



EARLY DESIGN GUIDANCE OF THE NORTHWEST DESIGN REVIEW BOARD

Project Number: 3017791

Address: 2003 NW 57th Street

Applicant: Todd Holec, Tiscareno Architects for Mill Creek Residential

Date of Meeting: Monday, August 25, 2014

Board Members Present: Marc Angellilo
Mark Brands (substitute)
Jerry Coburn
Dale Kutzera
David Neiman, Chair

Board Members Absent: Ellen Cecil

DPD Staff Present: Lisa Rutzick for Beth Hartwick

SITE & VICINITY

Site Zone: NC3-65

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

Lot Area: 22,800 sq. ft.

Access: Access is from NW 57th St.
and 20th Ave NW.

Environmentally Critical Areas: None

Current Development: The site is currently occupied by a funeral home and surface parking.



Surrounding Development and Neighborhood Character:

The site is located two blocks north of NW Market Street, within the area designated under the Ballard Municipal Center Master Plan. The Ballard Public Library is located at the west end of the block. Between the site and the library is the recently built 'Greenfire Campus', with two structures. One, facing NW 57th St. is a 5-story apartment building with 18 units and the other, along NW 56th St. is a mixed use commercial/office building. Directly south of the site are a drive-through bank with surface parking, and two one-story commercial structures with surface parking. A 6-story mixed use structure is proposed for the corner of 29th Ave NW and NW 56th St. and will remove one of the structures. Across NW 57th St. a six story low-income senior housing project is under construction, and a six story apartment building is proposed for development. An existing residential structure built in 2008 is located at the corner. Across 20th Ave NW is a single family house converted to an office use, surface parking and a 6-story mixed use building under construction.

To the south is NW Market Street which has a dense concentration of retail and restaurant uses, mostly in one and two-story older structures. Further to the southeast is the Swedish-Ballard medical campus. Historic downtown Ballard is located to the southwest. NW 56th St includes commercial uses, but at a lower density than Market St. and areas to the south. NW 57th St. has a more residential feel though the neighborhood is in transition. The blocks to the north and east are populated with multi-family and single family residential development.

Nearby recreational opportunities include Ballard Commons Park one block to the west. Bus and bus rapid transit stops are located near the site at NW Market St, 15th Ave NW, and 24th Ave NW.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a six story mixed use development with approximately 126-128 residential units and at grade, live/work units and retail. Parking below grade will provide 100 spaces with access off of NW57th St.

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The packet includes materials presented at the meeting, and is available online by entering the project number 3017791 at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

Mailing Public Resource Center

Address: 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

All schemes showed access to below grade parking from NW 57th St., with a curb cut located near the western edge of the site.

Scheme A was the code compliant option. The site plan showed a long narrow courtyard at the south property line. The ground level along the west property line was set back 10' with the middle section of the upper stories projecting out 5'. There was a 6' setback along the street-facing north façade and minimal modulation with projections, except for the upper story. The 20th Ave NW elevation abutted the property line with the residential entry and either live/work or retail at the ground level. The ground story along NW 57th St. showed live/work units and solid waste storage next to the parking entry.

Scheme B showed a shorter but deeper courtyard at the south property line. The ground level along the west property line was set back 10' with the north section of the upper stories projecting overhead. There was a 7' setback at the middle section of the street-facing north elevation. The ground story along NW 57th St. had the residential entry, live/work units, and possible retail at the corner. Along 20th Ave NW there was a 13.5' setback except for the first and second stories at the corner. The ground level will be either live/work or retail. Departures would be needed from access requirements to solid waste storage and site triangle requirements at the parking entry/exit.

Scheme C showed a 'C' shaped structure with a deeper courtyard at the south property line. The ground level along the west property line was set back 5 to 10' with the upper stories projecting overhead. The ground level along NW 57th St. had modulation at the entries to the proposed live/work units. The upper levels had some large modulated setbacks from the street lot line. The corner residential entry was slightly skewed. Along 20th Ave NW there was a setback at grade for the live/work or retail space entries, and the upper stories were setback 13.5'. Departures would be needed from the percentage of residential use permitted at grade, along NW 20th Ave NW, access requirements to solid waste storage and site triangle requirements at the parking entry/exit.

An alternate Scheme C showed a 10' setback along the west property line at grade with live/work units that would have their entries off the pedestrian access.

PUBLIC COMMENT

Several members of the public attended the Early Design Guidance Meeting. The following comments were offered:

- Concerned that new development will shade the neighbors across the street to the north. Would like to see some modulation to allow greater light to those neighbors.
- Preferred residential uses at ground level in the proposed building.
- Would like the auditory signals at the garage entrance to be adjusted to be sensitive to the neighboring properties.
- Would like to see greater architectural interest in the design.

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.

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1. **Massing.** The Board agreed that the preferred Option C is the strongest massing concept and should be further developed. (CS2-D)
2. **Location of Courtyard:** The Board discussed at length how the courtyard configuration might be situated to help minimize massing impacts, as well as light and shadow impacts.
 - a. The Board would like to see a setback along NW 57th Street to allow greater light and air to the neighbors directly across the street to the north, as well as visual interest and relief from the massing. The Board requested that solar studies be completed that inform the design strategy that addresses these two concerns. Possible strategies might include setting back the upper floors, modulation, or notching out a portion of the building to accommodate an upper level courtyard. (CS1.B2, CS2.D, DC2.A2, DC2.D1, DC2.D2)
 - b. The Board stressed that maintaining the street wall at the lower levels along NW 57th Street would be appropriate and that the upper two to three levels should be set back to achieve improved light access. (CS2.II.iii)
3. **Live-Work Units.**
 - a. The Board was very supportive of the alternate Scheme C concept, which wraps the live-work units at the ground level around the building to the west side facing the Greenfire Campus and takes advantage of the views and continuation of open spaces. (CS1.D1, PL1.A.1.)
 - b. The Board noted that the live-work units along NW 57th Street appeared overly flat and lacked expression either vertically or horizontally that would provide visual relief and help activate a challenging use at ground level. The Board encouraged exploration of setbacks, architectural detailing and landscaping that create layered buffer area for these units. (CS2.B2, PL2.B1, PL3.A, PL3.B)
 - c. The Board noted that the west elevation on the Harvard Avenue side of the Joule development on Capitol Hill provides a good example of ground level units that are pedestrian scaled with landscaping, vertical transitions, setbacks and a strong sense of entry at each unit. (PL1.A.1.)
4. **Corner Expression.**
 - a. The Board supported the configuration that located the lobby at the corner. (PL3.A)
 - b. The Board agreed that the generous separation at ground level and the two-story expression along 20th Avenue NW shown in the alternate Scheme C was the strongest and should be further developed. (CS2-III-iii)

5. **Design Concept and Materiality.** The Board noted the iconic buildings of the Greenfire Campus and the Ballard Library, both along NW 57th Street, and specified that the proposed design does not need to replicate those designs, but should strive towards a simplicity and honesty in the proposed material palette. The materiality and forms of these more iconic developments should inform the design of the subject site. (CS3.A.2, DC4A, DC41)
6. **Service Area.** The Board recommended that the trash and staging area be accommodated within the building at ground level. Such provision would eliminate the need for the departure request from slope. (DC1.C4.)
7. **Landscaping.** The Board would like to see the existing street trees preserved. (CS1.D.1)
8. **Next Meeting.** The Board looks forward to reviewing an exterior lighting and signage concept plan. (PL2, B2, PL2.D, DC.4B, DC.4C)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. 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-B Sunlight and Natural Ventilation

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-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.

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-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-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-II Streetscape Compatibility

CS2-II-iii. Mixed Use and Residential on E/W 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. 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 is clearly public in nature and engaging to pedestrians.

CS2-III Height, Bulk and Scale Compatibility

CS2-III-iii. Mixed Use Development on North-South 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.

CS2-III-iv. 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.

- a. The Board may consider exceptions of up to 10 ft. from the recommended consistent street wall for public usable open space. Design should provide facade modulation that breaks down the scale of larger development to recall the underlying original 50 ft. parcel width.

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.

Ballard Supplemental Guidance:

CS3-I Architectural Concept and Consistency

CS3-I-i. Signage: Incorporate signage that is consistent with the existing or intended character of the building and neighborhood

CS3-I-ii. Canopies: Solid canopies or fabric awnings over the sidewalk are preferred.

CS3-I-iii. Illuminated Signs: Avoid using vinyl awnings that also serve as big, illuminated signs.

CS3-I-iv. Materials: Use materials and design that are compatible with the structures in the vicinity if those represent the neighborhood character.

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-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.

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.

Ballard Supplemental Guidance:

PL2-II Human Activity

PL2-II-ii. Mixed Use Development on Avenues: Commercial uses are encouraged to set back in order to provide opportunities for pedestrian activities where appropriate.

PL2-III Pedestrian Open Spaces and Entrances

PL2-III-i. Pedestrian Design: New development is encouraged to contribute to a midblock, north-south connection system for pedestrians. Active, pedestrian-oriented commercial design and/or ground related townhouse 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.

PL2-III-ii. Open Commercial Facades: Encourage pedestrians to look into the building interior; configure retail space to attract tenants with activity that will spill out onto the sidewalk; street front open space that features artwork, street furniture, and landscaping; and multiple building entries.

PL2-III-iii. Pedestrian Connection: A reduction in a development's open space or lot coverage requirement may be granted, as set forth at SMC 23.41.012, in return for landscape and hardscape treatment that provides and/or enhances the pedestrian connection.

PL2-IV Mixed Use Development

PL2-IV-i. Canopies: 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.

PL2-IV-ii. Overhead Weather Protection: design consideration should be given to
a. the overall architectural concept of the building;

- b. uses occurring in the building (entries, commercial space) or adjacent environment (bus stops)
- c. continuity with weather protection provided on nearby buildings;
- d. the scale of the space defined by the height and depth of the weather protection
- e. when opaque material is used, the illumination of the underside.

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-II Single Use Residential

PL3-II-i. Direct Unit Entrances: Townhouse or other residential developments that have direct unit entrances on the sidewalk are encouraged. New development should mark the property line with a landscaped fence or low hedge planting to enhance the continuity of the street.

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

PL4-B Planning Ahead for Bicyclists

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.

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-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-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-I Parking and Vehicle Access

DC1-I-i. Vehicle Entrances: In Neighborhood Commercial (NC) zones, vehicular entrances are discouraged on the avenues. When absolutely necessary, they should be limited to right turn ingress and egress only.

DC1-I-ii. Appropriate Vehicle Access: Vehicular access to sites is most appropriate along NW 56th, 57th, and 58th Streets. Commercial vehicular access is most appropriate on NW 56th and/or NW 57th Streets.

DC1-I-iv. Curbcuts: Where curbcuts are provided, the number and width should be minimized.

DC1-IV Screening of Dumpsters, Utilities and Service Areas

DC1-IV-i. Screening: Service areas, loading docks and refuse should be internal to the development or carefully screened, especially on sites directly adjacent to the park.

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 Façade Composition

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

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.

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.

Ballard Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Quality Materials: 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 considered.

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 Initial Early Design Guidance the following three departures were requested:

The Board stressed that all departure requests should be graphically illustrated at the next meeting.

- 1. Residential Uses at Street Level (SMC 23.47A.005.C.1.g):** The Code requires a maximum of 20% of the street -level street-facing facades be residential uses. For 20th Ave NW where this requirement applies, the applicant proposes 48% of the street-level uses be residential uses.

The Board indicated early support for the departure request provided the guidance provided at EDG is successfully addressed.

2. **Parking Standards - Sight Triangle (SMC 23.54.030.G):** The Code requires that for two way driveways or easements 22 feet wide or more, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway with the sidewalk. The applicant proposes to provide mirrors or other safety measures instead of a sight triangle.

The Board indicated early support for the departure request provided that an auditory and visual warning system is designed to respect the neighboring properties.

3. **Access to Solid Waste Storage (SMC 23.54.040.F.1.c):** The Code requires that access ramps to the storage space shall not exceed a grade of 6 %. The applicant proposes that the solid waste be stored below grade and be accessed via the parking driveway which is proposed to have a slope of 15%.

The Board indicated a lack of support for the proposed departure and instead recommended that the designated garbage area be located internally, at grade and not within the below grade garage.

BOARD DIRECTION

At the conclusion of the Early Design Guidance meeting, the Board recommended moving forward to MUP application.