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

Project Number: 3033321-LU

Applicant Name: Jodi Patterson-O'Hare

Address of Proposal: 949 NW Market Street

SUMMARY OF PROPOSAL
Land Use Application to allow a 5 story, 93-unit assisted living building. Parking for 39 vehicles proposed. Existing buildings to be demolished. Administrative Design Review conducted under 3035145-EG.

The following approval is required:

Administrative Design Review with Departures (Seattle Municipal Code 23.41)
Departures are listed near the end of the Design Review Analysis in this document.

BACKGROUND

On April 27, 2020, the Seattle City Council passed emergency legislation Council Bill 119769 which allowed projects subject to Full Design Review to opt into Administrative Design Review temporarily. As one of the projects impacted by Design Review Board meeting cancellations, this project elected to make this change after the first EDG meeting and completed the second EDG and Recommendation phases through Administrative Design Review.

SITE AND VICINITY

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

Zoning Pattern: Neighborhood Commercial zoning continues east and west along NW Market Street. One block to the east the height limit transitions to 40'. One block to the west the height limit increases to 75'. A transition to multifamily lowrise (LR3) zoning occurs at the south property

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.

line. Industrial zoning is located one block to the southwest.

Environmental Critical Areas: None.

Current and Surrounding Development and Neighborhood Character: The subject site is located on the southeast corner of NW Market St and 11th Ave NW in the Ballard core. The subject site comprises four existing tax parcels developed with four single-family homes built in 1934 and 1944, and slopes downward approximately 6' east to west.

The area was re-zoned from Single Family 5000 to Neighborhood Commercial 2-55 (M2) on 4/19/19. Single-family residences are adjacent to the site on the east and the south. The vicinity is largely comprised of single-family developments to the north, east, and south of the site; multifamily residential structures continue to the west along NW Market St, and commercial and industrial uses are located to the southwest. Gilman Playground is located one block south. NW Market St is a principal arterial.

The neighborhood character is evolving with new midrise developments up to six stories in height replacing older structures to the west along NW Market St. By contrast, the residential character of the single-family homes in the vicinity is expressed with gabled roofs, brick and shiplap siding, colorful accents, and secondary architectural details such as window shutters. Mature street trees soften the transition at the streetscape level. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 920 NW 54th St, 912 NW 56th St, 1125 NW 57th St, and 849 NW Market St.

PUBLIC COMMENT:

The public comment period ended on December 14, 2020. In addition to the comments received through the Design Review process, other comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment related to support for protecting the existing street trees along Market St.

I. ANALYSIS – DESIGN REVIEW

FIRST EARLY DESIGN GUIDANCE: January 6, 2020

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned with noise impacts, including delivery trucks.
- Noted possible future development of the adjacent lots to the south.

SDCI staff did not receive any design related comments in writing prior to the meeting.

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 noise impacts are reviewed as part of the environmental review conducted by SDCI and 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: 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. **Massing Concept:** The Board struggled to understand the massing concepts and requested the project return for a second EDG meeting with a new massing option which responds to the guidance given and includes the studies requested.
    a. The Board noted that the design of levels 1 and 2 was the same for all massing options but was supportive of these levels as proposed given the program and street activation indicated. (DC2-A Massing, PL2-B-1 Eyes on the Street, PL2-B-3 Street-Level Transparency)
    b. The Board supported preservation of the mature street trees along Market Street and preferred a quieter upper massing response along this facade, allowing the upper levels to be a consistent backdrop to the prominent foliage of the street trees. At the next meeting the Board would like to better understand how the massing relates to the street trees. The Board requested additional diagrams and sections showing the relationship between the upper-level setbacks and the street trees and to show the drip line of the trees on upper level floor plans. (CS2-A-2 Architectural Presence, CS2-D-2 Existing Site Features, DC2-A Massing)
    c. The Board supported how massing option #3 responds to the corner with a prominent, unifying tower element that grounds the massing and brings activity and transparency to the corner. (CS2-C-1 Corner Sites, DC2-A Massing)
    d. The Board supported shifting the upper massing away from the south property line in response to the zone transition and lower-scale neighbors. (CS2-D-3 Zone Transitions, CS2-D-4 Massing Choices, DC2-A Massing)
    e. The Board was concerned about the potential blank wall condition on the east property line and requested more information regarding the potential development of the lot to the east and impacts to this façade. (CS3-A-4 Evolving Neighborhoods, DC2-A Massing)

2. **Ground Plane:**
    a. The Board was supportive of the ground plane as shown, including the location of vehicular access and the residential entry, given the active programming along the

street and the transparency as indicated. (PL2-B-3 Street-level Transparency, PL2-B-1 Eyes on the Street, PL3-A-2 Common Entries, DC1-A-4 Views and Connections)

b. The Board was troubled by the articulation of the southwest corner at the service area and vehicular access and agreed that the massing concept breaks down at this location. The Board provided guidance to integrate the driveway access and service area into the overall massing form and provide studies of façade treatments or screening options. (DC2-A Massing, DC1-B-1 Access Location and Design, DC1-C-2 Visual Impacts)

c. As the guidance regarding the driveway access is addressed, the Board also recommended providing access to the solid waste storage room from the driveway rather than from the street and resolving the clipped corner of the massing. (DC1-C-2 Visual Impacts)

3. Materiality and Architectural Concept:

a. The Board supported the Scandinavian precedent images on pg. 20 of the EDG packet and the indicated use of materials and bright colors. (CS2-B-1 Placemaking, DC2-B-1 Façade Composition)

b. The Board recommended careful study of how the architectural concept is applied to the massing and development of a simple, clear and carefully edited architectural expression. The Board would like to review diagrams explaining how the massing and materiality is responsive to this concept. (CS2-A-2 Architectural Presence, CS3-A-4 Evolving Neighborhoods, DC2-B-1 Façade Composition, DC2-C Secondary Architectural Features, DC2-D Scale and Texture, DC4-A-1 Exterior Finish Materials)

ADMINISTRATIVE SECOND EARLY DESIGN GUIDANCE: May 26, 2020

PUBLIC COMMENT

No public comments were received.

The Seattle Department of Transportation offered the following comments:

- Street trees are required along 11th Ave NW.
- Supported the consolidation of vehicle access and solid waste collection from 11th Ave NW.
- Noted that the proposed loading berths are 25’ instead of the required 35’ and recommended truck turning diagrams be provided to SDCI and SDOT to demonstrate that both loading berths can be used at a time.

PRIORITIES & 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.

ADMINISTRATIVE SECOND EARLY DESIGN GUIDANCE

1. Massing

a. Staff supports the new massing option #4 proposed as the basis for further development. The massing responds to the zone transition, the street trees along Market Street, and maintains the arrangement of ground floor uses supported at the first EDG meeting. (DC2-A Massing, PL2-B-1 Eyes on the Street, PL2-B-3 Street-Level Transparency, CS2-D-2 Existing Site Features)
b. While staff supports pulling the south façade away from the lowrise zone to the south, the modulation proposed appears overly complex and lacks a clear rationale for the numerous shifts. While maintaining the setback, simplify the massing moves on the south façade. The modulation should be informed by the architectural concept. (CS2-D-3 Zone Transitions, CS2-D-4 Massing Choices, DC2-A Massing)
c. Staff finds tower option #4 on pg. 31 of the EDG 2 packet to be the most successful at grounding the massing and creating a strong corner expression. To further strengthen the corner expression, the tower form should also be proud of the base along the Market Street facade. (CS2-C-1 Corner Sites, DC2-A Massing)
d. Staff does not support a secondary tower at the southwest corner. This corner should not compete with the prominence of the northwest corner and the added bulk of a tower in this location is not an appropriate response to the zone transition. (CS2-D-3 Zone Transitions, CS2-D-4 Massing Choices, DC2-A Massing)

2. Architectural Concept

a. The primary precedent images inspiring the design are a mix of cannery buildings and Scandinavian rowhouse buildings which are two very different building typologies. Staff finds that these two precedents are not successful together as a cohesive whole and as applied to the massing form. Revisit Scandinavian precedent images and simplify the architectural concept, moving forward with one singular design precedent. (CS2-B-1 Placemaking, DC2-B-1 Façade Composition)
b. Utilize strong shapes, simple detailing and clear material application which is consistent with the design precedent selected. Staff encourages referencing modern examples of the selected building typology to guide development of the design details. (CS2-A-2 Architectural Presence, DC2-B-1 Façade Composition, DC2-C Secondary Architectural Features, DC2-D Scale and Texture, DC4-A-1 Exterior Finish Materials)
c. Staff supports the glass wall along Market Street as a different moment to break up the facade, but the detailing should be an extension of the architectural concept. (-B-1 Façade Composition, DC2-D Scale and Texture)

4. Driveway

a. Staff supports the driveway screening method as proposed on pg. 33 of the EDG 2 packet, provided the detailing is integrated with the architectural concept. (DC2-A Massing, DC1-B-1 Access Location and Design, DC1-C-2 Visual Impacts)
b. Staff is also supportive of the trellis over the driveway, but additional details need to be provided at the Recommendation phase on how plantings would be provided for the trellis and how the wall along the property line will be treated. The trellis and wall

should be an extension of the design concept and not appear as tacked on. (DC2-A Massing, DC1-B-1 Access Location and Design, DC1-C-2 Visual Impacts)

5. East Façade

a. Staff notes the discussion of the blank east façade at the first EDG meeting and continues to be concerned with this condition. As the project progresses, continue to provide information concerning the adjacent proposal. (CS3-A-4 Evolving Neighborhoods, DC2-A Massing)
b. The material application on this facade should wrap from the Market Street elevation and provide texture and visual interest. At the Recommendation phase provide details on how transitions between materials will occur. (DC2-D Scale and Texture, DC4-A-1 Exterior Finish Materials)

RECOMMENDATION December 14, 2020

PUBLIC COMMENT

The following public comments were received:

- Noted the tree-lined character of NW Market St. and recommended protection of the mature street trees.

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 recommendations.

1. Massing:

a. Staff supports the response to guidance to strengthen the legibility of the northwest corner tower and recommends approval of this aspect of the design. Staff also recommends approval of the related departure request for the upper level setback provided the condition regarding the roof form is addressed, as discussed in the Departures section below. (CS2-C-1 Corner Sites, DC2-A Massing)
b. Staff also recommends approval of the lower, secondary tower at the southwest corner provided the recommended conditions regarding material application (described in 2.a below), simplification of the roofline (described in 2.a below), and integration of the driveway screening (described in 1.d below) are resolved. (CS2-D-4 Massing Choices, DC2-A Massing)
c. Staff is concerned with the introduction of clerestory windows and the overall complexity of the roofline which impacts legibility of the architectural concept. For example, the clerestory windows erode the strength of the gabled roof form at the northwest corner tower. Staff recommends a condition to remove the clerestory windows and simplify the roof forms. (CS2-D-4 Massing Choices, DC2-A Massing)

d. Staff supports screening of the driveway and service area but the angled form of the brick façade appears foreign and inconsistent with the cannery concept. Staff therefore recommends a condition to revise the driveway screening to provide a design that is consistent with the architectural concept. (CS2-D-4 Massing Choices, DC2-A Massing, DC1-C-2 Visual Impacts)

2. Façade Composition & Materiality:

a. At EDG guidance was provided to utilize strong shapes, simple detailing, and clear material application. Staff remains concerned with the overall complexity of the façade composition and the use of tacked-on roof forms to justify changes in color and material application. Staff recommends a condition to remove the added roof forms and simplify the material application, tying color and material changes to distinct changes in plane. Demonstrate a clear cladding strategy which relates to the massing hierarchy. (DC2-A Massing, DC2-B-1 Façade Composition, DC2-C Secondary Architectural Features)

b. The proposed material palette includes brick, wood plank siding, corrugated metal panel siding, and board and batten fiber cement paneling. Staff supports the use of high quality, textured materials as required by the Design Guidelines and appreciates the introduction of color through the red board and batten siding. Staff recommends approval of the proposed material palette. As the application of materials is refined in response to the condition described in 2.a, the proposed palette should be maintained. (DC2-D Scale and Texture, DC4-A-1 Exterior Finish Materials)

c. Staff supports wrapping high quality materials onto the blank east façade. However, the material application appears overly complex. Staff recommends a condition to simplify the application of materials on this façade and to terminate all materials wrapped from the primary façade at the same point. (DC2-B-2 Blank Walls, DC2-D Scale and Texture, DC4-A-1 Exterior Finish Materials)

d. Staff recommends approval of canopies at the ground level as opposed to the second level to create a more pedestrian scale. (DC2-C Secondary Architectural Features)

3. Entry:

a. Staff supports the study on pg. 23 of the Recommendation packet which utilizes brick cladding at the entry. However, the curved canopy form is inconsistent with the architectural concept and cannery precedent images. Staff recommends a condition to utilize brick cladding at the entry and a canopy design which distinctly marks the entry but is consistent with the established architectural language. (PL3-A Entries)

4. Driveway Screening

a. The driveway is located in close proximity to the south property line where existing residences are located and new development is proposed. Staff is concerned with potential light and noise impacts to these neighboring properties and recommends a condition to utilize solid screening to minimize potential impacts. (DC1-B-1 Access Location and Design, DC1-C-2 Visual Impacts)

5. **Landscaping**
    a. The landscape plan includes plantings under canopies or overhangs. Staff recommends a condition to provide year-round irrigation to ensure plantings in these areas are viable. (DC4-D Trees, Landscape and Hardscape Materials)

6. **Pedestrian Realm**
    a. The proposal includes a large landscaped planting area along the NW Market St. frontage. Bench seating has been incorporated at the main entry adjacent to the bus stop. Staff recommends a condition to explore how outdoor seating and other elements can be used along the rest of the frontage to improve the pedestrian experience along this street and relate to interior uses, such as at the large glazed area. (PL1-B-3 Pedestrian Amenities).

7. **Building Signage**
    a. The signage plan includes a large projecting sign on the northwest corner. Staff is concerned that the scale of this signage is too large for the façade and that the placement detracts from the corner tower massing. Staff recommends a condition to develop a signage plan focused on pedestrian-scaled elements that support the design parti. (DC4-B, DC2-B-1)

8. **Lighting Plan**
    a. The lighting plan proposes gooseneck lighting fixtures along the storefront window system. It appears the style and placement of these fixtures may conflict with the lowered canopies. Staff recommends a condition to ensure the placement and style of ground level lighting coordinates with the canopy design. (PL2-B-2 Lighting for Safety, DC4-C Lighting)

DEVELOPMENT STANDARD DEPARTURES
SDCI's preliminary recommendation on the requested departure is based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure.

At the time of the Recommendation, the following departure was requested:

1. **Upper-level Setback (SMC 23.47A.009.F.4.b.1):** The Code requires a setback with an average depth of 10' for all portions of a structure above 45'. The applicant proposes to reduce the required average setback along 11th Ave NW to 7'.

Staff recommends approval of the departure request as it allows for a strong northwest corner tower element, which results in a strong massing concept and provides an appropriate response to the corner condition. The resulting design better meets Design Guidelines CS2-C-1 Corner Sites, CS2-D-4 Massing Choices, and DC2-A Massing.

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. Landform: 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.

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.

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.

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.

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.

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.

DESIGN CONCEPT

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

DC1-AArrangement 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-BVehicular 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-CParking 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.

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-AMassing

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-BArchitectural 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-CSecondary 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-DScale 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-EForm 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.

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

DC3-ABuilding-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-BOpen 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-CDesign

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.

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

DC4-AExterior 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-BSignage

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-CLighting

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-DTrees, 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.

RECOMMENDATIONS

At the conclusion of the RECOMMENDATION phase, staff recommended approval of the project with conditions.

The analysis summarized above was based on the design review packet dated Wednesday, November 18, 2020. After considering the site and context, considering public comment, reconsidering the previously identified design priorities and reviewing the materials, the Recommendation phase of the subject design and departure are APPROVED with the following conditions:

1. Remove the clerestory windows and simplify the roof forms. (CS2-D-4 Massing Choices, DC2-A Massing)
2. Revise the driveway screening for consistency with the architectural concept. (CS2-D-4 Massing Choices, DC2-A Massing, DC1-C-2 Visual Impacts)
3. Remove the added roof forms on the façade and simplify the material application, tying color and material changes to distinct changes in plane. Demonstrate a clear cladding strategy which relates to the massing hierarchy. (DC2-A Massing, DC2-B-1 Façade Composition, DC2-C Secondary Architectural Features)
4. Simplify the application of materials on the east façade and terminate all materials wrapped from the primary façade at the same point. (DC2-B-2 Blank Walls, DC2-D Scale and Texture, DC4-A-1 Exterior Finish Materials)
5. Utilize brick cladding at the entry and a canopy design which distinctly marks the entry but is consistent with the established architectural language. (PL3-A Entries)
6. Utilize solid screening along the south edge of the driveway to minimize potential impacts to the neighbors to the south. (DC1-B-1 Access Location and Design, DC1-C-2 Visual Impacts)
7. Provide year-round irrigation to ensure plantings in covered areas are viable. (DC4-D Trees, Landscape and Hardscape Materials)
8. Explore how outdoor seating and other elements can be used along the NW Market St. frontage to improve the pedestrian experience along this street and relate to interior uses, such as at the large glazed area. (PL1-B-3 Pedestrian Amenities).
9. Develop a signage plan focused on pedestrian-scaled elements that support the design parti. (DC4-B, DC2-B-1)
10. Ensure the placement and style of storefront lighting coordinates with the canopy design. (PL2-B-2 Lighting for Safety, DC4-C Lighting)

ANALYSIS & DECISION – DESIGN REVIEW

Director's Analysis

The design review process prescribed in Section 23.41.016.G of the Seattle Municipal Code describing the content of the SDCI Director's administrative design review decision reads as follows:

1. A decision on an application for a permit subject to administrative design review shall be made by the Director.
2. The Director's design review decision shall be made as part of the overall Master Use Permit decision for the project. The Director's decision shall be based on the extent to which the proposed project meets the guideline priorities and in consideration of public comments on the proposed project.

Subject to the preliminary conditions identified during the recommendation phase of review, the design of the proposed project was found by the SDCI Staff to adequately conform to the applicable Design Guidelines.

Staff identified elements of the Design Guidelines which are critical to the project's overall success.

SDCI staff worked with the applicant to update the submitted plans to address the preliminary design review conditions identified during the recommendation phase of review.

Applicant response to the preliminary Design Review Conditions:

1. Clerestory windows are required to meet zoning requirements to allow the northwest corner tower form. The massing has been simplified by removing added roof forms at coplanar material transitions and simplifying the material application. A condition will be required prior to issuance of the Master Use Permit to remove the clerestory windows from the northwest corner tower to maintain the integrity of the corner tower expression.
2. The applicant studied two options for simplifying the southwest corner and revising the driveway screening for consistency with the architectural concept. The revised design pushes the wall back and in plane with the corner tower and uses the same gray finish to bring the tower all the way down to the ground with a simple square cut for the garage opening that strengthens and grounds the secondary tower and simplifies the massing in this corner. The plan set uploaded 4/6/2021 shows these changes. This response addresses the recommended preliminary condition.
3. The applicant revised the design to remove roof forms added to the façade, simplified the material application and provided distinct changes in plane where material changes occur. The plan set uploaded 4/6/2021 shows these changes. This response addresses the recommended preliminary condition.
4. The applicant simplified the application of materials on the east facade by using gray vertical cladding on most hidden walls and ended all materials wrapped from the primary facade at the same point. The plan set uploaded 4/6/2021 shows these changes. This response addresses the recommended preliminary condition.

5. The revised plans maintain brick at the residential entry. The applicant studied the entry canopy and proposed a modified arched form which adds wood corbels to tie into the wood timber in the wall plane. For consistency in materials, the light metal canopy will match that of the adjacent awnings. The plan set uploaded 4/6/2021 shows these changes. This response addresses the recommended preliminary condition.
6. The applicant revised the driveway screening to a solid wood fence, eliminating openings between the wood planks to create a solid barrier. The plan set uploaded 4/6/2021 shows these changes. This response addresses the recommended preliminary condition.
7. The applicant responded with a statement on sheet LN1.11 of the plan set uploaded 4/6/2021, "A drip irrigation system will be installed and include the following; 1. a multi-zone, high-efficient automatic controller (installed inside), 2. a calibrated rain-sensor to maximize water efficiency depending on the humidity/weather conditions, 3. multiple irrigation zones to maximize capabilities of water management due to various water needs per each landscaped area (open vs. covered)." A condition will be required prior to issuance of the building permit to demonstrate this irrigation system in the building permit plans.
8. The revised plans incorporate a figurative sculpture at the key mid-block location in front of the living room windows. The tree placement in front of the large glazing is reconfigured to frame this special moment and incorporates shrubs in the landscape area surrounding the art installation. A condition will be required prior to issuance of the building permit to provide details for the figurative sculpture. Installation of the sculpture will be required prior to approval of the Certificate of Occupancy.
9. The conceptual signage plan includes a canopy sign at the main entry and blade sign at the northwest corner. The plan set uploaded 4/6/2021 shows these changes. This response addresses the recommended preliminary condition.
10. The revised plans lower the awnings to create a pedestrian scale at the sidewalk. The light fixtures were modified to pendants rather than wall mounted to simplify and eliminate any conflict with the awnings. The plan set uploaded 4/6/2021 shows these changes. This response addresses the recommended preliminary condition.

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 finds that the proposal is consistent with the City of Seattle Design Review Guidelines.

DIRECTOR'S DECISION

The Director CONDITIONALLY APPROVES the proposed design and the requested departures with conditions listed at the end of this document.

CONDITIONS – DESIGN REVIEW

Prior to Issuance of a Master Use Permit

1. Remove the clerestory windows from the northwest corner tower to maintain the integrity of the corner tower form.

Prior to Issuance of a Construction Permit

2. Provide details for the proposed irrigation system in the building permit plans.
3. Provide details for the sculptural figure to be located along NW Market St.

Prior to Issuance of a Certificate of Occupancy

4. Install the sculptural figure along NW Market St.

For the Life of the Project

5. 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 (Allison Whitworth, (206)684-0363, allison.whitworth@seattle.gov).

Allison Whitworth, Land Use Planner Date: July 8, 2021
Seattle Department of Construction and Inspections

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IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered "approved for issuance". (If your decision is appealed, your permit will be considered "approved for issuance" on the fourth day following the City Hearing Examiner's decision.) Projects requiring a Council land use action shall be considered "approved for issuance" following the Council's decision.

The "approved for issuance" date marks the beginning of the **three-year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by SDCI within that three years or it will expire and be cancelled. (SMC 23-76-028) (Projects with a shoreline component have a **two-year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.