



**ADMINISTRATIVE RECOMMENDATION
NORTHWEST**

Record Number: 3040182-LU

Address: 1103 NW Market Street

Applicant: Sarah Merriman, SarMerr Design

Report Date: April 12, 2024

SDCI Staff: Theresa Neylon

SITE & VICINITY

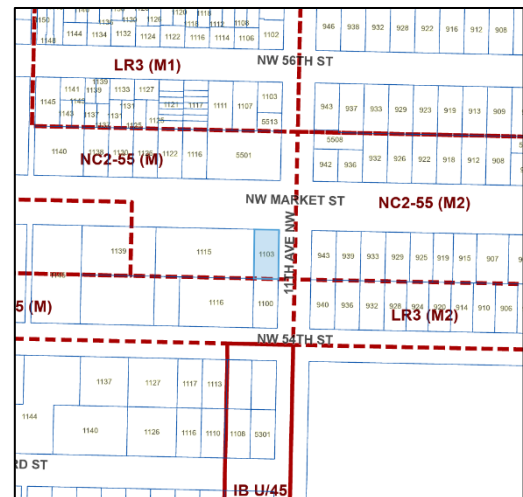
Site Zone: Neighborhood Commercial 2 with a 55 foot height limit (M) [NC2-55 (M)]

Nearby Zones: (North) NC2-55 (M)
(East) NC2-55 (M2)
(South) Neighborhood Commercial 3- with a 75 foot height limit (M) [NC2-75 (M)]
(West) NC2-55 (M)

Lot Area: 5,006 sq. ft.

Current Development:

The subject site, located on the southwest corner of NW Market St and 11th Ave NW in the Ballard Hub Urban Village is vacant. The rectangular in shape property has frontage on NW Market St, a principal arterial, along its north property line and on 11th Ave NW along its east property line. A slight declension occurs from north to south.



Surrounding Development and Neighborhood Character:

Multifamily residential buildings are adjacent to the north and west. A mixed-use building and a multifamily residential building are under construction to the east and south, respectively. The blocks to the northeast are comprised of single-family, small-scale multifamily, and townhouse residential developments. Larger scale mixed-use and multifamily residential developments extend west of 14th Ave NW at the west end of the block and south of NW Market St. A low rise industrial area begins approximately one-quarter mile to the south. NW Market St, a principal arterial, provides east-west circulation, connecting residential and commercial areas. Neighborhood open space, Gilman Playground, lies one block to the southeast.

New midrise developments up to six stories in height have replaced older low rise structures with notable examples in the blocks along NW Market St. The characteristics of newer mixed-use residential and commercial structures comprise rectilinear massing with a vertical emphasis and defined podiums. By contrast, the residential character of the single-family homes and older multifamily residential buildings is expressed with gabled roofs; stucco, brick, and shiplap siding; balconies; and secondary architectural details. Mature street trees and patchwork landscaping on private property soften the streetscape level. The northeast corner of the block was rezoned from Lowrise 3 to Neighborhood Commercial 2-55 (M) on April 19, 2019, allowing great density and height. Multiple projects in the vicinity are currently in review or under construction include 926 NW Market St, 943 NW Market St, 1100 NW 54th St, 1140 NW Market St, and 1145 NW Market St.

Access:

No vehicle access is proposed to the site. Pedestrian access is proposed from NW Market St.

Environmentally Critical Areas:

No mapped environmentally critical areas are located on the subject site.

PROJECT DESCRIPTION

Land use application to allow a 5-story, 50-unit apartment building. No parking proposed. Early Design Guidance conducted under 3040197-EG

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:

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

EARLY DESIGN GUIDANCE – MARCH 29, 2023

PUBLIC COMMENT

SDCI received the following design related comments:

- Encouraged the inclusion of ground-floor retail.

SDCI received non-design related comments concerning parking quantity and roadway design. These comments are outside the scope of design review.

The Seattle Department of Transportation offered the following comments:

- The project frontages on NW Market St and 11th Ave NW are required to meet the minimum standards of a 6" curb, 6' sidewalk, and 5.5' planting strip with street trees as depicted in the design packet.
- The unused mid-block curb cut on 11th Ave NW must be closed as depicted in the design packet.

One purpose of the design review process is for the 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.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number (3040197-EG): <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & STAFF GUIDANCE

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provides the following siting and design guidance.

1. Architecture-Massing

- a. Staff generally supports the applicant's preferred massing option, Scheme C, Urban Transition. The massing forms a strong street wall along the main NW Market St frontage and begins to break down scale along the 11th Ave NW side frontage. **CS2-C-1. Corner Sites**
 - i. Staff has concerns, however, about the legibility of the massing concept and suggests further studies be presented in the Recommendation packet to strengthen and clarify the massing concept. Revise departure requests as necessary. **DC2 Architectural Concept, CS2-D-1. Existing Development and Zoning, CS2-C-1. Corner Sites**
Studies could include:
 - i. Repeating the strong vertical element shown on the Market St façade on the 11th Ave façade to relate the two street-facing facades more directly;
 - ii. Aligning the north and east edges of the entry lobby more deliberately with the upper mass to strengthen the massing;
 - iii. Removing the fifth floor setback at the northeast corner to create a more consistent façade edge at the Market St façade and to strengthen the massing at the corner;
 - iv. Reducing the first floor setback along the 11th Ave frontage by modulating first floor (where possible) to reduce the impression of overhang at the street level; and
 - v. Removing the fifth floor setback at the southeast corner to create a more consistent façade edge to meet the mass of the project to the south.
- b. As the design progresses, ensure that secondary architectural elements, like overhead weather protection, balconies, fenestration patterns, etc. strongly support the massing concept. **DC2-C Secondary Architectural Features**
- c. Staff supports the concept that the floor to floor heights relate to the adjacent project to the south (as shown on pages 22-23 of the EDG packet), creating cohesion between the two projects along the 11th Ave frontage. **DC2-2 Architectural and Façade Composition**

2. Architecture – Layout

- a. Staff supports the main residential entry oriented towards the Market St frontage and the lobby oriented towards the street corner, as shown in Scheme C. Staff notes, however, that the recess of the first floor mass in this location, including the recessed main door, diminish visibility of the entry and activation of the lobby space. Staff recommends removing the recess at the north and east edge of this corner to create more a prominent entry and interior lobby space. **PL3-A Entries, CS2-B-2. Connection to the Street, PL2-D-1. Design as Wayfinding, CS2-C-1. Corner Sites**
- b. The rendering does not show the egress door on the vertical element at the north facade. As the design progresses, ensure the main lobby entry has a higher visual hierarchy than the egress door to clarify wayfinding. **PL2-D-1. Design as Wayfinding**

- c. Staff supports locating a secondary pedestrian entrance on the 11th Ave frontage that provides convenient access to/from the ground level bike parking room. **PL4-B Planning Ahead for Bicyclists, PL4-A-2. Connections to All Modes**
- d. As noted previously in the correction notice, Staff does not support orientation of the basement units towards the east street edge where privacy at the window wells and lack of access to sunlight become issues for the livability of these units; see related site concerns with window wells along the sidewalk edge below in 4.c. Show how the basement units could be located on the west side of the basement, with window wells in the west side setback, to improve unit livability. In the Recommendation packet, confirm where power access will need to be located and actual area needed for mechanical/service in the basement, related to the location of residential units at the basement level. **CS1-B Sunlight and Natural Ventilation**
- e. Staff supports locating the solid waste storage close to the street edge, as shown in Scheme C, to prevent staging in the right-of-way. Staff notes the design of the blank wall of the storage room and access door should be carefully considered within the façade composition in a way that diminishes their visual impacts on the façade. **DC1-C-4. Service Uses, DC2-B-2. Blank Walls**

3. Architecture – Materials

- a. Staff generally supports the design concept materials palette presented on page 26 in the EDG packet, with a focus on warm, textural materials like masonry, wood and concrete. Staff notes that materiality should be presented in the Recommendation package as a way to express and strengthen the architectural concept. **DC2-D Scale and Texture, DC4-1-a. Exterior Finish Materials**
- b. Staff notes the context of this project is a 1950's-era brick apartment building to the west, a new project with historic wharf and maritime influences to the east, and a new modern building with stylized graphics of positive/negative voids to the south. In the Recommendation packet, show the proposed materiality of this project in context with these very different adjacencies to illustrate how the project builds a logical connector in the neighborhood with its own unique design. **DC2-C-3. Fit With Neighboring Buildings, CS2-C-1. Corner Sites**
- c. Staff notes that downspouts and vents should be integrated into the façade and material composition in a way that diminishes their visual impact on the façade. **PL2-C-2. Design Integration**

4. Site

- a. Staff does not support the orientation of the entry walk to the side street as shown in Scheme C, given the nature of NW Market St as a primary commercial and transit corridor in this area. Orient the main entrance path to the Market St arterial to enhance wayfinding to the entry and activation of the entry and adjacent lobby. **CS2-B-2. Connection to the Street, PL3-A-4. Ensemble of Elements**
- b. In the MUP set, include a site plan with spot elevations at edge of sidewalk and first level finished floor elevations for reference. Ensure the main entry door on Market St, as well as the secondary entry door on 11th Ave NW are at, or slightly above, the adjacent grade to form a positive relationship of the access to the entrances. **CS2-B-2. Connection to the Street, PL3-A Entries**
- c. Staff does not support orientation of the basement units towards the east street edge where they create a gap in the site plan, disconnecting the building from the public realm. As noted above in 2.d, present alternatives for revising basement units to the west side of the building and improving the building connection to the site along the 11th Ave NW streetscape design. **CS2-B-2. Connection to the Street**

- d. Window wells are shown as 'green' and contributing to the vegetative edge along the street edge. If window wells along the street remain, clarify the type and amount of planting allowed by Code in these areas. Staff notes any planting area under building overhangs will need a year-round irrigation system to operate in perpetuity to support plant life. **DC4-D Trees, Landscape, and Hardscape Materials**

RECOMMENDATION – APRIL 12, 2024

PUBLIC COMMENT

SDCI received the following design related comments:

- Support for the project.

SDCI received non-design related comments concerning housing, retail uses and parking. 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 record 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, Staff provides the following siting and design guidance.

1. Architecture-Massing and Façade Composition

- a. Staff recommends approval of the revisions to the preferred EDG massing option, Scheme C, that now presents as simpler, more legible forms. Consolidating the north stair tower with the east massing clarifies the main Market St façade into two simple masses and eliminating the fifth-floor setback along 11th Ave NW allows the east mass to become one clear volume and strengthens the corner expression at the roofline. The setback from the Market St frontage provides space to retain the large existing street tree and creates an on-site vegetated transition from the busy right-of-way. **DC2 Architectural Concept, CS2-C-1. Corner Sites, CS2-D-2. Existing Site Features**
- b. Staff recommends approval of the refined fenestration patterns, including the Juliet and full balconies, on both the west and east facades which present varied compositions adding interest and texture on the façade. The grouping of windows in vertical banding provides subtle but effective organization to the facade. **DC2-C Secondary Architectural Features**
 - i. The horizontal orientation of the upper level windows on the east side of the north façade does not create a strong patterning or relate to the vertical orientation of windows on other areas of the building. Staff recommends a condition to revise the windows to reflect the vertical orientation of other fenestration to create a unique, but relational pattern. **DC2-B-1. Façade Composition**
- c. Staff notes that the front entry door is not enhanced for visibility from NW Market St. Staff recommends a condition to provide more prominence to the main entry on Market St.. Staff suggests the following techniques to enhance visibility and wayfinding: increasing the use of the accent color in the panels around the entry door; enlarging the overhead canopy to extend the north edge of the façade; adding address signage that faces north; or similar refinements. **PL3-A Entries, CS2-B-2. Connection to the Street, PL2-D-1. Design as Wayfinding**

- i. Staff continues to support locating a secondary pedestrian entrance on the 11th Ave frontage. The legibility of a pedestrian entrance is diminished in the updated façade layout. Staff recommends a condition to revise the entrance door to express more prominence which will identify the door as an active entry door for residents. Staff suggests the following to enhance visibility and wayfinding: including a canopy similar to the north entry door; extending the accent color with the door recess; or similar refinements. **PL3-A Entries, PL2-D-1. Design as Wayfinding**
- d. The composition of the ground floor along the 11th Ave NW façade needs refinement. Specifically, the placement of the new electrical box does not appear coordinated with other façade elements, emphasizing its location on the façade. Additionally, fenestration at the lobby appears minimized, with a large amount of blank wall given to the package room. Staff recommends a condition to refine the ground floor facade to provide legible rhythm and hierarchy to façade elements and to diminish the visual prominence of the electrical utility box. Staff suggests: extending the lobby fenestration to the south to align with the upper level window grouping; shifting the electrical box to the south to align with the upper level windows; inserting a dark panel (similar south of the trash area doors) and painting the electrical box dark to match; or similar. **DC2-B-1. Façade Composition, DC1-C-2. Visual Impacts**
- e. As the roof parapet is low, it is not clear how visible the extensive mechanical equipment on the roof will be. Staff recommends a condition to clarify heights of anticipated equipment at the north and east edge of the roof and show perspective views to illustrate how the equipment will be screened from view from the street level. **DC1-C-4. Service Uses**
- f. Vents are described as integrated panels which Staff generally supports. In the illustrations, however, vents are shown inconsistently in the elevations and not included in the rendered views. Staff recommends a condition to provide accurate depictions of the size, shape, and texture of the vents in the elevations and in perspective views to show minimal impacts to the architectural concept. **PL2-C-2. Design Integration, DC2-B-1. Façade Composition**
- g. Although the floor alignments are described as relating to the adjacent project to the south, this is not illustrated in the Recommendation packet. Staff recommends a condition to provide an accurate illustration to show that the current floor levels relate to the adjacent project to create cohesion between the structures at the street edge. **DC2-2 Architectural and Façade Composition**
- h. Staff recommends approval of the design of the blank walls at the solid waste storage area which diminishes the visual impacts on the façade. **DC1-C-4. Service Uses, DC2-B-2. Blank Walls**

2. Architecture – Layout

- a. Staff recommends approval of the main residential entry oriented towards the Market St frontage and the lobby oriented towards the northeast street corner. **PL3 Street-Level Interaction, PL3-A Entries, PL2-D-1. Design as Wayfinding**
- b. At EDG, Staff supported the convenient access to the bicycle room from the secondary door at the ground level. As the bike room has now moved to the basement, Staff recommends a condition to revise the access door to the bike room to be in line with the access stair (as shown in the current MUP set but not in the Recommendation packet). **PL4-B Planning Ahead for Bicyclists, PL4-A-2. Connections to All Modes**
- c. Staff has concerns regarding the livability and privacy at the two ground-level street-facing units along the 11th Ave frontage. There does not appear to be any design strategies employed to create or enhance privacy with the reduced separation to the sidewalk edge. Staff recommends a condition to refine the design of the two ground-level street-facing units to enhance privacy. Explore and implement design strategies that fundamentally enhance the residential experience

by minimizing views into each unit's intimate living spaces from the public realm. Any future modification(s) shall result in a well-composed street-level frontage that is consistent with the overall design concept. Staff recommends installation of translucent privacy window film, installing top-down/bottom-up window blinds, or similar. **PL3-B Residential Edges**

- i. Staff approves the relocation of the basement units to the west side of the basement, away from the sidewalk edge, to improve unit livability. **PL3-B Residential Edges, CS1-B Sunlight and Natural Ventilation**

3. Architecture – Materials

- a. Staff recommends approval of the high-quality materials palette presented on page 16 in the Recommendation packet, with a focus on warm, textured materials like shou sugi ban wood siding and concrete. Staff recommends approval of the use of materials to distinguish the two main masses as well as a consistent use of black painted fiber cement panels and black windows, railings and other details, that establish a refined color palette. Staff recommends a condition to identify the product and colors for the wood siding to ensure a coordinated texture and color palette. **DC2-D Scale and Texture, DC4-1-a. Exterior Finish Materials**
- b. Staff notes the following requirement of the EDG report: 'In the Recommendation packet, show the proposed materiality of this project in context with these very different adjacencies to illustrate how the project builds a logical connector in the neighborhood with its own unique design.' Staff recommends a condition to illustrate how the proposed materials palette relates to the neighborhood context. **DC2-C-3. Fit With Neighboring Buildings, CS2-C-1. Corner Sites**

4. Wayfinding

- c. The lighting plan provided in the Recommendation package does not show a strong rationale for wayfinding or coordination with the architecture, site plan or signage. Staff recommends a condition to refine the lighting plans to emphasize wayfinding and suggests eliminating excess lighting where nearby access is not provided (as on the west side of the building) and near residential windows. Staff also recommends a condition to provide a detail of the linear LED lighting that will prevent glare at the entry doors and the handrail at the roof level (shown in the MUP plan set but not in the Recommendation package). **DC4-C Lighting**
- d. Although a signage plan is included in the Recommendation packet, the proposed signage is not illustrated in any of the renderings or elevations to indicate scale. Staff recommends a condition to include proposed signage in elevations to show how the size, scale, etc. relates to the other facade elements. **DC4-B-1. Scale and Character**

5. Site

- a. The site plans included in the Recommendation package illustrate varying site designs for the main entry area (pages 15, 18 & 27). Staff recommends approval of the site plan layout shown on page 27, consistent with the current MUP plan set, that includes the main path oriented towards Market St, a secondary path to 11th Ave, the bioretention planter integrated with the circulation tower form and two linear benches. Staff recommends a condition to move the short term bicycle parking to the wide planter strip on 11th Ave NW so parked bikes do not impede onto the entry walk. **CS2-B-2. Connection to the Street, PL3-A-4. Ensemble of Elements**
- b. Staff notes that the grading plan provided does not provide enough information to confirm that the entry level is at or above the grade of the Market St or 11th Ave NW sidewalks. Staff recommends a condition to provide more grading information, including existing spot elevations at the back of sidewalk at any access points, proposed grading on the walks and interior FFEs to

confirm positive relationships to surrounding grades. **CS2-B-2. Connection to the Street, PL3-A Entries**

- c. The landscape plan in the Recommendation package does not include a plant schedule to be able to identify proposed plantings. Staff recommends a condition that taller-growing evergreen shrubs be planted in front of the windows of the two residential units along the 11th Ave NW frontage and the residential unit facing Market St to provide separation and privacy. Staff also recommends a condition to ensure plantings at the northeast corner allow for visibility into the lobby and to any signage. Staff notes any planting area under building overhangs will need a year-round irrigation system to operate in perpetuity to support plant life; Staff suggest moving plants out from under building overhang along the east and north facades. **PL3-B Residential Edges, DC4-D Trees, Landscape, and Hardscape Materials**

DEVELOPMENT STANDARD DEPARTURES

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

At the time of the Recommendation report, the following departures were requested:

1. **Increased blank facade along the east frontage (SMC 23.47A.008.A.2.c.):** The Code requires that the total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

The applicant proposes a 60 percent blank facade along the 11th Ave NW (east) frontage.

Staff understands the need to accommodate services (like the trash room) and utilities (like the wall-mounted electrical box) which require blank walls. Staff has recommended approval of the design of the trash room but has concerns regarding the integration of the electrical utility and the overall composition along the 11th Ave NE ground level facade (noted above in 1.d.), including the potential to expand windows at the lobby. Staff recommends approval of this departure with the following condition: Refine the design of the ground floor facade along the 11th Ave NW facade to provide legible rhythm and hierarchy to facade elements, which could include increased glazing at the lobby, and to diminish the visual prominence of the electrical utility box (Condition 4.).

Staff recommended conditional approval of the departure because the resulting design should better meet the intent of Design Guidelines **DC2-B-1. Façade Composition** and **DC1-C-2. Visual Impacts**.

2. **Increased blank facade along the north frontage (SMC 23.47A.008.A.2.c.):** The Code requires that the total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.

The applicant proposes 52 percent blank facade along the NW Market St (north) frontage.

The massing has been clarified since EDG with a simple delineation of the east mass as different from the west half of the facade with the main entry and lobby. As Staff has related concerns

about the wayfinding and legibility of the entry and common area (noted above in 1.c.) Staff recommends approval of this departure with the following condition: Revise the facade design to provide more prominence to the main entry on the Market St façade (Condition 2.).

Staff recommended conditional approval of the departure because the resulting design should better meet the intent of Design Guidelines **PL3-A Entries**, **CS2-B-2. Connection to the Street**, and **PL2-D-1. Design as Wayfinding**.

3. **Reduced upper level setback along the east facade (SMC 23.47A.009.F.4.b.):** The Code requires that in the Ballard Hub Urban Village, upper level setbacks above 45 feet height must be setback an average depth of 10 feet from all abutting street lot lines.

The applicant proposes an average of 1 foot 6 inch setback along the 11 Ave NW (east) frontage.

Staff indicates this departure allows a more direct massing relationship to the new project to the south, allowing the project to align forms at the street edge and streamlines the upper-level massing of the east facade.

Staff recommended approval of the departure because the resulting design better meet the intent of Design Guidelines **DC2-B-1. Façade Composition** and **CS3-A-4. Evolving Neighborhoods**.

4. **Revision to location of ground level residential unit in relation to the sidewalk (SMC 23.47A.008.D.2.):** The Code requires that when residential uses are located along a street-level, street-facing façade, the floor must be a least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

The applicant proposes that two ground level residential units be located 14-20 inches above the grade of the sidewalk and set back 5 feet from the sidewalk edge.

The privacy in the two street edge units is noted above in 2.c.but other privacy and livability concerns about the basement units have been addressed since EDG. Staff recommends approval of this departure with the following conditions: Refine the design of the two ground-level street-facing units to enhance privacy (Condition 9.). Explore and implement design strategies that fundamentally enhance the residential experience by minimizing views into each units' intimate living spaces from the public realm. Any future modification(s) shall result in a well-composed street-level frontage that is consistent with the overall design concept. Staff recommends installation of translucent privacy window film, installing top-down/bottom-up window blinds, or similar. Plant taller-growing evergreen shrubs in front of the windows of the two residential units to provide separation and privacy (Condition 17.)

Staff recommended conditional approval of the departure because the resulting design should better meet the intent of Design Guideline **PL3-B Residential Edges**.

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, woonef, 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 Facade Composition

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

STAFF RECOMMENDATIONS

The recommendations summarized above were based on the design review packet dated March 18, 2024. After considering the site and context, reading public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departures are APPROVED with the following conditions.

1. Revise the upper-level windows on the west side of the north façade to reflect the vertical orientation of other fenestration to create a relational, pattern. **DC2-B-1.**

2. Revise the facade design to provide more prominence to the main entry on the Market St façade. **PL3-A, CS2-B-2., PL2-D-1.**
3. Make the secondary entrance door more prominent to ensure residents can identify the door as an active entry . **PL3-A, PL2-D-1.**
4. Refine the design of the ground floor facade along the 11th Ave NW façade to provide legible rhythm and hierarchy to façade elements and to diminish the visual prominence of the electrical utility box. **DC2-B-1., DC1-C-2.**
5. Clarify heights of anticipated equipment at the north and east edge of the roof and show perspective views to illustrate how the equipment will be screened from view from the street level. **DC1-C-4.**
6. Provide accurate depictions of the size, shape, and texture of the vents in the elevations and in perspective views to show minimal impacts to the architectural concept. **PL2-C-2., DC2-B-1.**
7. Provide an accurate illustration to show the current floor levels relate to the adjacent project to the south to create cohesion between the structures at the street edge. **DC2-2**
8. Revise the access door to the bike room to be in line with the access stair **PL4-B, PL4-A-2.**
- 9: Refine the design of the two ground-level street-facing units to enhance privacy. **PL3-B**
10. Identify the product and colors for the shou sugi ban wood siding to ensure a coordinated texture and color palette. **DC2-D, DC4-1-a.**
11. Illustrate how the proposed materials palette relates to the neighborhood context. **DC2-C-3., CS2-C-1.**
12. Refine the lighting plans to emphasize wayfinding and eliminate excess lighting. **DC4-C**
13. Provide a detail of the linear LED lighting that will prevent glare at the entry doors and the handrail at the roof level. **DC4-C**
14. Include proposed signage in elevations to show how the size, scale, etc. relates to the other facade elements. **DC4-B-1.**
15. Move the short-term bicycle parking to the wide planter strip on 11th Ave NW so parked bikes do not impede onto the entry walk. **CS2-B-2., PL3-A-4.**
16. Provide grading information, including existing spot elevations at the back of sidewalk at any access points, proposed grading on the walks and proposed interior FFEs to confirm positive relationships to surrounding grades. **CS2-B-2., PL3-A**
17. Plant taller-growing evergreen shrubs in front of the windows of the two residential units along the 11th Ave NW frontage and the residential unit facing Market St to provide separation and privacy. **PL3-B, DC4-D**

18. Ensure plantings at the northeast corner allow for visibility into the lobby and to any signage. **DC4-D**

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Project 3040182-LU

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