



EARLY DESIGN GUIDANCE OF THE NORTHWEST DESIGN REVIEW BOARD

Project Number: 3012980

Address: 2014 NW 57th Street

Applicant: Chris Libby, GGLO for LIHI

Date of Meeting: Monday, February 27, 2012

Board Members Present: Jean Morgan (Chair)
Jerry Coburn
Joe Giampietro
David Neiman
Guy Peckham
Bo Zhang

Board Members Absent: Mike Delilla
Ted Panton, Recused

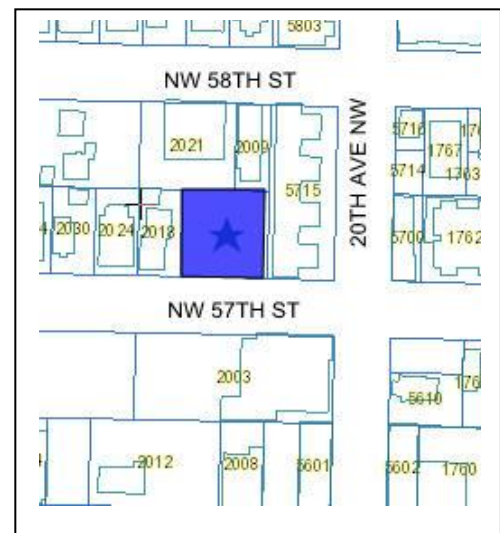
DPD Staff Present: Lisa Rutzick

SITE & VICINITY

Site Zone: MR/RC
Ballard Municipal Center Guidelines

Nearby Zones: (North) MR/RC
(South) NC3-65
(East) MR/RC
(West) NC3-65

Lot Area: 10,000 SF



Current Development: Vacant. The site has 100 feet of frontage on NW 57th St. and currently has 4-6 feet of fill placed over the site which will be removed.

Access: NW 57th Street (no alley access)

Surrounding Development: Multifamily development to the east, west and north. Across the street to the south, are surface parking lots, the Ballard Library and a one story funeral home, as well as several one-story commercial structures.

ECAs: None

Neighborhood Character: The site is accessible by bus, bicycle, and vehicles and is within walking distance to the retail and commercial hub of downtown Ballard, including the Ballard Library, grocery stores, drug stores and many restaurant and coffee shops.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a mixed use building with approximately 51 residential units (low-income, elderly) located above 2,000 sq. ft. of ground level community center use(hygiene center referred to as the Urban Rest Stop). No parking is proposed.

EARLY DESIGN GUIDANCE MEETING: February 27, 2012

The EDG packet includes materials presented at the EDG meeting, and is available online by entering the project number at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp
or contacting the Public Resource Center at DPD:

Address: Public Resource Center
700 Fifth Ave., Suite 2000
Seattle, WA 98124

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

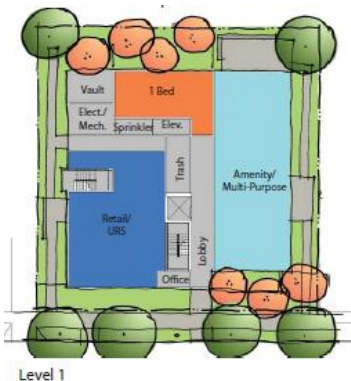
The first scheme (Option A)

showed the allowable building envelope: below 42' the side yards are an average 7' wide; above 42' the side yards are an average of 10' wide. The maximum amount of 2' projecting bays located on no more than 30% of the façade are utilized to modulate the mass of the building on all façades. The building entry is defined by a shallow solid canopy near the center of the street façade. The secondary building entry for the urban rest stop also has a canopy cover, with the entry door along the west façade. Roof parapets are maintained at an even height.



Concept A

The second scheme (Option B) showed a 10' average side setback for the full height of the building and includes strategically placed two foot projecting bays at specific living room areas and the bays modulate the mass of the building. The building entry is defined by a shallow solid canopy at the center of street front façade and a secondary building entry with a canopy for the urban rest stop along the west façade. The East half of the street façade has been recessed to create a covered 'front porch' that adds tenant outdoor open space next to the sidewalk.



Concept B

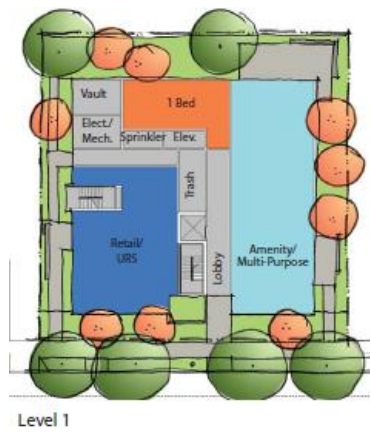
The third and preferred scheme (Option C) showed a 10' average side setback for the full height of the building and includes strategically placed 2' projecting bays that are grouped to create a variety of bay element proportions and to modulate the building in proportion to the full building façade. The building entry is defined by a 6' deep full height building recess and a solid canopy. This recessed modulation effectively divides the front façade into two unequal smaller façade masses. The secondary building entry for the urban rest stop also has canopy cover, and

the entry door is along the west façade.

Building sections between projecting bays have a

lower parapet level to further reinforce

the distinctly separate building masses. A design departure is required to conjoin the bays beyond a 10' maximum width.



Concept C - Preferred Scheme

PUBLIC COMMENT

Approximately 15 members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised:

- Concerned with the lack of parking proposed. Would like to see parking included in the project.
- Suggested considering the street as a greenway for people, a corridor friendly to bikes, feet and strollers.
- Concerned with security and loitering.
- Suggested Good Neighbor Plan be developed.
- Supported separate entrances for the Urban Rest Stop.
- Opposed proposed hygiene center.
- Concerned about garbage collection and access at the site.
- Suggested avoiding a design with recessed areas that might encourage loitering.
- Support project design and intent.
- Suggested inclusion of storage space for the belongings of hygiene center visitors while using the facilities.
- Noted that the north elevation is visible to neighbors to the north and would like to see a dense landscape plan and fencing that buffers and provides privacy between buildings.
- Concerned about the loss of sunlight from the new building to the units to the north.
- Suggested a solid fence to protect privacy on all three sides of the site.
- Would like to see more height, bulk and scale transition to the existing scale of the surrounding buildings.

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. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

EARLY DESIGN GUIDANCE:

BULK & SCALE: The Board agreed that the perceived massing should be further broken down. The Board provided the following guidance:

1. Reduce the front setback to hold the street edge to develop a more urban condition. The area gained by encroaching into the front yard should be reflected with greater upper level setbacks. Suggested stepping back the after the first or second stories to reduce the scale and better relate to the pedestrian environment. Request departure if necessary. (A-2, B-1, C-3)
2. Suggested flipping the floor plan to soften impacts to the north and east. (B-1)

SITE PROGRAMMING: The Board noted the challenge of incorporating a variety of programming within a relatively small site; sensitivity towards neighbors and locating compatible functions together and away from less compatible ones is encouraged. The Board provided the following guidance:

3. The design of the Urban Rest Stop should include space for queuing/waiting to occur internally with an interior waiting room, so customers are able to avoid congregating in front of the building. (A-5)
4. The service elements (trash, recycling) should be separate from the entry spaces. (D-6)
5. It is critical that functions which are not compatible be physically separated. (D-1)
6. In order to discourage outdoor storage of belongings, the design of the Urban Rest Stop should include secured space for the storage of belongings by customers while receiving services. (D-1)

RELATIONSHIP TO CONTEXT: The streetscape should be designed to enhance the pedestrian experience. The Board provided the following guidance:

7. Shift more trees and vegetation to the SE corner in the side yard to create better screening and privacy buffers between buildings. (A-5, E-2)
8. Provide an exterior lighting plan that provides safety and aesthetic enhancements. (A-3, D-7)
9. Fenestration should be designed to avoid direct views into neighboring units. The next meeting should include a study of the window locations of adjacent buildings and demonstrate how this has informed the proposed design. (A-5)
10. All entries should be inviting, gracious, safe and respectful. (A-2, D-1)

11. The street trees should be continued and enhanced with an enhanced planting strip. (E-1)

ARCHITECTURAL DESIGN: The Board looks forward to further development of the early design concepts. The Board provided the following guidance:

12. The Board was pleased with the early direction of the architectural concept. (C-2)
13. The Board looks forward to reviewing detailed color and material board. (C-4)
14. Include an overhead canopy at the front entry. (C-3, D-1)

OTHER: The Board provided the following guidance:

15. The next meeting should include detailed elevations.
16. The Board encouraged departure requests to solve some of the issues raised.

A. Site Planning

A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

Ballard-specific supplemental guidance:

Development Surrounding the Park

- **West, North and East sides of the park:** Buildings are encouraged to create a consistent two-story street wall with ground related entries. Development above the base should be set back and/or modulated to increase solar exposure to the street and other public places.
- **South side of the park:** Cultural and civic uses are planned in this area. However, if mixed use development occurs, a consistent street wall with a two story minimum base is encouraged. Development should be set back above the two story height and/or modulated in a manner that enhances solar exposure to the park.

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

Ballard-specific supplemental guidance:

Development Surrounding the Park

- **West, North and East sides of the park:** Townhouse style design is appropriate at street level adjacent to the park. Residential developments that provide units that directly access the public right-of-way are preferred since they help enliven the street environment. Sidewalk-related spaces should appear safe and welcoming.

- South side of the park: If mixed use development occurs around the park, it is desirable to 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.
- Mixed Use and Residential on East-West Streets: Buildings should maintain a consistent street wall up to a minimum of two story development and provide a setback(s), particularly on the south side of the street, beyond three stories to enhance solar access to the street and avoid a 'canyon'. Deviations from the consistent street wall should be allowed for public usable open spaces. Where appropriate, mid-block pedestrian connections are strongly encouraged. The Design Review Board may consider a departure 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.

A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.

Ballard-specific supplemental guidance:

Development Surrounding the Park

- West side: Access to the front doors of townhouse residences should be provided via a paved and well lit pedestrian connection. The non-residential development west of the park should provide at least two separate retail entrances on 24th Avenue NW. Residential access (both vehicular and pedestrian) is most appropriate on NW 58th Street.
- Streets: The mid block pedestrian connection should foster social contact in a safe environment. New development is highly encouraged to front retail and/or townhouse style units on the mid block connection at street level. To further promote vitality and safety in the pedestrian experience, entries to retail and townhouse units should be placed in an identifiable and engaging manner.

A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

Ballard-specific supplemental guidance:

Development Surrounding the Park

- South side: Setbacks from the property line should be allowed up to ten feet consistent with pedestrian zoning requirements for outdoor activity.
- Mixed Use Development on Avenues: Commercial uses are encouraged to setback in order to provide opportunities for pedestrian activities where appropriate.

A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

B. Height, Bulk and Scale

- B-1 Height, Bulk, and Scale Compatibility.** Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

Ballard-specific supplemental guidance:

Development Surrounding the Park

- **West, North and East sides of the park:** In general, the overall development massing should maximize the solar access to the park through careful massing arrangement of the upper levels, set back above a two-story base containing townhouse style units.
- **South side of the park:** Civic and cultural uses are anticipated to be developed along the south edge of the park. However if mixed use development does occur, it should provide a consistent street wall with a two-story minimum height. Development should be set back above the two story height and/or modulate the facade to enhance solar exposure to the park.
- **Mixed Use Development on North-Side Avenues:** Buildings should maintain a consistent street wall up to a minimum of two stories and provide a setback(s), particularly on the west side of the avenue, beyond three stories to enhance solar access to the street and avoid a 'canyon' effect.
- **Mixed Use and Residential Development on East-West Streets:** Same as above, except with setbacks particularly on the south side of the street beyond three stories to enhance solar access to the street. Buildings should provide façade modulations that break down the scale of larger developments to recall the underlying original 50' parcel widths.

C. Architectural Elements and Materials

- C-2 Architectural Concept and Consistency.** Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

Ballard-specific supplemental guidance:

Institutional Development: The design of institutional buildings should be distinguished from commercial and residential buildings by location on the site, materials and massing. A building with public uses should exhibit a civic presence through careful attention to its relationship with the public realm. A primary

entrance, building form, and architectural elements should be designed and scaled to reflect the public activities contained within.

C-3 **Human Scale.** The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

C-4 **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.

Ballard-specific supplemental guidance:

New development should exhibit craftsmanship through the use of durable, attractive materials. Building materials and interesting details found on older buildings on Market Street and the Ballard Avenue Landmark District should be recalled.

D. Pedestrian Environment

D-1 **Pedestrian Open Spaces and Entrances.** Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Ballard-specific supplemental guidance:

- **Guidelines:** New development is encouraged to contribute to a mid-block, north-south connection system for pedestrians. Active, pedestrian-oriented commercial design and/or ground related town house units are encouraged to extend from the street facing facade and front the pedestrian connection path, thereby contributing visual interest and more opportunity for social contact.
- **Mixed Use Development:** Continuous overhead weather protecting canopies are encouraged on buildings adjacent to the sidewalk. Transparent or translucent canopies along the length of the street provide welcome weather protection, define the pedestrian realm, and reduce the scale of taller buildings.

D-6 **Screening of Dumpsters, Utilities, and Service Areas.** Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

Ballard-specific supplemental guidance:

Service areas, loading docks and refuse should be internal to the development or carefully screened, especially on sites directly adjacent to the park.

- D-7 **Personal Safety and Security.** Project design should consider opportunities for enhancing personal safety and security in the environment under review.
- D-10 **Commercial Lighting.** Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

E. Landscaping

- E-1 **Landscaping to Reinforce Design Continuity with Adjacent Sites.** Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.
- E-2 **Landscaping to Enhance the Building and/or Site.** Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting. At the time of the Early Design Guidance meeting, the following departure was requested:

- 1. Projections into Setbacks (SMC 23.45.518):** The Code requires that the projecting bay not exceed 10 feet in width. The applicant proposes to increase the width of the bay beyond 10 feet. The Board indicated early support for setback encroachments provided that erosion of the building mass occurs at the upper levels.

BOARD DIRECTION

At the conclusion of the EDG meeting, the Board recommended the project should move forwards to MUP Application in response to the guidance provided at this meeting.