 16 months

Thank you,
Sarah Merriman
sarmerr.com | p: (425) 466-1743



From: My Ballard <tips@myballard.com>
Sent: Wednesday, September 21, 2022 10:52 AM
To: sarah <sarah@sarmerr.com>
Subject: Re: New Development Project planned for near Gilman Park

Hi Sarah,

Thanks for the information! Can you send more information about the project, including any renderings or the design packet if you have it?

Cheers,
Meghan

Meghan Walker
Pronouns: she, her, hers
206-715-3533
Editor www.myballard.com

----- On Wed, 21 Sep 2022 11:50:14 -0600 <sarah@sarmerr.com> wrote -----

Hello!

I am working with a Developer on a new multi-family building near Gilman Park (11th and NW Market).

We are in the early design phases and are conducting community engagement as well as hosting a community event on 10/15 at the Ballard Public Library. I see that you have posted about other development projects in this area in the past, it would be great to get published on the blog to help increase the visibility to the event so that members of the Community can attend to learn about the project and provide feedback.

Let me know what information you would like for a possible posting and if the best way to submit this information is through the 'submit an event' link, let me know and I will do that.

Thank you!

Thank you,



4-story apartment planned for NW Market St and 11th Ave NW

📅 09/22/2022 (<https://www.myballard.com/2022/09/22/4-story-apartment-planned-for-nw-market-st-and-11th-ave-nw/>) 👤 Meghan Walker (<https://www.myballard.com/author/meghan-walker/>) ➦ Ballard (<https://www.myballard.com/category/ballard/>)

Another apartment building, albeit a smaller one, is in the works for the east end of NW Market St in Ballard.



The project site is 1103 NW Market St (<https://cosaccella.seattle.gov/portal/Cap/CapDetail.aspx?Module=DPDPPermits&TabName=DPDPPermits&capID1=22SCI&capID2=00000&capID3=A4133&agencyCode=SEATTLE&IsToShowInspection=>). According to the land use application, the plans include a 4-story, 45-unit apartment (42 small efficiency dwelling units and three live-work units) with no parking.

encourage community input.

The earliest potential construction start date is fall 2024, with an estimated build time of 16 months.

Several other apartment projects are in the works along that stretch of NW Market St.

The new apartment would be built just down the street from a **6-story, 161-unit complex** (<https://www.myballard.com/2022/03/18/design-review-meeting-for-6-story-apartment-at-904-nw-market-st/>) at 904 NW Market St, and across the street from a **5-story, 229-unit apartment building at 907 NW Market St** (<https://www.myballard.com/2022/01/20/design-review-meeting-for-the-229-unit-apartment-planned-for-907-nw-market-st/>).

Further west on Market, a **7-story apartment building** (<https://www.myballard.com/2021/12/23/city-approves-design-plans-for-7-story-apartment-set-to-replace-ballard-firestone/>) is set to replace the Firestone at 1145 NW Market St. The plans include 122 units with ground-level retail. Parking for 70 vehicles is proposed. Just west of 904 NW Market St is the future site of yet another 5-story apartment complex at the current KFC location. The **plans** (<https://cosaccela.seattle.gov/Portal/Cap/CapDetail.aspx?Module=DPDPublicNotice&TabName=DPDPublicNotice&capID1=21SCI&capID2=00000&capID3=16767&agencyCode=SEATTLE>) include 86 small efficiency dwelling units with no parking proposed.

From: sarah@sarmerr.com
Sent: Wednesday, September 21, 2022 4:15 PM
To: 'West Woodland Neighbors'
Subject: RE: Upcoming Community Event- new development project
Attachments: 1103 NW Market ST_digital flyer.pdf

Hi, Thanks so much! Below and attached find a notice that can be posted.

Chair6 Development is in the early planning stages for a new four-story project at 1103 NW Market St, Seattle 98107 (Corner of 11th Ave NW and Market). The Developer and Architect will host a community meeting on **Saturday, October 15th from 11:00 am – 12:00 pm** at the Ballard Public Library. The purpose of this meeting is to share early design concepts for the project and encourage community input for this residential development.

If you have any questions or input related to this project or event, please send an email to projectwillard@sarmerr.com. Any information collected via this email address may be subject to public disclosure.

Additional project details:

- Project address: 1103 NW Market St
- EDG project number: #3040197-EG
- Site area: 5,000 SF
- Height: 55 feet approximately (4-stories)
- Use: Apartments & live/work dwelling units
- Proposed building size: 17,000 SF
- Earliest potential construction start date: Fall 2024
- Estimated construction duration: 16 months

Thank you,
Sarah Merriman
sarmerr.com | p: (425) 466-1743



From: West Woodland Neighbors <westwoodlandneighbors@gmail.com>
Sent: Wednesday, September 21, 2022 11:28 AM
To: sarah@sarmerr.com
Subject: Re: Upcoming Community Event- new development project

Thank you! Please send the notice.

Sue

Sent from my iPhone

On Sep 21, 2022, at 10:37 AM, sarah@sarmerr.com wrote:

Hello!

I am working with a Developer on a new project in the West Woodland neighborhood and we are hosting a community event in the middle of October that I was hoping to have posted to your blog/facebook page so that we can increase the chances of community members attending the event to provide feedback for the project.

I have a flyer image that can be used in the posting and can provide more information for the posting-let me know if this is something you could help me post.

Looking forward to working with you!

Thank you,
Sarah Merriman
sarmerr.com | p: (425) 466-1743



QuantumPostcards™



Order #QP-10060275

ORDER DATE: SEPTEMBER 20, 2022

SHIPPING ADDRESS

Sarah Merriman
 SarMerr Design
 2122 29th Ave S
 Seattle, Washington, 98144
 United States
 T: 4254661743

BILLING ADDRESS

Sarah Merriman
 SarMerr Design
 2122 29th Ave S
 Seattle, Washington, 98144
 United States
 T: 4254661743


SHIPPING METHOD

USPS Delivery

PAYMENT METHOD

Credit Card
 Credit Card Type: Visa
 Credit Card Number: xxxx-4915
 Processed Amount: \$97.79

ITEMS ORDERED

PRODUCT NAME	SKU	PRICE	QTY	SUBTOTAL
Item # : 103085 Status : Ordered 	DIRECT MAIL POSTCARDS JUMBO DIRECT MAIL Design Upload Willard View File 1 View File 2	\$0.77 (view/edit details)	Ordered: 127	\$97.79
Select for Re-order <input type="checkbox"/>				
Subtotal				\$97.79
Shipping & Handling				\$0.00
Tax				\$0.00
Grand Total				\$97.79

CLOSE WINDOW



**PUBLIC
EVENT**

NW MARKET ST

PROJECT SITE

11TH AVE NW

15TH AVE NW

JOIN US

**SATURDAY
OCT 15**

COMMUNITY EVENT

Join us for a community meeting to learn more about the project located at **1103 NW Market St**

The proposed project is an approximately 17,000 SF development including 42 SEDU loft dwelling units and 3 live/work units

**PUBLIC
EVENT**

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

Time 11:00 am – 12:00 pm

Date Saturday, October 15th, 2022

Where Ballard Public Library
5614 22nd Ave NW, Seattle WA 98107

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

**Additional Project Information on Seattle Services
Portal via the Project Address**

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

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

Recipient	Address	City	Zip code
CURRENT RESIDENT	920F NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	908 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	5520 11TH AVE NW	SEATTLE	98107
CURRENT RESIDENT	945 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1138 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	1117G NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1121G NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1127 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1131 A NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1139 B NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1122 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1116 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1106 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1108 NW 53RD ST	SEATTLE	98107
CURRENT RESIDENT	5301 11TH AVE NW	SEATTLE	98107
CURRENT RESIDENT	1111 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	1144 NW 53RD ST	SEATTLE	98107
CURRENT RESIDENT	1145 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	942 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	932 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	919 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	5516 11TH AVE NW	SEATTLE	98107
CURRENT RESIDENT	1116 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	5511 11TH AVE NW	SEATTLE	98107
CURRENT RESIDENT	1120 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1114 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	5501 11TH AVE NW	SEATTLE	98107
CURRENT RESIDENT	1113 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	1117 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	1127 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	1116 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	922 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	1117F NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1117A NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1121A NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1143A NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1143B NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1118 B NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1118 A NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1108 B NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	946 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	5217 11TH AVE NW	SEATTLE	98107
CURRENT RESIDENT	1115 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	920H NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	914 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	904 NW MARKET ST	SEATTLE	98107

CURRENT RESIDENT	923 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	5508 11TH AVE NW	SEATTLE	98107
CURRENT RESIDENT	1117D NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1121B NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1120 A NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1110 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1108 A NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1130 NW 53RD ST	SEATTLE	98107
CURRENT RESIDENT	936 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	920A NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	928 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	924 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	943 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	922 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	918 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	929B NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	931 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	5518 11TH AVE NW	SEATTLE	98107
CURRENT RESIDENT	943 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1140 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	1103 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1107 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1117B NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1125 B NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1139 A NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1126 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	932 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1126 NW 53RD ST	SEATTLE	98107
CURRENT RESIDENT	1116 NW 53RD ST	SEATTLE	98107
CURRENT RESIDENT	1100 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	920G NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	933 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1101 NW 57TH ST	SEATTLE	98107
CURRENT RESIDENT	1103 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	1130 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	920D NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	920B NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	906 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	925 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	929 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	933 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	936 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	947 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	5514 11TH AVE NW	SEATTLE	98107
CURRENT RESIDENT	1126 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	1121D NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1141 NW 56TH ST	SEATTLE	98107

CURRENT RESIDENT	1145 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	5500 14TH AVE NW	SEATTLE	98107
CURRENT RESIDENT	1112 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1139 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	902 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	909 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	929A NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1130 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	1122 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	1117C NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1133 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1137 A NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1137 B NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1124 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1117 NW 53RD ST	SEATTLE	98107
CURRENT RESIDENT	1125 NW 53RD ST	SEATTLE	98107
CURRENT RESIDENT	1137 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	1103 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	901 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	907 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	915 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	919 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	912 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	913 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	927 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1121F NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1125 A NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1132 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	5609 11TH AVE NW	SEATTLE	98107
CURRENT RESIDENT	1102 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	923 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	1110 NW 53RD ST	SEATTLE	98107
CURRENT RESIDENT	5400 14TH AVE NW	SEATTLE	98107
CURRENT RESIDENT	920E NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	920C NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	910 NW 54TH ST	SEATTLE	98107
CURRENT RESIDENT	939 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	926 NW MARKET ST	SEATTLE	98107
CURRENT RESIDENT	1111 NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1117E NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1121C NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1121E NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	1131 B NW 56TH ST	SEATTLE	98107
CURRENT RESIDENT	938 NW 56TH ST	SEATTLE	98107



Ballard Library Community Meeting Room, 10/15/22, 11:00 am



Digital presentation, including Sketch-up Model



Developer (Chair6 Development) and Architect (SarMerr Design)

No one from the community showed up to the event, we were there for (1) hour in duration