

CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

**Project Number:** 3039108-LU

**Applicant Name:** Jodi Patterson-O'Hare

**Address of Proposal:** 2401 NW Market Street

**SUMMARY OF PROPOSAL**

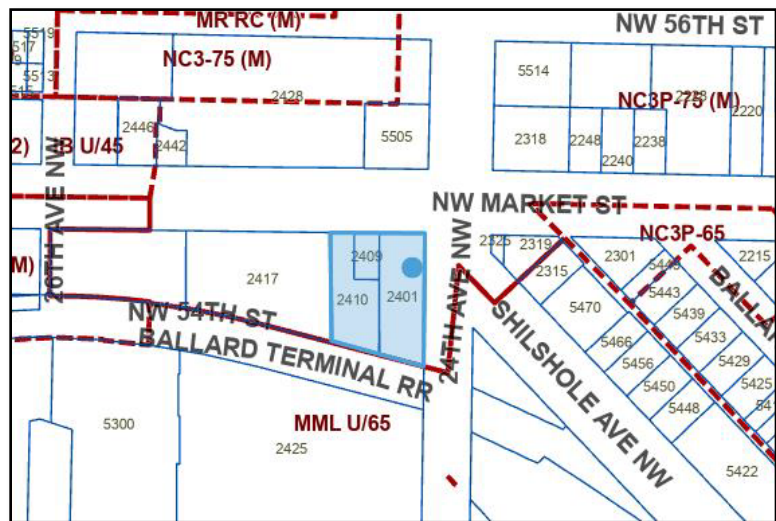
Land Use Application to allow an 8-story, 178-unit apartment building with retail. Parking for 113 vehicles proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3039184-EG.

The following approvals are required:

**Design Review with Departures (Seattle Municipal Code (SMC) Chapter 23.41)\***

*\*Any departures are listed near the end of the Design Review Analysis section of this decision.*

Note: The project included a review under the State Environmental Policy Act (SEPA) upon the applicant's submission of this master use permit (MUP) in September of 2022. Recent changes to State Law (SB 5412) allows for an exemption of environmental review for certain projects beginning 7/23/2023. The applicant applied for the SEPA exemption under SB 5412 and received approval from SDCI staff. Therefore, the SEPA review no longer applies to this project. The MUP decision is focused on the design review requirements under SMC 23.41.



The top of this image is north. This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in SDCI's files will control.

SITE AND VICINITY

*Site Description:* The site sits at the southwest corner of 24th Avenue NW and NW Market Street in Ballard. The project site size, 25,570 square feet, comprises four parcels containing three separate buildings. Two buildings are single level structures housing commercial uses. One building includes 3,814 square feet and the other at 2,274 square feet. The third structure, located at the corner of NW Market Street and 24<sup>th</sup> Avenue NW, is a four-story, mixed-use building at 8,187 square feet with a small surface parking lot located just south of the building. The site slopes downward north to south approximately eighteen feet. The site has additional street frontage on NW 54th Street to the south.

*Site Zone:* NC3P-75(M) (Neighborhood Commercial, Pedestrian Overlay, 75-foot height limit)

<i>Adjacent Zoning:</i> (North)	NC3P-75(M)
(South)	IG1 U/65 (General Industrial 1, Unlimited, 65-foot height limit)
(East)	NC3P-75(M)/IG2 U/65 (General Industrial 2, Unlimited, 65-foot height limit)
(West)	NC3P-75(M)

*Environmentally Critical Areas:* Environmentally critical area steep slopes are located on the site’s north and eastern property lines. The site received relief from prohibition of development in steep slopes under permit number 6929800-EX.

*Current and Surrounding Development; Neighborhood Character*

A confluence of uses is present in the proximate vicinity. Commercial and mixed-use structures are largely present along minor arterial routes NW Market Street, 24th Avenue NW, and Shilshole Avenue NW. Areas of single-family and smaller-scale multifamily residential development extend to the north. Industrial and maritime uses are present along the Salmon Bay waterfront immediately south of the project site. Notable destinations in the community include Ballard Commons Park, the Burke-Gilman Trail, the Ballard Branch of the Seattle Public Library, and the Ballard Swedish Medical Center campus.

The area is characterized by a mix of building heights, scales, and architectural styles reflective of the varying areas and eras of development. NW Market Street, part of the Ballard Ave Landmark District area, has an historic character. Small-scale masonry structures with strong commercial presence define the street edge. West and north of the project site, newer mid-rise mixed-use structures line NW Market Street and introduce design qualities varying from the historic buildings. The area was rezoned from Neighborhood Commercial 3P- 65 to Neighborhood Commercial 3P-75 (M) on 4/19/19. The area has witnessed the replacement of older lowrise structures with midrise mixed-use and multifamily residential buildings in response to zoning changes. A mixed-use structure is currently under construction adjacent and west of the project site.

*Proposed Access:*

The proposed pedestrian access is provided by NW Market Street on the site’s north side and 24<sup>th</sup> Avenue NW on the site’s east side. Vehicle access to parking is proposed from NW 54<sup>th</sup> Street, on the site’s south side.

## PUBLIC COMMENT

The public comment period ended on May 17, 2023. In addition to the comments received through the design review process, other comments were received included the following:

- A request from the Duwamish Tribe that an archaeological review be performed on the project site.
- This is in an area the Duwamish Tribe considers highly culturally significant due to its location at the village of Shilshole, and therefore has a high probability to have unknown archaeological deposits. The Tribe recommends a survey due to a very high risk for encountering cultural resources. An inadvertent discovery plan should not be used in lieu of an archaeological investigation.
- The Department of Ecology provided comments stating that the SEPA Checklist reports the presence or suspected presence of chlorinated volatile organic compounds (cVOCs) and petroleum hydrocarbons in soil and shallow groundwater. Reference is given to the Contaminated Media Management Plan (Aspect, 2023). This Plan was not identified in the materials provided. Sufficient soil and groundwater samples should be analyzed to ensure compliance with the Model Toxics Control Act (MTCA) and proper disposal. The potential release was reported to Ecology's Environmental Incident Report Form (ERTS) under report #722618.

These comments are beyond the scope of this review and analysis per SMC 23.41.

## **ANALYSIS – DESIGN REVIEW**

The design review packets include information presented at the meetings and are available online by entering the record numbers at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The meeting reports and any recordings of the Design Review Board meetings are available in the project file. The meeting reports summarize the meetings and are not transcripts.

## **EARLY DESIGN GUIDANCE June 27, 2022**

### **PUBLIC COMMENT**

No public comments were offered at this meeting.

SDCI staff received the following design related comments in writing prior to the meeting:

- The project fits the neighborhood character and is a nice design.
- Felt the P1 and P2 levels take advantage of the slope of the ground to efficiently add a parking entrance on the south side, away from the retail on the north side and the lobby entrance on the east side.

SDCI received non-design related comments concerning housing demand.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable

Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with housing demand are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number 3039184-EG: <http://web6.seattle.gov/dpd/edms/>

## **PRIORITIES & BOARD RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

### **1. Height/Bulk/Scale:**

- a. The Board discussed all three options noting that they were all fairly similar with some Board members expressing frustration that additional massing design considerations were not presented in the packet. The Board ultimately supported the preferred option, Option 2, noting the west facing courtyard is appropriate and still provides privacy to the residents in the adjacent building. (Ballard Supplemental Guidance DC2-1)
- b. The Board supported the proposed massing along NW Market Street noting that the massing with 50' modules was appropriate. The Board recommended further transitions along 24<sup>th</sup> Avenue NW which should include a combination of recesses, plane changes, and material changes that continue the building's massing reduction on NW Market Street to 24<sup>th</sup> Avenue NW. This should be demonstrated in the recommendation packet. (Ballard Supplemental Guidance DC2-2)

### **2. Character Core:**

- a. The Board noted the designation of NW Market Street and 24<sup>th</sup> Avenue NW as a Gateway corner and expressed concerns that the building massing did not include massing elements which would create a significant building statement at or response to the corner. Board members commented that they did not see a clear rationale of how the preferred massing scheme was developed at the corner. (Ballard Supplemental Guidance CS2-2, CS2-3)
- b. The Board supported establishing a retail space at the corner. The Board also supported the increased setbacks at the street level noting that the setbacks allow the sidewalk to expand and create active spaces at the street level. Several Board members commented that the increase setbacks provide relief at the street level and provides additional space along the Burke Gilman Trail, which runs along the north and west sides of the project site. (Ballard Supplemental Guidance PL3-4, PL1-2)
- c. As the Board noted earlier, the intersection of NW Market Street and 24<sup>th</sup> Avenue NW is a Gateway corner. The Board recommended the building design include a framing gasket at the corner of 24<sup>th</sup> Avenue NW and NW Market Street to further articulate the corner concept. Board members recommended secondary architectural elements to highlight the corner instead of larger massing moves. The Board stated that due to the

prominence of the corner, high quality materials should be considered in the building composition to assist in anchoring this corner of the building. (Ballard Supplemental Guidance CS2-2, CS2-3)

### **3. Entries/Streetscape/Landscape:**

- a. The Board supported the location of the commercial and residential entries stating that the location of the entries were well thought out. The Board supported the residential lobby noting that the location appropriately responds to the context of the building and the interior uses. (PL3-A)
- b. The Board recommended secondary elements be introduced around the residential lobby entrance to further define this entry and assist in wayfinding for residents and guests to the building. (PL3-A)
- c. The Board expressed some concern with the privacy and entry into the residential units at the southeast corner of the site. The Board requested more details at the recommendation meeting showing how the design will provide relief from the private entry into the residential units and the adjacent sidewalk/street. The Board also noted the window locations on the units are important to maintain a sense of privacy in the units especially at the street level. (PL3-A, Ballard Supplemental Guidance PL3-1)
- d. The Board supported the location of the garage entrance off NW 54<sup>th</sup> Street. This entry location should be carried through to the recommendation phase of the project. (DC1-B, DC1-C)
- e. The Board supported the direction of the landscaping around the project site. Board members recommended the landscaping “bulb out” between the Burke Gilman Trail and sidewalk include elements to call attention to this space given its size and proximity to the residential entrance to the building. Board members expressed concern that the grade at the bulb out may not be viable to permit the benches shown in the plans. The recommendation packet will need to further detail any bench and seating designs in this area. (Ballard Supplemental Guidance PL1-2)

### **4. Materials/Precedent Images:**

- a. The Board encouraged the applicant to review neighboring buildings for materials and their application. The Board supported materials that would call attention to the gateway corner and allow the building to be viewed as part of an ensemble of buildings that establish a corner gateway in the neighborhood. (Ballard Supplemental Guidance DC4-1)

## **RECOMMENDATION September 18, 2023**

### **PUBLIC COMMENT**

No public comments were offered at this meeting.

SDCI staff received the following design related comments in writing prior to the meeting:

- Strongly supported the proposal that native vegetation be used for the proposed plantings and landscaping in order to support native avian life and native pollinators.
- Requested the inclusion of design elements that reference the late 1800s, nearby Victorian buildings, or Ballard's history.
- Stated that local history and design are essential to keeping continuity with the past and creating a sense of place.
- Referenced Ballard Ave as a nearby and excellent example of a very successful effort to retain historic buildings.

The Seattle Department of Transportation offered the following comments:

- SDOT will continue to work with the project on their street improvements.
- The street improvements shown in the REC packet appear to generally match the project's SIP plans.
- Clarified that the project is constructing a code required concrete sidewalk along 24<sup>th</sup> Ave NW/Shilshole Ave NW and is not constructing the Burke Gilman Trail missing link as labeled in the packet. Any future trail construction is expected to occur after the construction of 2401 NW Market St.

SDCI received non-design related comments concerning SEPA and archeological review. These comments are outside the scope of design review.

All public comments submitted in writing for this project can be viewed using the following link and entering the Project Number: <http://web6.seattle.gov/dpd/edms/>

## **PRIORITIES & BOARD RECOMMENDATIONS**

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

### **1. Response to Early Design Guidance:**

- a. The Board recommended approval of the building design and were impressed with the successful evolution of the building's design and incorporation of design changes in response to the early design guidance. Board members noted the modulation responds to Board guidance, which breaks down the large mass of the building into smaller pieces, respecting the smaller scale developments found in the neighborhood. (CS2-B-1, CS2-2-b, CS2-D)
- b. The Board recommended approval of the building design at the corner of NW Market Street and 24<sup>th</sup> Avenue NW with Board members stating that it created a grounded design that presented an appropriate response to the corner as a gateway location. The Board supported the longhouse design concept at the top of the building (shown on page 14 of the Recommendation packet), stating that this design feature added emphasis to the building as a gateway location. (CS2-C, CS2-2)
- c. The Board recommended approval of the proposed breaking down of the mass on the east side of the building into three modules and supported the applicant's response to dealing with the grade transition along the street façade. (CS2-B-1, CS2-D)

## **2. Street level/Building Entries**

- a. The Board recommended approval of the incorporation of commercial space at the southeast corner of the building, stating that the change from residential to commercial in this location was an appropriate response to context. The Board members noted the glass railings associated with the commercial space would assist in activating the street intersection. (CS2-4-a)
- b. The Board had concerns about the lack of street level activation along NW 54<sup>th</sup> Street. The Board had specific concerns about the four recesses along NW 54<sup>th</sup> Street and recommended a condition that the recesses incorporate texture and/or art to create visual interest to avoid a lengthy blank wall along the street. The Board reiterated this condition for departures #2 and #6. The Board supported the applicant's lighting design in this area, noting that additional lighting is necessary to create a safe environment. (PL2-B, DC2-B-2)
- c. The Board recommended approval of the residential units along NW 54<sup>th</sup> Street. Although not at the street level, the Board noted that the units helped to create a safer street environment and provided an "eyes on the street" element to this facade. (PL2-B)
- d. The Board recommended approval of the parking garage off NW 54<sup>th</sup> Street stating that its location made the most sense to minimize potential conflicts with traffic and functioning of the surrounding streets. (DC1-B-1, DC1-C)
- e. The Board recommended approval of the residential entry on the east side of the building. Board members supported the prominent entry design and overhead canopy stating that the entry design features create a welcoming building entry. The Board also noted the residential entry location is adjacent to the pocket park in the street right-of-way, which Board members stated would help strengthen the entry design of the building. (PL3-A)
- f. The Board recommended approval of the commercial entry of NW Market Street. The Board members discussed how the commercial space at the northeast corner of the building wraps the building well as the adjacent grade drops to the south along Shilshole Avenue NW. (PL3-1-b)

## **3. Landscape:**

- a. The Board recommended approval of the landscape plan, stating that the pocket park on the east side of the building was well planned and well designed. The Board also recommended approval of the courtyard amenity space located on the western side of the site. (DC4-D)

## DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures was based on the departures' potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departures.

At the time of the Recommendation meeting the following departures were requested:

1. **Façade Transparency (SMC 23.47A.008.B.2):** The Code requires a minimum of 60% transparency of the total façade width.

The applicant is requesting a departure from this standard to permit 13.7% transparency along NW 54<sup>th</sup> Street.

The Board recommended approval of the departure request. The Board agreed with the applicant's rationale which stated that the design is providing more transparency on NW Market Street and 24<sup>th</sup> Avenue NW, which better meets the intent of Design Guidelines DC1-B-1, DC1-C-1, DC1-C-2, DC1-C-4.

2. **Blank Facades (SMC 23.47A.008.B.3):** The Code allows a maximum of 40% of blank facade of the total façade width.

The applicant is requesting a departure from this standard to permit 73.55% of blank façade along NW 54<sup>th</sup> Street.

The Board conditionally recommended approval of the departure request. The Board agreed with the applicant's rationale which stated the south façade focuses on back-of-house spaces and there is not a need for windows or visual transparency. The Board conditioned the departure request to require the applicant to study ways to enliven the blank façade by incorporating elements that create visual interest. With this condition, the design with departure better meets the intent of Design Guidelines DC1-B-1, DC1-C-1, DC1-C-2, DC1-C-4.

3. **Street Level Uses (SMC 23.47A.005.C.1):** The Code requires a minimum of 20% of residential uses along a principal pedestrian street.

The applicant is requesting a departure from this standard to permit 50% of residential uses along 24<sup>th</sup> Ave NW, a principal pedestrian street.

The Board recommended approval of the departure request. The Board agreed with the applicant's rationale which stated that the design provides more than the required commercial street level uses along NW Market Street and grade changes on the site create issues with meeting this standard. The resulting design with departure better meets the intent of Design Guidelines PL1-2-a, PL3-1-b, PL3-4.

4. **Street Level Development Standards (SMC 23.47A.008.C):** The Code requires a minimum of 80% of retail uses along a principal pedestrian street.

The applicant is requesting a departure from this standard to permit 50% of retail uses along a principal pedestrian street (24<sup>th</sup> Avenue NW).



The Board recommended approval of the departure request. The Board agreed with the applicant's rationale which stated that the design provides more than the required commercial street level uses along NW Market Street and grade changes on the site create issues with meeting this standard. The resulting design with departure better meets the intent of Design Guidelines PL1-2-a, PL3-1-b, PL3-4.

- 5. Street Level Setbacks (SMC 23.47A.008.A.3):** The Code allows a maximum street level setback of 10 feet.

The applicant is requesting a departure from this standard to setbacks up to 14'5" along NW 54<sup>th</sup> Street. (labeled departure 6 in the Recommendation packet)

The Board conditionally recommended approval of the departure request. The Board agreed with the applicant's rationale which stated that due to the angled property line at the garage entry location and the garage entry needing to be perpendicular in relation to the rest of the project, a greater setback is necessary. The Board recommended approval of the departure with the condition to study ways to enliven the blank façade by incorporating elements that create visual interest. With this condition, the design with departure better meets the intent of Design Guidelines DC1-B-1, DC1-C-1, DC1-C-2, DC1-C-4.

- 6. Façade Modulation (SMC 23.47A.009.F.2.B):** The Code requires modulation at no greater than 100-foot intervals by stepping back the façade from the street lot line for a minimum depth of 10 feet and a minimum width of 15 feet.

The applicant is requesting a departure from this standard to permit the required modulation to be 3 feet 10 inches at the level 1 residential lobby. (labeled departure 7 in the Recommendation packet)

The Board recommended approval of the departure request. The Board agreed with the applicant's rationale and stated that the design with the departure creates a better visual appeal and street level interaction, better meeting the intent of Design Guidelines PL2-B-1, PL3-A-1-a.

- 7. Upper Level Setbacks (SMC 23.47A.009.F):** The Code requires, for zones with a height limit of 75 feet, portions of the structure above 45 feet have an average setback of 10 feet from all abutting street lot lines and a 15 foot average setback for portions of the structure over 65 feet from all abutting street lot lines.

The applicant is requesting a departure from the upper level setback requirements for the portion of the building as follows (labeled departure 8 in the Recommendation packet):

- Along NW Market Street – The building is setback a 10-foot average above 55 feet. There is no additional setback above 65 feet.

The Board recommended approval of the departure request. The Board agreed with the applicant's rationale and noted the decreased upper level setbacks were off-set by increased setbacks at the street level, providing more public space along the sidewalk and Burke Gilman Trail and better meeting the intent of Design Guidelines DC2-1-A, DC2-2-A, CS2-1-A.

- 8. Upper Level Setbacks (SMC 23.47A.009.F):** The Code requires, for zones with a height limit of 75 feet, portions of the structure above 45 feet have an average setback of 10 feet from all abutting street lot lines and a 15 foot average setback for portions of the structure over 65 feet from all abutting street lot lines.

The applicant is requesting a departure from the upper level setback requirements for the portion of the building as follows (labeled departure 8 in the Recommendation packet):

- Along 24<sup>th</sup> Avenue NW – The building is setback a 10-foot average above 55 feet along the portion of the building labeled “North Building.” The building is setback an 8-foot average above 55 feet along the portion of the building labeled “South Building.” The building is setback a 12-foot average above 65 feet along the portion of the building labeled “South Building.”

The Board recommended approval of the departure request. The Board agreed with the applicant’s rationale and noted the decreased upper level setbacks were off-set by increased setbacks at the street level, providing more public space along the sidewalk and Burke Gilman Trail and better meeting the intent of Design Guidelines DC2-1-A, DC2-2-A, CS2-1-A.

- 9. Upper Level Setbacks (SMC 23.47A.009.F):** The Code requires, for zones with a height limit of 75 feet, portions of the structure above 45 feet have an average setback of 10 feet from all abutting street lot lines and a 15 foot average setback for portions of the structure over 65 feet from all abutting street lot lines.

The applicant is requesting a departure from the upper level setback requirements for the portion of the building as follows (labeled departure 8 in the Recommendation packet):

- Along NW 54<sup>th</sup> Street – The building is setback a 10-foot average above 65 feet. There is no additional setback above 65 feet.

The Board recommended approval of the departure request. The Board agreed with the applicant’s rationale and noted the decreased upper level setbacks were off-set by increased setbacks at the street level, providing more public space along the sidewalk and Burke Gilman Trail and better meeting the intent of Design Guidelines DC2-1-A, DC2-2-A, CS2-1-A.

- 10. Street Level Dwelling Unit (SMC 23.47A.008.D.2):** The Code requires the floor of a dwelling unit located along the street level, street-facing façade to 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 applicant is requesting a departure from this standard to permit the floor of a dwelling unit to be a minimum of 1 foot 1 inch above the sidewalk grade. (labeled departure 9 in the Recommendation packet)

The Board conditionally recommended approval of the departure request. The Board agreed with the applicant’s rationale which stated that the grade along the street presented a challenge to meet this code requirement and by approving the departure, the unit can offer barrier free access for individuals with mobility challenges. The Board recommended approval of the departure with a condition to study ways to increase the safety and security of the unit from the street. With this condition, the departure better meets the intent of Design Guidelines PL2-A-1, PL3-B-2.

## DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

### CONTEXT & SITE

#### **CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.**

##### **CS1-A Energy Use**

**CS1-A-1. Energy Choices:** At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

##### **CS1-B Sunlight and Natural Ventilation**

**CS1-B-1. Sun and Wind:** Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

**CS1-B-2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

**CS1-B-3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

##### **CS1-C Topography**

**CS1-C-1. Land Form:** Use natural topography and desirable landforms to inform project design.

**CS1-C-2. Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site.

##### **CS1-D Plants and Habitat**

**CS1-D-1. On-Site Features:** Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

**CS1-D-2. Off-Site Features:** Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

##### **CS1-E Water**

**CS1-E-1. Natural Water Features:** If the site includes any natural water features, consider ways to incorporate them into project design, where feasible.

**CS1-E-2. Adding Interest with Project Drainage:** Use project drainage systems as opportunities to add interest to the site through water-related design elements.

#### ***Ballard Supplemental Guidance:***

##### **CS1-1 Plants and Habitat**

**CS1-1-a. On-Site Features:** In the [Residential In-Town](#) and [Civic Core](#), integrate landscaping in front of residences, within the planting strip, setbacks, or in street-level open spaces to add visual interest for people walking by, habitat, or a buffer from sidewalks for residents. With Seattle Department of Transportation approval, select plants that will provide interest year-round and create a variety of color and texture along the street.

## **CS1-2 Water**

### **CS1-2-a. Adding Interest with Project Drainage:**

- In the Residential In-Town and Civic Core, consider integrating natural drainage in front of residences to add visual interest for pedestrians, as well as a landscape amenity and a buffer from sidewalks for residents.
- Consider integrating drainage elements in architectural or artistic ways.

## **CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**

### **CS2-A Location in the City and Neighborhood**

**CS2-A-1. Sense of Place:** Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

**CS2-A-2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

### **CS2-B Adjacent Sites, Streets, and Open Spaces**

**CS2-B-1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

**CS2-B-2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and public realm.

**CS2-B-3. Character of Open Space:** Contribute to the character and proportion of surrounding open spaces.

### **CS2-C Relationship to the Block**

**CS2-C-1. Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

**CS2-C-2. Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

**CS2-C-3. Full Block Sites:** Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

### **CS2-D Height, Bulk, and Scale**

**CS2-D-1. Existing Development and Zoning:** Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

**CS2-D-2. Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

**CS2-D-3. Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

**CS2-D-4. Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone.

**CS2-D-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

**Ballard Supplemental Guidance:**

**CS2-1 Location in the Neighborhood – Sense of Place:** Reinforce the character and role of Ballard’s Character Areas.

**CS2-1-a. Character Core:** The mix of historic and heritage buildings create a welcoming business district. Buildings featuring construction techniques from over a century ago establish a distinct character with human scale, detail, and permanence.

1. Build structures to the street and include shops and restaurants along Principal Pedestrian Streets to create a vibrant street and solidify the walkable business district.
2. Respond to design precedents of old buildings by incorporating well-detailed, quality construction and transparent street-level facades. Draw attention to entrances, and use variety in awnings and signs.
3. Building massing should create human-scaled buildings, through their approach to the required upper setbacks, and employing massing breaks that avoid creating a continuous canyon - especially on NW Market St.
4. Detailed building form is preferred instead of ornamental decoration.

**CS2-1-b. Civic Core:** The Civic Core is a mix of civic uses, community oriented businesses and a variety of residential building types. The tree-lined streets include more intimate open spaces giving a unifying public character.

1. Contribute to a rich civic character, and active public life where people walk between homes and businesses, and parks, libraries and other gathering spaces.
2. Take cues from adjoining buildings for design elements, such as prominent roof overhangs, window placement and upper level setbacks.
3. Design and program privately owned open spaces to contribute to the public realm.
4. Strive to include north/south mid-block connections that improve access from new projects to the adjacent streets.
5. Consider setting back portions of the east-west facades to form “side rooms” or “eddies” of activities.
6. Set back and raise street-level residences from the sidewalk.
7. Provide visually distinguishable and/or individual residential entries.

**CS2-1-c. General Commercial:** *This commercial area is a neighborhood gateway that meets the surrounding neighborhood’s weekly and monthly needs for goods and services.*

1. Consider office uses on upper floors.
2. Design the street-level of buildings, streetscape, and landscaping to produce active storefronts and a comfortable walking environment that balance the vehicle traffic on 15th Ave. NW and NW Market St.
3. At the intersection of 15th Ave. NW and NW Market St., create a sense of place by placing active uses on corners, and incorporating generous pedestrian amenities.

**CS2-1-d. Commercial Mixed:** *The section of 15th Ave NW, north of NW 58th St., provides a mix of businesses serving adjacent neighborhoods, as well as services and shops serving north-west Seattle.*

1. Include residential and/or office uses in upper floors to take advantage of the transit and auto access.
2. Prioritize pedestrian-oriented retail at corners.

**CS2-1-e. Residential/Neighborhood Retail:** *The primarily residential character is punctuated by small, neighborhood-oriented commercial spaces on corners along arterials that provide convenience retail and services within the neighborhood.*

1. Consider including small, pedestrian-oriented retail at corners on 14th Ave. NW.
2. Prioritize small scale businesses on corners along 24th Ave. NW.

3. Commercial spaces should wrap the corner and include windows and entries on streets as well as avenues.

4. When retail or cafes are included, prioritize pedestrian and bicycle access on amenities, rather than parking.

**CS2-1-f. Residential In-Town:** Ballard's higher density multifamily areas provide in-town living opportunities that enjoy easy access to shops, services, and jobs. The design characteristics, and streetscape support a diverse population, including singles, families, and seniors.

- Row houses are preferred.
- Consolidate entries to shared, below-grade parking when parking is provided.

**CS2-2 Architectural Presence at Gateways:** Projects at gateways should have a strong visual identity that can be perceived at a distance as one approaches the gateway, in addition to strong architectural detail and high-quality materials.

**CS2-2-a. Design Concept:** Projects in gateways should have a strong design concept that integrates building architecture, streetscape and landscaping to create a landmark and sense of place that becomes part of the architectural legacy of Ballard.

**CS2-2-b. Enhance the Major Gateways.**

- Responding to adjacent transit facilities in the site plan;
- Incorporating generous pedestrian amenities at transit stops;
- Creating a landscaped buffer between pedestrians and traffic;
- Placing active uses on corners; and
- Ensuring buildings engage pedestrians and activate sidewalks at the street level.

**CS2-3 Adjacent Sites, Streets, and Open Spaces**

**CS2-3-a. Connection to the Street**

1. Character Core: Street-level facade design should create a strong connection to pedestrians.

- Emphasize identifiable entrances. Avoid storefront windows recessed more than 6" behind the building facade at street level. Use a variety of awnings and signs. Street level facades should have greater proportion of windows than solids.
- Consider responding to development standards such as lot coverage, building width, and facade modulation requirements, by connecting private open space to the street. Balance the impact to active street-level facade by wrapping commercial uses around the edges of these open spaces.

2. Civic Core: Provide a transition from public to private spaces.

- Set back or raise street level residences from the sidewalk. Provide visually distinguishable individual residential unit entries to rowhouses.
- In setbacks along residential units use design elements (e.g. hedges, paving changes, stoops, porches) to indicate the transition from public (sidewalk) to private (dwelling).
- Consider setting back portions of the street-level commercial facades from the sidewalk to provide semi-public or private spaces along the streets, or incorporating undulating and playful building edges programmed with landscaping, active uses, cafe seating, walls and roof overhangs.

3. West and North Sides of Ballard Commons: Residential projects with units that directly access the public right-of-way are preferred since they help enliven the street environment.

4. South Side of Ballard Commons: Mixed-use projects around the park should provide active storefronts along the entire south edge of NW 57th Street, west of 22nd Avenue NW, and a consistent street wall with a two story minimum height.

**CS2-3-b. Pedestrian-Oriented Retail at Corners:** Encourage small pedestrian-oriented retail at corners along 15th Ave. NW and 14th Ave. NW, especially near bus stops.

**CS2-3-c. Intersection of 15th Ave. NW and NW Market St.:** On projects at the intersection of 15th Ave. NW and NW Market St., in addition to creating an active sidewalk frontage, consider incorporating small, street-level courtyards with seating and landscaping. This would complement the busy pedestrian and vehicle environment, by increasing the commercial frontages and create a welcoming, off-street environment for occupants and patrons.

**CS2-3-d. Character of Open Space**

1. Surrounding the Ballard Commons Park: Buildings should create a consistent two-story street wall with ground related entries. Development above the two-story base should be set back and be modulated to increase solar exposure to the street park.
2. Commercial buildings adjacent to parks should create active spaces (such as dining areas or window displays) that support activity and create lively backdrops to parks.

**CS2-4 Relationship to the Block**

**CS2-4-a. Corner Sites**

1. Avoid live-work units on corners, or provide large work space display windows that wrap the corner, in order to accommodate truly commercial ground-floor uses.
2. Where building facades span to corners on a sloping street, adjust the ground-floor height to increase the amount of full-height floors along the street. Provide entries to shops near both corners. Alternatively, set back the ground floor and adjust the grade to provide full-height floors.
3. Avoid the use of turrets on corner sites, and use architecture details and massing that are integrated into the overall design concept.

**CS2-5 Height, Bulk, and Scale**

**CS2-5-a. Character Core and Civic Core:** Work with required upper-level setbacks to avoid creating a canyon feel, particularly along the long, east-west blocks. Consider orienting open areas that provide light and air to residences on the upper levels toward the street.

**CS2-5-b. Along Commercial Streets:** In general, projects should provide a consistent, two-story street wall along commercial streets. Deviations from the consistent street wall are acceptable for open spaces that are programmed for public use (e.g. dining or sitting). Strive to create unified facades along these lower stories by:

- Continuing floor heights;
- Reflecting adjacent window size and placement;
- Incorporating similar cornice or pediment treatments; and/or
- Other similar methods.

**CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.**

**CS3-A Emphasizing Positive Neighborhood Attributes**

**CS3-A-1. Fitting Old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

**CS3-A-2. Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

**CS3-A-3. Established Neighborhoods:** In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

**CS3-A-4. Evolving Neighborhoods:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

**CS3-B Local History and Culture**

**CS3-B-1. Placemaking:** Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

**CS3-B-2. Historical/Cultural References:** Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

***Ballard Supplemental Guidance:***

**CS3-1 Fitting Old and New**

**CS3-1-a. Character Core:** New buildings should: reflect the scale and proportion, roof forms, detailing, windows, and use complementary materials of the Ballard Avenue Landmark District and older buildings along NW Market St.

**CS3-1-b. Character Core and Civic Core:** New, large buildings should reflect the 50' - 100' typical lot widths as well as the spacing of floors and windows of existing projects when incorporating techniques to create compatible scale and bulk. Consider the height of adjacent building parapets and other design features when determining the height at which to begin upper-level setbacks.

**CS3-1-c. Civic Core and In-Town Residential:** In these areas, where a new project is replacing smaller-scaled buildings, reinforce the more granular massing and design concepts found in existing buildings, without using details (such as small dormers or shingles) that are not appropriate to the new, larger-scaled project.

**CS3-1-d. Massing Choices:** Strong architectural elements that define and create human scale are preferred over unorganized mix of styles and materials.

**CS3-1-e. Unified Design:** Design new buildings to have horizontal divisions that create distinctive base and cap levels. Integrate the upper levels into the overall building design and choice of materials.

**PUBLIC LIFE**

**PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.**

**PL1-A Network of Open Spaces**

**PL1-A-1. Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

**PL1-A-2. Adding to Public Life:** Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

**PL1-B Walkways and Connections**



**PL1-B-1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

**PL1-B-2. Pedestrian Volumes:** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

**PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

**PL1-C Outdoor Uses and Activities**

**PL1-C-1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

**PL1-C-2. Informal Community Uses:** In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending.

**PL1-C-3. Year-Round Activity:** Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

***Ballard Supplemental Guidance:***

**PL1-1 Network of Open Spaces**

**PL1-1-a. Enhancing Open Space**

1. Projects fronting onto Bergen Park should consider how to incorporate site circulation, ground-level open space, and windows to create activity that complements the park. Consider upper-story setbacks to minimize shading of Bergen Park.
2. Projects across 22nd Ave. NW from Ballard Commons, should orient buildings so that entrances and private open spaces create a physical or visual connection with Ballard Commons, and activate 22nd Ave. NW, integrating the park, the street and private development for celebrations and events.

**PL1-1-b. Adding to Public Life**

1. Large Mixed-use and Multifamily Buildings: When not located on Principal Pedestrian Streets, projects should consider including ground-level open space when designing the building massing.
  - Orient open space to take advantage of sunlight.
  - Include windows, entries, balconies, and design elements of adjacent building facades that help activate the open space.
  - When possible, connect interior building common areas to the outdoor areas.
  - When a project incorporates restaurants or pubs, the design should consider café seating.
  - Create gradual transitions from street-level to any raised open areas by using wide steps and integrating landscaping and other elements.
  - Incorporate places to sit that are integrated into active uses and can be easily managed by those uses.
  - Include green stormwater infrastructure where feasible.
2. In the Civic Core: The landscaping and sidewalk environment should create a rich public realm and active public open space that extends from the Ballard Commons.

- With SDOT approval, create tree-lined, and well landscaped streets that integrate with semi-private and private spaces, giving a unifying public character.
- Design private open spaces to contribute to public life through their location and site plan. Strive to include street-level open space and amenity areas in residential projects.
- Integrate artistic and custom-made elements into street level landscaping.

**PL1-2 Walkways and Connections**

**PL1-2-a. Pedestrian Volumes:** Create welcoming and spacious sidewalk environment through integrating private open space, setbacks and careful location of entrances at the Gateways.

**PL1-2-b. Pedestrian Amenities:** Create lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction to the site and building. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, artwork, awnings, large storefront windows, and engaging retail displays and/or kiosks.

**PL1-2-c. Mid-Block Pedestrian Connections:** Mid-block connections are strongly encouraged through long blocks in the Character Core and Civic Core. The Design Review Board may consider a departure as set forth at SMC 23.41.012 to reduce open space requirements in exchange for a mid-block pedestrian connection. Such spaces shall be sited and designed in a manner that are clearly public in nature and engaging to pedestrians.

**PL1-3 Outdoor Uses and Activities**

**PL1-3-a. Priority Activity Area:** Along 22nd Ave. NW, between NW Market St. and NW 58th St., consider designing street-level elements to support the role of 22nd Ave. NW as a street that accommodates festivals and events. The Ballard Branch Library supports this by providing wide sidewalks, and by including an entrance to the public meeting room that allows events to spill out on to the sidewalk.

**PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.**

**PL2-A Accessibility**

**PL2-A-1. Access for All:** Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

**PL2-A-2. Access Challenges:** Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

**PL2-B Safety and Security**

**PL2-B-1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance.

**PL2-B-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2-B-3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

**PL2-C Weather Protection**

**PL2-C-1. Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

**PL2-C-2. Design Integration:** Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

**PL2-C-3. People-Friendly Spaces:** Create an artful and people-friendly space beneath building.

**PL2-D Wayfinding**

**PL2-D-1. Design as Wayfinding:** Use design features as a means of wayfinding wherever possible.

**PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

**PL3-A Entries**

**PL3-A-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**PL3-A-2. Common Entries:** Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

**PL3-A-3. Individual Entries:** Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

**PL3-A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

**PL3-B Residential Edges**

**PL3-B-1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

**PL3-B-2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

**PL3-B-3. Buildings with Live/Work Uses:** Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

**PL3-B-4. Interaction:** Provide opportunities for interaction among residents and neighbors.

**PL3-C Retail Edges**

**PL3-C-1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

**PL3-C-2. Visibility:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

**PL3-C-3. Ancillary Activities:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

**Ballard Supplemental Guidance:**

**PL3-1 Entries**

**PL3-1-a. Residential Entries:** In Residential In-Town, row houses with individual entrances and stoops are recommended at the street level. In the Civic Core, residences with individual entrances and stoops are preferred along NW 58th St.

**PL3-1-b. Retail Entries:**

- **Character Core:** Along Principal Pedestrian streets in Pedestrian designation zones, continue the precedent of a high density of storefronts, entries, and the human-scale of the street-facing façades established along Ballard Ave. NW and along NW Market St. between 24th Ave. NW and 20th Ave NW.
- **Civic Core:** Where ground level commercial uses are provided, consider setting back portions of the street-level facade and cluster entries and active uses such as sidewalk cafes and benches to create a transition from public to semi-private spaces and to create a softer street-wall.

**PL3-2 Residential Edges**

- Use strong design elements in setbacks (e.g. sitting walls, raised patios, planters, paving changes, stoops, and porches) to indicate the transition from public to private.
- Encourage clearly differentiated residential or commercial street level uses. Encourage ground-related residential uses to follow development standards.

**PL3-3 Buildings with Live/Work Uses:** Discourage live/work units on Principal Pedestrian Streets; these streets should have genuine, activating commercial uses.

- Avoid live/work units on corners.
- All residential buildings are preferred over live-work units along the entire street-level.

**PL3-4 Retail Edges** should be porous, and include pedestrian interest and diverse storefront treatments and tenant spaces.

**PL3-4-a. Windows:** Avoid deeply recessed windows at street level.

**PL3-4-b. Awnings and Signage:** Encourage variety in awnings and signs along the street-level facades of longer buildings.

**PL3-4-c. Transparency:** Street level facades should have a greater proportion of transparency than solids.

**PL3-4-d. Setbacks:** Consider small setbacks at street-level on busy streets, or where sidewalks are narrow, to incorporate seating, displays, rain cover, and provide some relief from traffic.

**PL3-4-e. Individualization:** Where multiple storefronts are provided along a building facade, incorporate features that allow for individualized identity.

**PL3-4-f. Operable Windows:** Incorporate window walls that can open for restaurants.

**PL3-4-g. Size and Length:** Include commercial spaces for small, individual business establishments that average 2,000 square feet or less in size at street level. Set maximum length of street frontage for individual business consistent with area business character.

**PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.**

**PL4-A Entry Locations and Relationships**

**PL4-A-1. Serving all Modes of Travel:** Provide safe and convenient access points for all modes of travel.

**PL4-A-2. Connections to All Modes:** Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

**PL4-B Planning Ahead for Bicyclists**

**PL4-B-1. Early Planning:** Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

**PL4-B-2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**PL4-B-3. Bike Connections:** Facilitate connections to bicycle trails and infrastructure around and beyond the project.

**PL4-C Planning Ahead For Transit**

**PL4-C-1. Influence on Project Design:** Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

**PL4-C-2. On-site Transit Stops:** If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

**PL4-C-3. Transit Connections:** Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

***Ballard Supplemental Guidance:***

**PL4-1 Planning Ahead for Bicyclists:** Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Plan for bicycle parking that provides a place to lock up close to business entries. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation’s bike parking program or be an approved rack of similar “inverted U” or “staple” style. The bicycle racks may also be an opportunity for place-making, such as having a uniform color.

**PL4-2 Planning Ahead for Transit:** Consider adjacent transit stops by orienting entrances near stop locations, and providing sufficient setbacks to accommodate transit users, pedestrians and to minimize conflicts.

**DESIGN CONCEPT**

**DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.**

**DC1-A Arrangement of Interior Uses**

**DC1-A-1. Visibility:** Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

**DC1-A-2. Gathering Places:** Maximize the use of any interior or exterior gathering spaces.

**DC1-A-3. Flexibility:** Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

**DC1-A-4. Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

**DC1-B Vehicular Access and Circulation**

**DC1-B-1. Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

**DC1-B-2. Facilities for Alternative Transportation:** Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

**DC1-C Parking and Service Uses**

**DC1-C-1. Below-Grade Parking:** Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

**DC1-C-2. Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

**DC1-C-3. Multiple Uses:** Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

**DC1-C-4. Service Uses:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

***Ballard Supplemental Guidance:***

**DC1-1 Vehicular Access and Circulation**

**DC1-1-a. Access Location and Design**

- Continue to develop the alley between NW Market St. and NW 56th St. between 17th Ave. NW and 24th Ave. NW, and design buildings so that all vehicle and service access occur from the alley.
- Where there is no platted alley, consider organizing vehicle access to accommodate future shared, private access easements.
- Combine and consolidate service areas with parking access, where parking is provided.

**DC1-2 Shared Parking:** Where parking is provided, design access so that it can accommodate visitors, tenants, and the potential for shared or leased parking.

**DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**

**DC2-A Massing**

**DC2-A-1. Site Characteristics and Uses:** Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

**DC2-A-2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects.

**DC2-B Architectural and Façade Composition**

**DC2-B-1. Façade Composition:** Design all building façades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.

**DC2-B-2. Blank Walls:** Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage façades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

**DC2-C Secondary Architectural Features**

**DC2-C-1. Visual Depth and Interest:** Add depth to façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

**DC2-C-2. Dual Purpose Elements:** Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.

**DC2-C-3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.

**DC2-D Scale and Texture**

**DC2-D-1. Human Scale:** Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

**DC2-D-2. Texture:** Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

**DC2-E Form and Function**

**DC2-E-1. Legibility and Flexibility:** Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

***Ballard Supplemental Guidance:***

**DC2-1 Massing**

**DC2-1-a. Reducing Perceived Mass:** In the Character Core, the massing of new buildings should reflect the dominant 50 to 100-foot parcel width that was common in areas platted up to 1930. This can be achieved by either limiting building lengths or by creating distinct designs or material changes, or vertical modulations, that break up facades into this scale.

**DC2-2 Architectural and Façade Composition**

**DC2-2-a. Rhythm and Corners:** Provide continuity of rhythm of vertical and horizontal elements (such as window size and spacing and location of entrances) along a block. Maximize the visibility of corner locations by placing entrances and strong design features on corners.

**DC2-2-b. Horizontal Divisions:** Design buildings to have horizontal divisions that create strong base levels (preferably two stories) that are not overpowered by the upper-level massing. Where the street level façade is set back to provide additional space at the ground level, ensure that the overhang is at least 13-15 feet above the sidewalk.

**DC2-3 Scale and Texture**

**DC2-3-a. Texture**

- At the street level, incorporate a variety of textures such as blade signs, uneven brick, gooseneck lights, and windows that add texture and scale that is perceptible at a walking pace.
- Create well-detailed and highly-visible storefronts. Provide opportunities for window displays. Generally, avoid small, deeply inset street-level storefront windows.
- Consider small recesses for doorways.

**DC2-4 Form and Function**

**DC2-4-a. Legibility and Flexibility:** In addition to responding to the design of surrounding buildings, new projects should continue Ballard’s legacy of historic buildings by integrating form, function, and materials to meet today’s needs.

1. Clearly differentiate residential from commercial street-level uses.
2. Discourage departures from ground-related residential development standards.
3. Create a strong building base design presence so that the street-level is not overwhelmed by the middle and top of the building.
4. Include smaller, more “naturally affordable” retail spaces to maintain a diversity in services and stores, and to fit with the historic predominance of smaller commercial spaces.

**DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.**

**DC3-A Building-Open Space Relationship**

**DC3-A-1. Interior/Exterior Fit:** Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

**DC3-B Open Space Uses and Activities**

**DC3-B-1. Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

**DC3-B-2. Matching Uses to Conditions:** Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

**DC3-B-3. Connections to Other Open Space:** Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

**DC3-B-4. Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

**DC3-C Design**

**DC3-C-1. Reinforce Existing Open Space:** Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

**DC3-C-2. Amenities/Features:** Create attractive outdoor spaces suited to the uses envisioned for the project.

**DC3-C-3. Support Natural Areas:** Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

***Ballard Supplemental Guidance:***

**DC3-1 Building-Open Space Relationship**

**DC3-1-a. Interior/Exterior Fit:** Consider wrapping commercial uses around corners into any courtyards to create a gradual transition from public to private open space areas.

**DC3-2 Open Space Uses and Activities**

**DC3-2-a. Meeting User Needs:** Outside of pedestrian zones, large mixed-use and multifamily developments should incorporate ground-level open space when designing the massing.

1. Include windows, entries, balconies, and design elements of adjacent building facades that help activate the open space.
2. When possible, connect interior building common areas to the outdoor areas.
3. When a project incorporates restaurants or pubs, the design should include café seating along sidewalks and/or courtyards.
4. Create gradual transitions from street-level to any raised open areas by using wide steps with integrated landscaping and other welcoming elements.
5. Include green stormwater infrastructure where feasible.
6. In General Commercial areas, along 15th Ave. NW, incorporate into street-level setbacks elements such as pedestrian circulation areas, landscaping, lighting, weather protection, art, or other similar features that enhance the usability for residents and businesses, and gives relief to pedestrians walking along a busy street.

**DC3-3 Design**



**DC3-3-a. Amenities and Features:** In the Residential In-Town and Civic Core, integrate landscaping in front of residences within the planting strip and/or in the required setback to add visual interest for people walking by, a habitat, and a privacy layering from sidewalks for residents.

**DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.**

**DC4-A Exterior Elements and Finishes**

**DC4-A-1. Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**DC4-A-2. Climate Appropriateness:** Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

**DC4-B Signage**

**DC4-B-1. Scale and Character:** Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

**DC4-B-2. Coordination with Project Design:** Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

**DC4-C Lighting**

**DC4-C-1. Functions:** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

**DC4-C-2. Avoiding Glare:** Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

**DC4-D Trees, Landscape, and Hardscape Materials**

**DC4-D-1. Choice of Plant Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

**DC4-D-2. Hardscape Materials:** Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

**DC4-D-3. Long Range Planning:** Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

**DC4-D-4. Place Making:** Create a landscape design that helps define spaces with significant elements such as trees.

**DC4-E Project Assembly and Lifespan**

**DC4-E-1. Deconstruction:** When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

***Ballard Supplemental Guidance:***

**DC4-1 Building Materials**

**DC4-1-a. Exterior Finish Materials:**

1. The structure’s form and materials should respond to each other and changes in material should accompany a change in form or plane. Randomly changing materials within the same plane to reduce perceived bulk is discouraged.

2. Select materials that convey permanence:
  - On building cladding and details, avoid thin materials that buckle or warp.
  - Materials that require no or minimal maintenance are encouraged on larger buildings. Examples include: brick, steel, and fiber cement panel products with integral color.
  - Commercial development should incorporate materials that stand up to intensive public use.
  - Window openings should incorporate lintels and sills on a scale that is appropriate to the size of the building.
3. Avoid using a high variety of materials in an attempt to reduce bulk. Brick and stone masonry are preferred. Metal and other industrial finishes can be used to complement traditional materials or create interesting contrast.
4. Residential buildings should incorporate operable windows, and fine-scaled detailing without relying on single-family residential materials such as vinyl clapboards and shingles.
5. Use new technology and energy-saving techniques, quality materials, and designs that allow long-term flexibility of uses in a manner that expresses an integration of form, function and materials to create buildings that age gracefully.
6. New buildings in the Character Core and Civic Core should reflect the larger scale and significant investment found there.
  - a) Traditional materials like brick and stone are preferred for the Character Core.
  - b) In the Civic Core, use durable and modern materials such as metal, wood, glass, and brick that are in scale with new development. Bold colors and volumes similar to those expressed in the Ballard Library and Greenfire buildings are encouraged.
  - c) Projects should reinforce the historic character with use of high quality materials and a selective color palette.
  - d) The detailing and texture of materials used at street-level in the Character Core and Civic Core should reflect the pedestrian scale.

#### **DC4-2 Signage**

**DC4-2-a. Scale and Character:** In addition to all requirements found in the Sign Code, the following guidelines also apply:

1. Indirectly lit signs are preferred. Internally illuminated signs are generally not appropriate within the neighborhood design guideline boundary (Ballard Urban Village) except on 15th Ave NW and 24th Ave NW. Where backlit signs are used, they should be integrated into the building architecture.
2. Awnings, especially if backlit, should not be the primary signage.
3. Shingle signs, signage integrated into the transom or cornices, and applied to display windows are preferred for the Character Core and Civic Core.
4. Consider complex shapes rather than simple rectangles, circles or squares where they complement the architectural expression of the building and/or neighborhood.

**DC4-2-b. Coordination with Project Design:** Size and locate signs to complement the architectural scale of the façade, and to not obscure or bridge horizontal and vertical elements such as cornices, transoms, or beltlines.

#### **RECOMMENDATION**

The recommendation summarized above was based on the design review packet dated September 18, 2023, and the materials shown and verbally described by the applicant at the Monday, September 18,

2023 Design Recommendation meeting. After considering the site and context, reconsidering the previously identified design priorities and reviewing the materials, the three Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. The four street level recesses along NW 54<sup>th</sup> Street shall incorporate texture and/or art to create visual interest to avoid a lengthy blank wall along the street. (DC2-B-2)
2. Study ways to increase the safety and security of the unit (Unit 122, shown in departure request labeled #9 in the Recommendation packet) from the street. (PL2-A-1, PL3-B-2)

## ANALYSIS & DECISION – DESIGN REVIEW

### DIRECTOR'S ANALYSIS

The design review process prescribed in Section 23.41.008.F of the Seattle Municipal Code describes the content of the SDCI Director's decision in part as follows:

The Director's decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision which incorporates the full substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:

- a. Reflects inconsistent application of the design review guidelines; or
- b. Exceeds the authority of the Design Review Board; or
- c. Conflicts with SEPA conditions or other regulatory requirements applicable to the site; or
- d. Conflicts with the requirements of state or federal law.

Subject to the recommended conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable design review guidelines.

At the conclusion of the Recommendation meeting held on September 18, 2023, the Board recommended approval of the project with the recommendations described in the summary of the Recommendation meeting above.

Two members of the Northwest Design Review Board and one alternate member were in attendance and provided recommendations (listed above) to the Director and identified elements of the design review guidelines which are critical to the project's overall success. The Director must provide additional analysis of the Board's recommendations and then accept, deny or revise the Board's recommendations (SMC 23.41.014.F.3).

The Director agrees with the Design Review Board's conclusion that the proposed project and the conditions imposed results in a design that best meets the intent of the design review guidelines (SMC 23.41.010) and accepts the recommendations noted by the Board.

Following the Recommendation meeting, SDCI staff worked with the applicant to update the submitted plans to include the recommendations of the Design Review Board. The applicant provided an updated plan set upload on October 26, 2023.

Response to condition 1 – Sheet A0.28 notes that murals will be painted in each of the four recesses of the south façade. The recessed areas are highlighted to depict the extent of the mural within the recesses. As a condition of approval SDCI staff will review and approve the mural location and general intent of mural design prior to issuance of a construction permit.

Response to condition 2 – Sheet A0.28 notes the following changes to increase the safety and security of Unit 122:

- Sconce lights will be provided in the immediate vicinity of the unit to ensure the area is well lit.
- The windowsills of the unit have been raised eight inches. The raised sill height places the operable portion of the unit’s window at a height of 3 feet, 11 inches above the unit’s finished floor.
- Four inch swing limiters will be installed on the two operable windows for the unit to prevent the window from fully opening.

The applicant shall be responsible for ensuring that all construction documents, details, and specifications are shown and constructed consistent with the approved MUP drawings.

The Director of SDCI has reviewed the decision and recommendations of the Design Review Board made by the three members present at the decision meeting and finds that they are consistent with the City of Seattle design review guidelines. The Director is satisfied that all the recommendations imposed by the Design Review Board have been met.

#### DIRECTOR’S DECISION

The Director accepts the Design Review Board’s recommendations and **CONDITIONALLY APPROVES** the proposed design and the requested departures with the condition at the end of this decision.

#### CONDITIONS – DESIGN REVIEW

##### Prior to issuance of a construction permit

1. SDCI staff shall review and approve the mural location and general intent of mural design.

##### Prior to issuance of a Certificate of Occupancy

2. The murals shall be completed in the four recessed areas shown on sheet A0.28.

##### For the Life of the Project

3. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the

Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner.

Sean Conrad, Land Use Planner  
Seattle Department of Construction and Inspections

Date: December 21, 2023

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