



## FINAL RECOMMENDATION OF THE NORTHWEST DESIGN REVIEW BOARD

Project Number: 3012980

Address: 2014 NW 57th Street

Applicant: Chris Libby, GGLO for LIHI

Date of Meeting: Monday, September 24, 2012

Board Members Present: Ellen Cecil  
Jerry Coburn  
Mike DeLilla  
David Neiman

Board Members Absent: Ted Panton (recused)

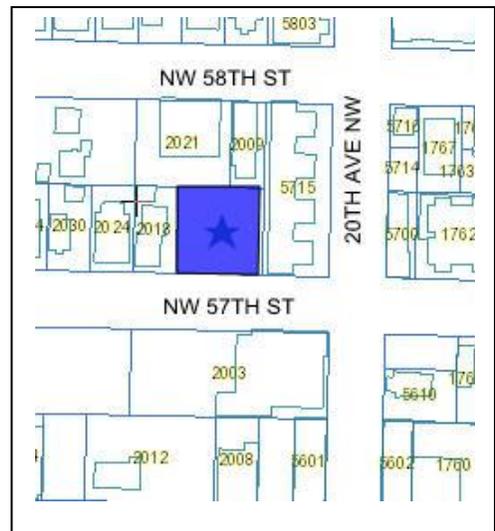
DPD Staff Present: Bruce Rips

### SITE & VICINITY

Site Zone: Midrise/Residential Commercial (MR RC)  
Ballard Municipal Center Guidelines

Nearby Zones: (North) MR/RC  
(South) Neighborhood Commercial (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.

The Recommendation packet includes materials presented at the Recommendation 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](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](mailto:PRC@seattle.gov)**

## DESIGN DEVELOPMENT

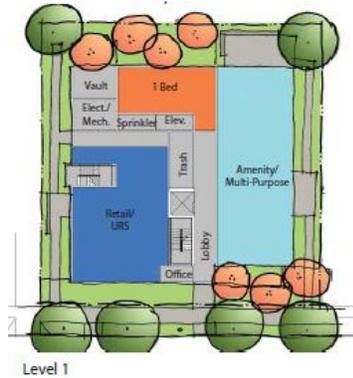
The first scheme (Option A) showed the allowable building envelope: below 42' the side yards are



Concept A

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.

The second scheme (Option B) showed a 10' average side setback for the full height of the building and includes strategically placed two

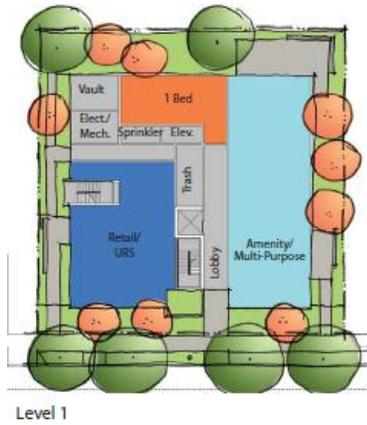


Concept B

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.

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

By the Recommendation meeting, the applicant had refined the massing and provided greater design detail. The applicant brought a portion of the front façade forward to the property line to produce more modulation on the elevation and further separated the entrances to the residential use and the hygiene center.

## PUBLIC COMMENT

Thirteen members of the public affixed their names to the Recommendation meeting sign-in sheet. The public addressed the following issues:

- The Urban Rest Stop is an institutional use and, therefore, should be reviewed as an administrative conditional use. It does not meet the ACU's dispersion requirement as the Ballard Library lies within 600 feet of the subject site.
- The proposed development should provide parking.
- The fence on the west property line should be opaque for the length of the property.
- At the EDG, the Board requested a greater setback on the west. The building would need to step back from the property line.
- The homeless will use the front porch area for sleeping. This area needs to be more secure.
- The applicant has not placed dimensions on any of the drawings in the Recommendation packet. It is difficult to determine the depth of the setbacks.
- The setback on the upper floor is immaterial to the canyon the building help create.
- The MUP plans and the drawings in the Recommendation packet do not appear reconciled. The setbacks appear to have discrepancies.
- How will the rain barrels on the roof work?
- The homeless will sleep under the canopies.
- When does the security gate open in the morning?
- There is insufficient space for queuing. At the Urban Rest Stop on Ninth Ave and Virginia, we counted 39-55 people waiting. People overflow onto the street.
- The applicant needs a better gauge to determine demand. How can you base the exterior queuing area and the interior area on the evidence of one other facility?
- Create a designated smoking area.
- People will congregate by the large window in front and smoke there.
- The overall building design is nice.
- Safety and security is paramount. The perimeter should have ten foot fences.

- The seniors must feel safe. They are a vulnerable population.
- The building blocks more than half the view from the adjacent corner townhouse. The building will block sunlight and make the townhouses darker.

**Written Comments.** One letter received at the Recommendation meeting explained that the Urban Rest Stop is classified as a institutional use and because it does not meet development standards must be reviewed as an Administrative Conditional Use (ACU).

One speaker submitted a photo of the queue at the 9<sup>th</sup> and Virginia Urban Rest Stop.

## 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](#).

### 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 58<sup>th</sup> 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.**

Responding to public comment focused on the homeless sleeping under canopies and other outdoor sheltered places, the Board considered various options to alleviate the problem. The Board recommended among other ideas that high intensity illumination could be installed underneath the canopies along the front of the building. Several other design techniques may deter sleeping in these locations as well. The applicant will need to work with the Land Use Planner to achieve an acceptable solution. The Board did not want the installation of trellises or porous canopies.

The Board noted the paucity of empirical data regarding the number of clients expected to use the hygiene center. Client queuing for the hygiene center along the west side of the building would reduce the number of people waiting on the sidewalk. Adequacy of this area’s capacity was questioned by the Board due to the lack of thorough analysis (applicant verbally provided information on one other hygiene center). The Board observed that the exterior waiting area could potentially expand into the contiguous residents’ terrace area located on the property’s northwest corner.

**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.**

Discussion focused on the windows placement on the east façade. The floor lines of the townhouses do not align with those of the proposed building. The Board did not see an overriding need to change the fenestration pattern or to alter the size or transparency of the windows.

<b>B. Height, Bulk and Scale</b>
----------------------------------

**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.

## 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.

See A-4 and E-1 guidance.

**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.

<b>E. Landscaping</b>
-----------------------

**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.

The Board’s recommended condition stipulates the installation of an opaque fence for the full extent of the entire west property line.

**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.

**Recommendations:** The recommendations summarized below were based on the plans and models submitted at the September 24, 2012 meeting. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plans and other drawings available at the September 24, 2012 public meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended APPROVAL of the subject design and the requested development standard departures from the requirements of the Land Use Code (listed below). The Board recommends the following CONDITIONS for the project. (Authority referred in the letter and number in parenthesis):

- 1) Install high intensity illumination underneath the canopies along the front of the building. Several other design techniques may also deter sleeping in these locations. The applicant must work with the Land Use Planner to achieve an acceptable solution. (A-4)
- 2) Install an opaque fence for the full extent of the entire west property line. (E-1)

## DEVELOPMENT STANDARD DEPARTURES

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

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMENDATION
1. Midrise Setbacks SMC 23.45.518 Table B	Front setback 7' average; 5' minimum.	Front Setback 5.66' average; zero foot minimum.	<ul style="list-style-type: none"> <li>▪ At the EDG meeting, the Board requested a reduction in the setback to hold the street edge to encourage a more urban streetscape. A-2, B-1, C-3</li> </ul>	Recommended Approval
2. Midrise Setbacks SMC 23.45.518 Table B	Rear setback is 15'.	15.64' average; 12.08' minimum setback.	<ul style="list-style-type: none"> <li>▪ Modulates the structure on the north elevation. (B-1)</li> </ul>	Recommended Approval
3. Projection in setbacks. SMC 23.45.518H	Canopies may project into required setbacks a maximum of 4' if they are no closer than 3' to any lot line.	<p>The entrance canopy to the senior residence projects 12" over the property line.</p> <p>The entrance canopy to the Urban Rest Stop projects 2'6" over the property line.</p>	<ul style="list-style-type: none"> <li>▪ At the EDG meeting, the Board encouraged the applicant to add an overhead canopy at the front entry. (C-3, D-1).</li> <li>▪ Canopies add human scale to the streetscape and signifies the separate entrances.</li> </ul>	Recommended Approval.

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMEND- ATION
4. Structure Depth SMC 23.45.528B	The depth of the structure shall not exceed 75% of the depth of the lot.	Overall depth would equal 87'4", a 16.4 % increase.	<ul style="list-style-type: none"> <li>▪ Provides greater modulation at the structure's front and rear. (B-1)</li> <li>▪ Provides separate entrances areas for the two uses.</li> </ul>	Recommended Approval
5. Solid waste storage area. SMC 23.54.040	For dwellings with 9 units or more, the minimum horizontal dimension is 12'	9'7" by 17'8". Total area is greater than minimum required. Adds smaller waste storage areas on each floor.	<ul style="list-style-type: none"> <li>▪ Solid waste storage area is well hidden from street and enclosed within structure. (D-6)</li> </ul>	Recommended Approval

Ripsb/doc/design review/REC.3012980.docx