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

Record Number: 3038466-LU

Applicant: Steve Fischer for VIA Architecture

Address of Proposal: 5710 22nd Avenue NW

SUMMARY OF PROPOSAL

Land use application to allow an 8-story, 206-unit apartment building and institution (St. Luke's Church Episcopal Church). Parking for 180 vehicles proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3038794-EG.

The following approval is required:

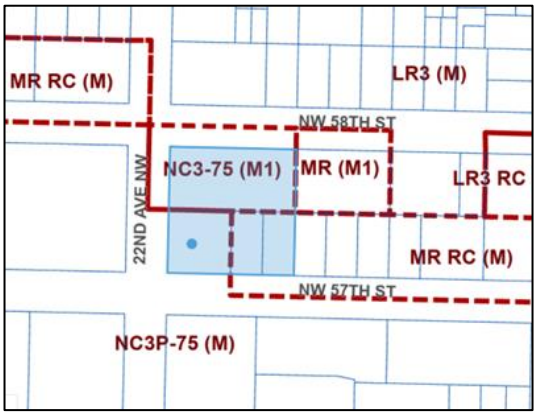
I. **Design Review with Departures (SMC Chapter 23.41)***
**Any departures are listed near the end of the Design Review Analysis section of this decision.*

SEPA DETERMINATION

- ☐ Determination of Nonsignificance (DNS)
  - ☐ Pursuant to SEPA substantive authority provided in SMC 25.05.660, the proposal has been conditioned to mitigate environmental impacts.
  - ☐ No mitigating conditions of approval are imposed.
- ☐ Determination of Significance (DS) – Environmental Impact Statement (EIS)
- ☐ Determination made under prior action.
- ☒ Exempt

SITE AND VICINITY

Site Description: The subject site, located on the northeast corner of NW 57th St and 22nd Ave NW, lies within the Ballard neighborhood. The site has additional street frontage on NW 58th St to the north, which is designated by SDOT as a neighborhood greenway. St. Luke's Episcopal Church (circa 1923) occupies the property and includes ancillary church buildings and surface parking. Twenty-four trees sit on the site including eight Tier II trees. Rectangular in shape the property slopes downward from northeast to southwest approximately eight feet.



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

Site Zone: Neighborhood Commercial 3-75 (M1) [NC3-75 (M1)],
Neighborhood Commercial 3 Pedestrian-75 (M) [NC3P-75 (M)],
Midrise RC (M) [MR RC (M)]

Zoning Pattern: (North) Lowrise 3 (M) [LR3 (M)]
(South) NC3P-75 (M)
(East) Midrise (M1) {[MR (M1)]
(West) NC3P-75 (M)

The site is located within several zoning boundaries. Neighborhood Commercial 3 zoning with a 75-foot building height limit exists along 22nd Avenue NW and extends to the west and south of the site toward the denser mixed-use areas along and adjacent to Market Street NW. The Mixed Residential and Lowrise zones extend to the east and north to areas with existing small-scale multi-family development.

Environmentally Critical Areas: No mapped ECAs

Current and Surrounding Development; Neighborhood Character; Access:
Ballard Commons Park is across the street to the west. The Ballard Branch of The Seattle Public Library lies to the south across NW 57th Street. Residential uses of varying scales surround the project site. Development along NW 58th Street and blocks to the north is characterized by small-scale 2-3 story multi-family buildings, often with wide curb-cuts along the street frontages and open parking at-grade. Residential and mixed-use development to the south and west is generally taller with larger footprints. The blocks to the south and west of the site are characterized by a mix of building heights, scales, and architectural styles reflective of the varying periods of development. Development is generally either one to two story commercial structures or relatively tall mixed-use development, ranging in height between 5 and 7 stories, incorporating ground-level commercial with upper-level residential. The area has recently witnessed replacement of older low-rise structures by midrise mixed-use and multifamily residential buildings in response to zoning changes. Newer development is characterized by rectilinear massing, strong street edges, and exterior materials which include metal and cement fiber panels. Beyond the immediate surroundings, the Ballard Ave Landmark District area is located several blocks to the south on the south side of NW Market Street. This district comprises mostly small-scale masonry structures with commercial uses defining the street edge. Areas of early- and mid-century single-family and smaller-scale multifamily residential development extend to the north and east. Industrial and maritime uses are present along the Salmon Bay waterfront four blocks to the south.

Vehicular access is currently available to the site along the NW 57th Street and NW 58th Street frontages. Pedestrian access is available via existing public sidewalk along all three street frontages: NW 57th Street, 22nd Avenue NW, and NW 58th Street.

PUBLIC COMMENT

The public comment period ended on September 14, 2022. Comments received through the design review process are summarized in the early design guidance and recommendation sections below. Comments were also received that are beyond the scope of this review and analysis per SMC 23.41.

I. ANALYSIS – DESIGN REVIEW

The design review packets include information presented at the meetings and are available online by entering the record numbers at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx
The meeting reports and any recordings of the Design Review Board meetings are available in the project file. The meeting reports summarize the meetings and are not transcripts.

EARLY DESIGN GUIDANCE JANUARY 3, 2022

PUBLIC COMMENT
The following public comments were offered at this meeting:

- Encouraged refinement of the design related to entrances and courtyards to create visual or physical connection with Ballard Commons Park and activate 22nd Avenue NW.
- Requested more detail related to bicycle parking in future plans and encouraged bicycle parking that is covered and secured, accessible from the greenway, accessible to a variety of bicycle users, and that does not conflict with solid waste access.
- Supported Option C as an option that is respectful to the buildings around it, specifically pointing out good height relationships of the proposed ground-level church space to the Ballard Library along NW 57th Street and the overall building height along 22nd Avenue NW that echoes the height of the existing Ballard on the Park building on the west side of Ballard Commons Park.
- Supported the street activation shown by the project design and the additional security provided by the residential units facing street frontages and Ballard Commons Park.
- Supported the consolidation of vehicular access to one location that is not on 22nd Avenue NW.
- Supported the preservation of trees along the NW 58th Street frontage.
- Asserted that the additional height requested by the departure will be minimally noticeable along the surrounding street frontages.
- Supported the public benefit provided by the requested departures.
- Supported the placement of the upper-level courtyard facing NW 57th Street.
- Concerned that lack of upper-level setbacks may result in a canyon effect along the street frontage on 22nd Avenue NW.

Comments were also received that are outside the purview of design review, including recommendations to close 22nd Ave NW to vehicular traffic to provide space for a public plaza.

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

- Supported Option C because it respects all sides of the site and preserves existing trees on-site.
- Supported the added building height and mass along NW 22nd Avenue as a sensible trade-off for the loss of building square footage resulting from the tree grove setback.
- Supported additional height departure because the additional story will still allow for an acceptable relationship to context.
- Supported the proposed two-story church entrance as an appropriate height relationship to the context of the Ballard Library and nearby apartments.

The Seattle Department of Transportation offered the following comments:

- Stated the project is required to meet the minimum standards of street trees in a planting strip between a 6” curb and 6’ sidewalk along each frontage.
- Stated the existing street trees along 22nd Ave NW and NW 57th Street are required to be retained.

- Recommended consolidating vehicle access to NW 57th Street.
- Stated that two new ADA compliant curb ramps are required at the corners of NW 57th Street & 22nd Avenue NW and NW 58th Street & 22nd Avenue NW.
- Stated that none of the requested departures are expected to affect the form or function of the surrounding rights-of-way.

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 off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code 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 3038794-EG: http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD RECOMMENDATIONS

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

1. **Open spaces and Exceptional Trees:**
    a. The Board supported Option C more than the other options due to its massing strengths related to context, including its use of tree preservation along NW 58th Street, intent for façade depth through balconies along 22nd Avenue NW, and placement of a courtyard along NW 57th Street (CS2-A-2. Architectural Presence, CS2-B-3. Character of Open Space, *Ballard* CS2-1-b. Civic Core, *Ballard* CS2-3-a. Connection to the Street, *Ballard* CS2-5-a. Character Core and Civic Core, *Ballard* CS3-1. Fitting Old and New, *Ballard* PL1-1-a. Enhancing Open Space, *Ballard* PL1-1-b. Adding to Public Life, PL2-B-1. Eyes on the Street, DC2-A-2. Reducing Perceived Mass, *Ballard* DC3-2-a. Meeting User Needs).
    b. The Board supported further development of Massing Option C, which includes preserving some of the Exceptional Trees on site that are closest to NW 58th St and removing Exceptional Trees throughout the remainder of the site. The Board supported the intent to preserve an existing grouping of trees along the NW 58th Street frontage, which includes several exceptional trees. The Board stated that the presence of the proposed open space and trees softens the residential street frontage with landscaping and building modulation. The Board added that the open space adds to the proposed series of open spaces along the NW 58th Street frontage, linking the street frontage to Ballard Commons Park (*Ballard* CS1-1-a. On-Site Features, CS1-D-1. On-Site Features, Ballard DC3-2-a. Meeting User Needs, *Ballard* DC3-3-a. Amenities and Features, DC3-C-1. Reinforce Existing Open Space).
    c. Although the Board supported the placement of the open space along NW 58th Street and intent to preserve existing trees, the Board encouraged further development of a strategy for tree preservation and new tree plantings along NW 58th Street to best suit the intent for the space and its location between residential units/patios and the street frontage. The

Board requested additional information at the MUP phase of review showing detailed the intent for trees in this location, specifying which non-exceptional trees are intended to be preserved and where new trees will be added to enhance the intent of the open space (*Ballard* PL1-1-b. Adding to Public Life, Ballard DC3-2-a. Meeting User Needs, *Ballard* DC3-3-a. Amenities and Features, DC3-B-3. Connections to Other Open Space, DC3-C-1. Reinforce Existing Open Space).

d. The Board expressed concern about the sunken residential patios along the NW 58th Street frontage of the west building and their relationship to the adjacent open space and street frontage. The Board specifically requested additional study of these spaces at the MUP phase of review, including sections to show that the patio spaces will meet applicable design guidelines (*Ballard* PL3-1-a. Residential Entries, PL3-B-2. Ground-level Residential, DC3-A-1. Interior/Exterior Fit, *Ballard* DC3-2-a. Meeting User Needs, *Ballard* DC3-3-a. Amenities and Features).

2. Entries:

a. The Board encouraged additional development of the 22nd Avenue NW residential entry to become a more gracious, welcoming, and highly visible entry, stating that the entry currently appears understated. The Board added that the entry design refinement should strengthen its link to the church entry to the south and better incorporate the entry into surrounding landscaping (*Ballard* PL1-1-a. Enhancing Open Space, PL2-D-1. Design as Wayfinding, *Ballard* PL3-2 Residential Edges, PL3-A Entries).

b. The Board supported the proposal for consolidated driveway access along NW 57th Street, which supports the intent for stronger pedestrian frontages along 22nd Avenue NW and NW 58th St (PL3-A Entries, *Ballard* DC1-1-a. Access Location and Design).

c. The Board supported the location of the church entry at the corner of 22nd Avenue NW and NW 57th Street, citing its proximity and visual relationships to both Ballard Commons Park and the Ballard Library (PL2-D-1. Design as Wayfinding, *Ballard* PL3-2 Residential Edges, PL3-A Entries, *Ballard* CS2-1-b. Civic Core).

d. The Board supported the conceptual intent for a small courtyard entry for the east building along NW 58th Street and asked for additional study of this entry at the MUP phase of review to clarify its design intent and its connection to the streetscape (CS2-A-2. Architectural Presence, PL2-D-1. Design as Wayfinding, *Ballard* PL3-2 Residential Edges, PL3-A Entries, *Ballard* CS2-1-b. Civic Core).

e. Citing a public comment about bicycle parking, the Board requested more information at the MUP phase of review to show how bicycle parking is incorporated into the design of the project and street frontages (*Ballard* PL4-1 Planning Ahead for Bicyclists, PL4-B. Planning Ahead for Bicyclists).

3. Massing:

a. The Board expressed concern that the placement of residential units and amenity spaces at the northwest corner of the site at the intersection of 22nd Avenue NW and NW 58th Street could suppress activation of both street frontages. The Board encouraged further development of the ground-level interior amenity space in that corner to promote interaction with the street frontage through transparency and setbacks. The Board cited the character sketch on EDG packet page 65, which displays important aspects of façade transparency, ground-level setbacks, and appropriately scaled soffit heights to enhance the

perception of openness and activation at grade. Additionally, the Board supported the window articulation of the residential above, as shown in that sketch, as appropriate for this corner (CS2-A-2. Architectural Presence, *Ballard* CS2-1-b. Civic Core, *Ballard* CS2-3-a. Connection to the Street, *Ballard* CS2-5-a. Character Core and Civic Core, *Ballard* PL1-1-b. Adding to Public Life, PL2-B-3. Street-Level Transparency, *Ballard* DC2-4-a. Legibility and Flexibility).

b. The Board supported the single vertical face along 22nd Avenue NW facing the park, identifying the thoughtful modulation shown in Option C as an appropriate response to the visibility of the west façade. The Board discussed the pronounced upper-level massing step-back of the Ballard on the Park building on the west side of Ballard Commons Park, and stated that the same step-back was not needed for this project site due to the separation from the park by 22nd Avenue NW and due to the intent to use balconies to modulate the façade (CS2-A-2. Architectural Presence, CS2-B-3. Character of Open Space, *Ballard* CS2-1-b. Civic Core, *Ballard* CS2-3-a. Connection to the Street, *Ballard* CS2-5-a. Character Core and Civic Core, *Ballard* CS3-1. Fitting Old and New, *Ballard* PL1-1-a. Enhancing Open Space, PL2-B-1. Eyes on the Street, DC2-A-2. Reducing Perceived Mass, DC2-C Secondary Architectural Features).

4. Materiality:

a. The Board supported the light appearance and simple material palettes of the buildings as shown in the character sketches within the EDG packet, adding that the simple palette appropriately emphasizes street frontages, landscaping, and Ballard Commons Park. The Board further supported (CS2-A-2. Architectural Presence, *Ballard* DC4-1-a. Exterior Finish Materials).

b. The Board appreciated the use of warm colors and materials at the ground level along street frontages and related to building entries and encouraged this type of warm materiality to be used on secondary architectural features, façade details, and within landscaping elements as the project design develops (*Ballard* DC2-3-a. Texture, DC2-C. Secondary Architectural Features, *Ballard* DC2-4-a. Legibility and Flexibility, *Ballard* DC4-1-a. Exterior Finish Materials).

c. The Board appreciated the character sketches indicating movement and playfulness of the window patterning in the east building and encouraged this type of fenestration pattern to remain as the project moves forward in the process (*Ballard* DC2-2-a. Rhythm and Corners, *Ballard* DC4-1-a. Exterior Finish Materials).

d. The Board supported the applicant's stated intent to have a unique exterior façade articulation of the church space along the 22nd Avenue NW and NW 57th Street frontages, with the potential use of stained glass, and encouraged the applicant to develop this frontage and to include this information at the MUP phase of review (*Ballard* DC2-3-a. Texture*, Ballard* DC4-1-a. Exterior Finish Materials).

e. Although roof access and rooftop amenity were not identified at EDG, the Board provided guidance that rooftop stair penthouses and other potential rooftop spaces should be placed away from building edges to reduce the perceived height of the buildings and to maintain consistent roof heights as viewed from street frontages (DC2-A-2. Reducing Perceived Mass, DC2-D-1. Human Scale).

RECOMMENDATION MAY 8, 2023

Staff note: The early design guidance phase of review included the proposed development within this master use permit and an adjacent development proposal to the east of the site. At EDG, these two developments were designed as one development proposal. Since EDG, they have been redesigned as two separate development proposals and were submitted as two separate master use permits: 3038466-LU and 3038421-LU.

PUBLIC COMMENT

The following comments were offered at the meeting:

- Supported the proposed church design as appropriate within the neighborhood and across NW 57th Street from the library.
- Supported the building scale as compatible with surrounding development,
- Supported the incorporation of historic features of the current church design within the development proposal, including a visible red wall at the ground level.
- Supported the design intent to visually relate to Ballard Commons Park and to activate the street frontage.
- Recommended full cut-off light fixtures throughout the project site.
- Supported the preservation of trees associated with development.
- Supported elements for cyclists and pedestrians proposed within the design.
- Supported the cohesive façade designs, the use of materials, and break-down of the building mass.
- Supported preservation of existing trees along NW 58th Street.
- Supported the design of a small entry courtyard in front of the proposed institution entry.
- Supported the requested departures in order to preserve existing trees.
- Supported the proposed balcony design along the west façade as appropriate façade modulation.
- Supported the upper-level setbacks included in the project design.
- Supported the intended massing relationship between the site and the proposed affordable housing site to the east.
- Supported the relationship of the entire building design related to the surrounding street frontages.
- Supported the visual focus of the institution space design at the street corner.
- Supported the clean lines of the proposed building and consistency of the proposed design to other examples of new building designs in Ballard.
- Supported the design of the coworking space at the northwest corner of the site at ground-level.
- Supported the design of the north courtyard with its lush landscaping design and inclusive intent.

SDCI also summarized design related comments received in writing prior to the meeting:

- Requested adding more green space to enhance livability for residents and the community, observing that the current gardens and mature trees create a park-like setting.
- Preferred a seven-story building height.
- Concerned about sunlight impacts to Ballard Commons Park.

- Encouraged preservation of the existing building.
- Requested that the design include adequate space to support charitable functions of the church entirely on site, including waste collection and storage.
- The following comments were uploaded after the Early Design Guidance meeting and pertain to the design at EDG:
    - Preferred the code-compliant design alternative.
    - Preferred Option C, as is preserves the neighborhood character, the height and mass along 22nd are appropriate, and the façade is consistent with other buildings.
    - Pleased that the design saves the tree grove on 58th St and provides a natural landscape for community enjoyment.
    - Concerned the building height is out of scale with existing development.
    - Suggested the inclusion of street-level retail space.

SDCI received non-design related comments concerning archeological review, housing affordability, unit count, views, and parking quantity.

Seattle Public Utilities offered the following comments:

- Changes are required to the previously submitted solid waste review materials.
- SPU supports roll-off compaction for garbage and recycle with access off NW 57th St. Roll-off service requires a 14' overhead clearance and a 12' wide loading berth per compactor.
- SPU requires turning studies that demonstrate trucks can back up to compactors with adequate clearance to protect private property.
- SPU supports uncompacted 2 cubic yard dumpsters for commercial recycle.

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 recommendations.

1. **Relationship to Street Frontages**
    a. The Board recommended approval of the expression of the building's base in the northwest corner, stating that the placement of a coworking space with the window expression shown within the packet provides adequate street activation and sufficiently addresses the frontage activation concerns expressed by the Board at early design guidance (CS2-A-2. Architectural Presence, *Ballard* CS2-1-b. Civic Core, *Ballard* CS2-3-a. Connection to the Street, *Ballard* CS2-5-a. Character Core and Civic Core, *Ballard* PL1-1-b. Adding to Public Life, PL2-B-3. Street-Level Transparency, *Ballard* DC2-4-a. Legibility and Flexibility).
    b. The Board recommended additional refinement of the residential entry along 22nd Avenue NW, stating that the current entry design lacks a sense of place and legibility as the primary residential entry. The Board recommended a condition to work with staff to improve legibility of the residential entry through refinement of the ensemble of elements marking the entry and the use of texture and scale within the entry area (*Ballard* PL1-1-a. Enhancing Open Space, PL2-D-1. Design as Wayfinding, *Ballard* PL3-2 Residential Edges, PL3-A Entries). The Board offered the following ideas for meeting this condition:
        i. Incorporate additional visual porosity into the entry itself by replacing opaque panels surrounding the entry with glazing to create a more visible break in the

ground-level materials and to provide views into the lobby (PL2-B-3. Street-Level Transparency, DC1-A-4. Views and Connections).

ii. Consider increasing the prominence of the residential entry canopy to better signify the residential entry. The Board stated that the canopy design in the packet appears undersized to identify the entry as the primary residential entry (PL2-D-1. Design as Wayfinding, PL3-A Entries).

iii. Increase the amount of landscaping surrounding the entry and within the entry alcove to soften the surrounding area, given its importance to the overall design (PL2-D-1. Design as Wayfinding, *Ballard* PL3-2 Residential Edges, PL3-A Entries, DC4-D-1. Choice of Plant Materials).

iv. Use consistent soffit materials above the entry canopy. The Board pointed out the change in soffit materials above the residential entry shown on Recommendation packet page 35 and encouraged the use of a consistent wood soffit material along the 22nd Avenue NW frontage to provide additional texture while simplifying the entry design (*Ballard* DC4-1-a. Exterior Finish Materials, DC4-A-1. Exterior Finish Materials).

v. Simplify the relationships of the residential entry and the adjacent fire stair to the religious institution use. The Board pointed out that the close proximity of the primary residential entry to a projecting fire stair and to the red accent wall of the religious institution reduces the wayfinding legibility of the residential entry (PL2-D. Wayfinding, PL3-A Entries).

c. The Board recommended approval of the north courtyard and townhouse entry designs shown in the Recommendation packet, stating that the current design sufficiently addresses the Board's concern about townhouse entry legibility and lack of a cohesive courtyard design at early design guidance. Specifically, the Board noted the design aspects of the gradual slope and lush landscaping intent within the courtyard and the well-articulated townhouse designs using warm wood materials as strengths that address the previous concerns (*Ballard* PL1-1-b. Adding to Public Life, *Ballard* PL3-1-a. Residential Entries, PL3-B-2. Ground-level Residential, DC3-A-1. Interior/Exterior Fit, *Ballard* DC3-2-a. Meeting User Needs, *Ballard* DC3-3-a. Amenities and Features).

2. Materials

a. The Board recommended approval of the proposed building materials, specifically citing the proposed brick and stucco materials as high-quality materials that will signify the visual importance of the building within the neighborhood (CS2-A-2. Architectural Presence, *Ballard* DC4-1-a. Exterior Finish Materials).

b. The Board recommended approval of the proposed balcony design on the west façade, stating that the balconies work well as legible secondary architectural features that provided necessary modulation. The Board also recommended approval of the glass balcony railing material on the west façade. Although it did not recommend a condition related to balcony design, the Board encouraged the applicant to simplify the west façade by improving the relationship of the balconies to surrounding datum lines within the façade and to reduce the visibility of the balcony railing attachment hardware as shown in the packet renderings (CS2-A-2. Architectural Presence, *Ballard* CS2-1-b. Civic Core, *Ballard* CS2-3-a. Connection to the Street, *Ballard* CS2-5-a. Character Core and Civic Core, *Ballard* CS3-1. Fitting Old and New, *Ballard* PL1-1-a. Enhancing Open Space, DC2-A-2. Reducing Perceived Mass, DC2-C Secondary Architectural Features).

3. Landscaping

a. The Board recommended approval of the removal of 5 exceptional trees within the site, stating that the project design has a stronger relationship to the design guidelines with the trees removed. The Board noted that preserving these 5 trees would adversely impact the cohesivity of the building footprint. The Board recommended approval of the intent to retain 3 exceptional trees along the north property line to support a proposed courtyard and maintain the existing character of mature trees along NW 58th Street (*Ballard* CS1-1-a. On-Site Features, CS1-D-1. On-Site Features, *Ballard* DC3-3-a. Amenities and Features, DC3-C-1. Reinforce Existing Open Space).

b. The Board identified the bioretention planters proposed along the building base at the northwest corner and expressed concern that sparsely planted or slow-growing plant materials could reduce the mediating effect of the planters between the building façade and sidewalk. The Board did not recommend a condition but encouraged the applicant to propose a full planter design that would quickly provide a visibly-planted edge to transition from the sidewalk to the façade along the coworking space (DC4-D-1. Choice of Plant Materials).

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) was 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(s).

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

1. **Façade Modulation – West Façade (23.47A.009.F.2.b).** The Code allows for a maximum unmodulated façade of 100 feet. Façades longer than 100 feet shall be modulated at no greater than 100-foot intervals by stepping back the façade from the street lot line for a minimum width of 15 feet.

   The applicant proposes 7 recesses, each with a 10-foot width and 5-foot depth.

   The Board recommended approval of this departure stating that the façade modulation provided by the legible balcony projections provides sufficient modulation, and agreed that the regular projections and recesses will result in an improved design that meets the intent of the design guidelines better than the code required modulation (CS2-A-2. Architectural Presence, *Ballard* CS2-1-b. Civic Core, *Ballard* CS2-3-a. Connection to the Street, *Ballard* CS2-5-a. Character Core and Civic Core, PL2-B-1. Eyes on the Street, DC2-A-2. Reducing Perceived Mass, DC2-C Secondary Architectural Features).

2. **Structure Height (23.47A.012):** The Code allows for up to 10 feet of additional height with the retention of exceptional trees.

   The applicant proposes an overall height of 85 feet, which is 10 feet taller than the 75 foot height limit of the NC3-75 zone and 5 feet taller than the height limit of the MR-RC zone in exchange for the retention of 3 of 8 exceptional trees located on the site.

The Board recommended approval of this departure, stating that the retention of 3 exceptional trees and avoiding development along the NW 58th Street frontage results in an overall design that meets the intent of the design guidelines better than a site design that removes these trees. The preserved trees will be incorporated into a courtyard with significant landscaping that mediates a slope transition from the street frontage to townhouse entries. (*Ballard* CS1-1-a. On-Site Features, CS1-D-1. On-Site Features, *Ballard* DC3-2-a. Meeting User Needs, *Ballard* DC3-3-a. Amenities and Features, DC3-C-1. Reinforce Existing Open Space).

Information presented within the Recommendation packet shows that this structure height departure is needed to preserve exceptional trees within the north courtyard and that avoiding development within the tree protection areas will reduce the overall development capacity of the site related to design review departure criteria in SMC 23.41.012.B.11.f.

3. **Floor Area Ratio – MR Zone (23.45.510.B, Table A)**: The Code requires a maximum FAR of 4.5 in the MR zone with an MHA suffix.

    The applicant proposes an additional 0.5 FAR for a total FAR of 5.0 in order to preserve exceptional trees.

The Board recommended approval of this departure stating that the retention of 3 exceptional trees and avoiding development along the NW 58th Street frontage results in an overall design improvement based on the design guidelines compared to a site design that removes these trees. The preserved trees will be incorporated into a courtyard with significant landscaping that mediates a slope transition from the street frontage to townhouse entries (*Ballard* CS1-1-a. On-Site Features, CS1-D-1. On-Site Features, *Ballard* DC3-2-a. Meeting User Needs, *Ballard* DC3-3-a. Amenities and Features, DC3-C-1. Reinforce Existing Open Space).

Information presented within the Recommendation packet shows that this floor area ration departure to increase the permitted amount of floor area is needed to preserve exceptional trees within the proposed north courtyard and that avoiding development within the tree protection areas will reduce the overall development capacity of the site, related to design review departure criteria in SMC 23.41.012.B.10.b.

4. **Upper-Level Setbacks Above 45 Feet (NC zones) – West Facade (23.47A.009.F.4.b.1)**: The Code requires an average depth of 10 feet from all abutting street lot lines for portions of a structure above a height of 45 feet. The maximum depth of a setback that can be used for calculating the average setback is 20 feet.

    The applicant proposes a 2.5-foot average setback above the 45 feet at the west façade for a departure of 7.5 feet.

The Board recommended approval of departures 4, 5 and 6 together, related to the west and south facades on the west side of the site in the NC3-75 zone. The Board agreed with the applicant's design rationale for these departures that they result in an improved building and site design. The Board stated that the departure will allow the clear design concept of the west façade to be carried through the full height of the façade and added that the proposed articulation of the west façade provides stronger façade modulation than that required by code. The Board also supported the intent of this departure to shift building mass away from the

north courtyard where exceptional tree preservation is proposed. The design with departure better meets the intent of Design Guidelines CS2-A-2. Architectural Presence, CS2-B-3. Character of Open Space, *Ballard* CS2-1-b. Civic Core, *Ballard* CS2-3-a. Connection to the Street, *Ballard* CS2-5-a. Character Core and Civic Core, PL2-B-1. Eyes on the Street, DC2-A-2. Reducing Perceived Mass, DC2-C Secondary Architectural Features.

5. **Upper-Level Setbacks Above 65 Feet (NC zones) – West Facade (23.47A.009.F.4.b.2):** The Code requires a 15-foot average setback along street lot lines above a height of 65 feet.

   The applicant proposes a 2.6-foot average setback above 65 feet along the west façade for a departure request of 12.4 feet.

   The Board recommended approval of departures 4, 5 and 6 together, related to the west and south facades on the west side of the site in the NC3-75 zone. The Board agreed with the applicant's design rationale for these departures that they result in an improved building and site design. The Board stated that the departure will allow the clear design concept of the west façade to be carried through the full height of the façade and added that the proposed articulation of the west façade provides stronger façade modulation than that required by code. The Board also supported the intent of this departure to shift building mass away from the north courtyard where exceptional tree preservation is proposed. The design with departure better meets the intent of Design Guidelines CS2-A-2. Architectural Presence, CS2-B-3. Character of Open Space, *Ballard* CS2-1-b. Civic Core, *Ballard* CS2-3-a. Connection to the Street, *Ballard* CS2-5-a. Character Core and Civic Core, PL2-B-1. Eyes on the Street, DC2-A-2. Reducing Perceived Mass, DC2-C Secondary Architectural Features.

6. **Upper-Level Setbacks Above 65 Feet (NC zones) – South Façade (23.47A.009.F.4.b.2):** The Code requires a 15-foot average setback along street lot lines above a height of 65 feet.

   The applicant proposes a 4.9-foot average setback above 65 feet along the west façade for a departure request of 12.7 feet.

   The Board recommended approval of departures 4, 5 and 6 together, related to the west and south facades on the west side of the site in the NC3-75 zone. The Board agreed with the applicant's design rationale for these departures that they result in an improved building and site design. The Board stated that the departure will allow the clear design concept of the west façade to be carried through the full height of the façade and added that the proposed articulation of the west façade provides stronger façade modulation than that required by code. The Board also supported the intent of this departure to shift building mass away from the north courtyard where exceptional tree preservation is proposed. The design with departure better meets the intent of Design Guidelines CS2-A-2. Architectural Presence, CS2-B-3. Character of Open Space, *Ballard* CS2-1-b. Civic Core, *Ballard* CS2-3-a. Connection to the Street, *Ballard* CS2-5-a. Character Core and Civic Core, PL2-B-1. Eyes on the Street, DC2-A-2. Reducing Perceived Mass, DC2-C Secondary Architectural Features.

7. **Upper-Level Setbacks for Building Heights Between 13 Feet and 65 Feet (NC3 zone) – East Façade (23.47A.014.B.2.a)**: The Code requires a setback of 10 feet along any rear or side lot line that abuts a lot in an LR, MR, or HR zone, for building heights between 13 feet and 65 feet.

The applicant proposes setback of 11 inches for a distance of 40 feet where the building abuts the northeast lot line for a departure of 9'-1".

The Board recommended approval of departures 7, 8, and 9 together, agreeing with the applicant's design rationale that the departure would improve the overall design by shifting building mass toward the east property line and away from the north courtyard, where preservation of several exceptional trees is proposed. Based on the conceptual design shown in the Recommendation packet of the adjacent affordable housing development proposal to the east of the site, the Board also supported related setback departures for the adjacent proposal if it displays a complementary design. The requested design with departures better meets the intent of Design Guidelines CS2-A-2. Architectural Presence, CS2-D. Height, Bulk, and Scale, CS3-A. Emphasizing Positive Neighborhood Attributes, DC2-A-1. Site Characteristics and Uses.

8. **Upper-Level Setbacks for Building Heights Above 65 feet (NC3 zone) – East Façade (23.47A.014.B.2.b)**: The Code requires a setback of 10 feet along any rear or side lot line that abuts a lot in an LR, MR, or HR zone, plus an additional setback of 1 foot for every 10 feet by which the height of such portion exceeds 65 feet, up to a maximum setback of 20 feet.

   The applicant proposes setback of 11 inches for a distance of 40 feet where the building abuts the northeast lot line for a departure of 11'-1".

   The Board recommended approval of departures 7, 8, and 9 together, agreeing with the applicant's design rationale that the departure would improve the overall design by shifting building mass toward the east property line and away from the north courtyard, where preservation of several exceptional trees is proposed. Based on the conceptual design shown in the Recommendation packet of the adjacent affordable housing development proposal to the east of the site, the Board also supported related setback departures for the adjacent proposal if it displays a complementary design. The requested design with departures better meets the intent of Design Guidelines CS2-A-2. Architectural Presence, CS2-D. Height, Bulk, and Scale, CS3-A. Emphasizing Positive Neighborhood Attributes, DC2-A-1. Site Characteristics and Uses.

9. **Upper-Level Setbacks for Building Heights Above 65 Feet (NC3 zone) – East Façade (23.47A.014.B.2.b)**: The Code requires a setback of 10 feet along any rear or side lot line that abuts a lot in an LR, MR, or HR zone, plus an additional setback of 1 foot for every 10 feet by which the height of such portion exceeds 65 feet, up to a maximum setback of 20 feet.

   The applicant proposes a setback of 10 feet for a distance of 27.34' where the building abuts the northeast lot line for a departure of 2 feet.

   The Board recommended approval of departures 7, 8, and 9 together, agreeing with the applicant's design rationale that the departure would improve the overall design by shifting building mass toward the east property line and away from the north courtyard, where preservation of several exceptional trees is proposed. Based on the conceptual design shown in the Recommendation packet of the adjacent affordable housing development proposal to the east of the site, the Board also supported related setback departures for the adjacent proposal if it displays a complementary design. The requested design with departures better meets the intent of Design Guidelines CS2-A-2. Architectural Presence, CS2-D. Height, Bulk, and Scale, CS3-A. Emphasizing Positive Neighborhood Attributes, DC2-A-1. Site Characteristics and Uses.

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 neighborhoods's weekly and monthly needs for goods and services.*

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

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

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

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

1. Consider including small, pedestrian-oriented retail at corners on 14th Ave. NW.
2. Prioritize small scale businesses on corners along 24th Ave. NW.
3. Commercial spaces should wrap the corner and include windows and entries on streets as well as avenues.
4. When retail or cafes are included, prioritize pedestrian and bicycle access on amenities, rather than parking.

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

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

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

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

CS2-2-b. Enhance the Major Gateways.

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

CS2-3 Adjacent Sites, Streets, and Open Spaces

CS2-3-a. Connection to the Street

1. Character Core: Street-level facade design should create a strong connection to pedestrians.
    - Emphasize identifiable entrances. Avoid storefront windows recessed more than 6" behind the building facade at street level. Use a variety of awnings and signs. Street level facades should have greater proportion of windows than solids.
    - Consider responding to development standards such as lot coverage, building width, and facade modulation requirements, by connecting private open space to the street. Balance the impact to active street-level facade by wrapping commercial uses around the edges of these open spaces.
2. Civic Core: Provide a transition from public to private spaces.
    - Set back or raise street level residences from the sidewalk. Provide visually distinguishable individual residential unit entries to rowhouses.
    - In setbacks along residential units use design elements (e.g. hedges, paving changes, stoops, porches) to indicate the transition from public (sidewalk) to private (dwelling).
    - Consider setting back portions of the street-level commercial facades from the sidewalk to provide semi-public or private spaces along the streets, or incorporating undulating and playful building edges programmed with landscaping, active uses, cafe seating, walls and roof overhangs.

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

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

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

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

CS2-3-d. Character of Open Space

1. Surrounding the Ballard Commons Park: Buildings should create a consistent two-story street wall with ground related entries. Development above the two-story base should be set back and be modulated to increase solar exposure to the street park.

2. Commercial buildings adjacent to parks should create active spaces (such as dining areas or window displays) that support activity and create lively backdrops to parks.

CS2-4 Relationship to the Block

CS2-4-a. Corner Sites

1. Avoid live-work units on corners, or provide large work space display windows that wrap the corner, in order to accommodate truly commercial ground-floor uses.

2. Where building facades span to corners on a sloping street, adjust the ground-floor height to increase the amount of full-height floors along the street. Provide entries to shops near both corners. Alternatively, set back the ground floor and adjust the grade to provide full-height floors.

3. Avoid the use of turrets on corner sites, and use architecture details and massing that are integrated into the overall design concept.

CS2-5 Height, Bulk, and Scale

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

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

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

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building

articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

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

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

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

CS3-B Local History and Culture

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

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

Ballard Supplemental Guidance:

CS3-1 Fitting Old and New

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

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

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

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

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

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

Ballard Supplemental Guidance:

PL1-1 Network of Open Spaces

PL1-1-a. Enhancing Open Space

1. Projects fronting onto Bergen Park should consider how to incorporate site circulation, ground-level open space, and windows to create activity that complements the park. Consider upper-story setbacks to minimize shading of Bergen Park.

2. Projects across 22nd Ave. NW from Ballard Commons, should orient buildings so that entrances and private open spaces create a physical or visual connection with Ballard Commons, and activate 22nd Ave. NW, integrating the park, the street and private development for celebrations and events.

PL1-1-b. Adding to Public Life

1. Large Mixed-use and Multifamily Buildings: When not located on Principal Pedestrian Streets, projects should consider including ground-level open space when designing the building massing.

- Orient open space to take advantage of sunlight.
- Include windows, entries, balconies, and design elements of adjacent building facades that help activate the open space.
- When possible, connect interior building common areas to the outdoor areas.
- When a project incorporates restaurants or pubs, the design should consider café seating.
- Create gradual transitions from street-level to any raised open areas by using wide steps and integrating landscaping and other elements.
- Incorporate places to sit that are integrated into active uses and can be easily managed by those uses.
- Include green stormwater infrastructure where feasible.

2. In the Civic Core: The landscaping and sidewalk environment should create a rich public realm and active public open space that extends from the Ballard Commons.

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

PL1-2 Walkways and Connections

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

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

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

PL1-3 Outdoor Uses and Activities

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

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

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

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

PL3-C Retail Edges

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

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

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

Ballard Supplemental Guidance:

PL3-1 Entries

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

PL3-1-b. Retail Entries:

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

PL3-2 Residential Edges

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

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

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

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

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

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

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

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

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

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

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

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

PL4-A Entry Locations and Relationships

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

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

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead For Transit

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

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

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

Ballard Supplemental Guidance:

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

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

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

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

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

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

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

DC1-B Vehicular Access and Circulation

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

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

DC1-C Parking and Service Uses

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

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

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

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

Ballard Supplemental Guidance:

DC1-1 Vehicular Access and Circulation

DC1-1-a. Access Location and Design

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

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

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

DC2-A Massing

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

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

DC2-B Architectural and 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.

BOARD RECOMMENDATIONS

The recommendations summarized above were based on the design review packet dated May 8, 2023, and the materials shown and verbally described by the applicant at the May 8, 2023, Design Recommendation meeting. After considering the site and context, hearing public comment,

reconsidering the previously identified design priorities and reviewing the materials, the four Northwest Design Review Board members recommended APPROVAL of the subject design and departures with the following condition.

1. Work with staff to improve legibility of the residential entry through refinement of the ensemble of elements marking the entry and the increased use of elements providing texture and scale within the entry area (Ballard PL1-1-a. Enhancing Open Space, PL2-D-1. Design as Wayfinding, Ballard PL3-2 Residential Edges, PL3-A Entries).

ANALYSIS & DECISION – DESIGN REVIEW

DIRECTOR'S ANALYSIS

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

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

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

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

At the conclusion of the Recommendation meeting held on May 8, 2023, the Board recommended approval of the project with the recommendations described in the summary of the Recommendation meeting above.

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

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

Following the Recommendation meeting, SDCI staff worked with the applicant to update the submitted plans to include the recommendations of the Design Review Board. The applicant's response to the recommended design review condition is as follows:

1. The applicant responded to this condition through design changes that improve the legibility of the primary residential entry along 22nd Avenue NW. Design changes to the residential entry include:
    a. The addition of glazing surrounding the entry to replace opaque panels shown in previous design iterations. The additional glazing is shown on sheet A.3109 of the MUP plan set submitted on October 13, 2023.

b. The addition of a landscape planter with an ornamental tree on the north side of the entry, as shown on sheet L.1501 of the MUP plan set submitted on October 13, 2023.
c. The applicant's correction response submitted on October 13, 2023, discusses the intent to increase the prominence of the residential entry canopy to improve entry legibility. This correction response states the applicant's intent to address the details of the canopy design through the construction plan review. A condition has been added to this decision to reflect this intent.

These design responses shown in the MUP plan set and conditioned below satisfy the recommended condition from the Northwest Design Review Board.

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

The Director of SDCI has reviewed the decision and recommendations of the Design Review Board made by the 4 members present at the decision meeting and finds that they are consistent with the City of Seattle design review guidelines. The Director accepts the Design Review Board's recommendation and one recommended condition. One condition shall be required.

DIRECTOR'S DECISION

The Director accepts the Design Review Board's recommendations and CONDITIONALLY APPROVES the proposed design and the requested departure(s) with the conditions at the end of this decision.

CONDITIONS – DESIGN REVIEW

Prior to Issuance of a Construction Permit

1. Sufficient architectural details shall be included in the construction plan set to demonstrate a residential entry canopy design along 22nd Avenue NW that employs canopy characteristics such as depth, articulation, lighting, and materials to improve upon the canopy design shown in the Recommendation packet in augmenting the residential entry's legibility.

For the Life of the Project

2. 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.

Greg Johnson, Senior Land Use Planner
Seattle Department of Construction and Inspections

Date: December 7, 2023

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