Seattle Department of Construction & Inspections

DESIGN REVIEW

RECOMMENDATION OF THE NORTHWEST DESIGN REVIEW BOARD

Record Number:	3036107-LU
Address:	907 NW Market Street
Applicant:	Jay Janette, Skidmore Janette Architecture
Date of Meeting:	Monday, February 07, 2022
Board Members Present:	Lauren Rock, Chair Phoebe Bogert Garrett Nelli Brian Johnson Penn DiJulio
SDCI Staff Present:	Greg Johnson, Senior Land Use Planner

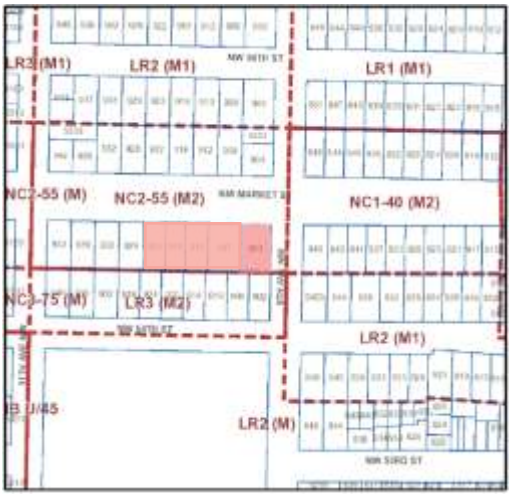
SITE & VICINITY

Site Zone: Neighborhood Commercial 2-55 (M2) [NC2-55 (M2)]

Nearby Zones: (North) NC2-55 (M2)
(South) Lowrise 3 (M2) [LR3 M2)]
(East) Neighborhood Commercial 1-40 (M2) [NC1-40 (M2)]
(West) NC2-55 (M2)

Lot Area: 26,504 sq. ft.

Overlays: Ballard Hub Urban Village
Frequent Transit Service Area



Current Development:

The subject site is comprised of five existing tax parcels currently developed with five single-family residences. The site slopes downward approximately eight feet from northeast to southwest.

Surrounding Development and Neighborhood Character:

The subject site is located at the southwest corner of 9th Ave NW and NW Market St in the Ballard Hub Urban Village. Residences are adjacent on all sides. The block face containing the site and surrounding block faces to the north, east, and west were zoned for single-family residential development prior to a city-wide rezone in April 2019 of land within urban villages. Due to this rezone, much of the surrounding area is now zoned for multi-family development with limited commercial uses primarily along NW Market St. Development one block to the west is commercial and multi-family residential in character due to its zoning that existed prior to the April 2019 citywide rezone. New development, primarily multi-family residential, is proposed on surrounding lots, including adjacent lots to the east, south, and west of the site. Mature street trees and patchwork landscaping soften the transition between the residential and commercial areas at the streetscape level.

Beyond the immediate vicinity, the site is three blocks to the east of the primary mixed-use intersection of NW Market St. and 15th Avenue NW. New development around that intersection generally has heights of 4-6 stories with relatively large massing bays and defined podiums. Development assumes a smaller residential scale with more secondary architectural features closer to the project site. An industrial area occupies the blocks to the southwest.

Access:

Vehicular access is proposed from 9th Ave NW. Pedestrian access is proposed from NW Market St.

Environmentally Critical Areas:

No mapped environmentally critical areas are located on the subject site.

PROJECT DESCRIPTION

Land Use Application to allow a 5-story, 228-unit apartment building. No parking proposed. Existing buildings to be demolished. Early Design Guidance Review conducted under 3036687-EG.

The design packet includes information presented at the meeting, and is available online by entering the record number at this website:
http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx

Any recording of the Board meeting is available in the project file. This meeting report summarizes the meeting and is not a meeting transcript.

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

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE October 19, 2020

PUBLIC COMMENT
No public comments were offered at the public meeting.

SDCI staff received the following design related comment prior to the meeting:

- Concerned about the relatively tall height of the proposed building.

SDCI received non-design related comments concerning parking.

The Seattle Department of Transportation offered the following comments:

- **Frontages.** Because the project site is in an Urban Village, standards require a 6" curb, minimum 5.5' planting strip with street trees, and minimum 6' sidewalk on both street frontages. SDOT encourages wider sidewalks on NW Market St. SDOT encourages the project to send landscape plans to SDOT Urban Forestry.
- **Curb ramps.** ADA-compliant curb ramps are required at the northeast project corner, one crossing NW Market St and one crossing 9th Ave NW. Across from any new project curb ramps, receiving/companion ramps must exist and meet companion ramp standards or be replaced to current standards. Depending on construction within corner areas, additional ADA improvements may be required per the Right of Way Opening and Restoration Rules (ROWORR) A receiving ramp is also required on the north side of NW Market St.
- **Solid Waste.** SDOT encourages the project to work with SPU solid waste to obtain approval for storage, staging, and collection. SDOT agrees that 9th Ave NW is the appropriate location for this function. If the property is seeking to use a waste access ramp on 9th Ave NW, SDOT must specifically approve this feature per 23.54.040.J.

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 3036687-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. **Massing Options and Design Concept:**
    a. The Board preferred Option A due to its conceptual strengths, including modulation of the NW Market St. façade, a two-story podium expression that relates to pedestrian scale, and the intent for courtyards along the south side of the building to address the transition in zoning and existing building sizes to the south. (CS3-A-4. Evolving Neighborhoods, DC2-D-1. Human Scale)
    b. The Board considered Options B and C to be too massive with insufficient massing articulation. (CS3-A-4. Evolving Neighborhoods, DC2-A-2. Reducing Perceived Mass, DC2-B-1. Façade Composition)
    c. The Board identified the existing street trees along the NW Market St. frontage as important site characteristics and emphasized the need to relate the modulation of the NW Market St. façade to the tree locations and the varying canopy depths their along the street frontage. (CS1-D-1. On-Site Features, CS2-D-2. Existing Site Features, DC4-D. Trees, Landscape, and Hardscape Materials)
    d. The Board emphasized that the next packet should include more context in the packet images of the proposed development, including existing and proposed development, to show the relationship of the proposal to context (CS2-A-2. Architectural Presence, CS2-D-1. Existing Development and Zoning).
    e. The Board expressed preference for a two-story podium due to its ability to physically reference the design of the proposed building to the west and to provide a pedestrian scale façade design along the street frontages (CS2-D-1. Existing Development and Zoning, CS3-A-4. Evolving Neighborhoods, PL3-B-2. Ground-level Residential, DC2-D-1. Human Scale).

2. **Streetscape Activation**:
    a. The Board expressed concern about the scale of the podium design in the northeast corner of the site, stating that conceptual structural expression is more similar to a commercial design and is not compatible to the smaller-scale residential context surrounding the site. The Board emphasized that the corner podium design should be altered to reduce the scale of the podium expression. (CS2-C-1. Corner Sites, DC2-D-1. Human Scale, DC4-A-1. Exterior Finish Materials).
    b. The Board requested the examination of a massing design similar to Option A, but with a residential lobby near the middle of the NW Market St. façade and residential units at the corner of NW Market St. and 9th Avenue NW, stating that a center lobby location could have several benefits, including:

I. The prioritization of NW Market St. as the primary pedestrian street through the placement of a pedestrian destination in the middle of the site frontage (CS2-B-2. Connection to the Street, PL3-A-2. Ensemble of Elements, PL3-B-4. Interaction).

II. The ability to reduce the building scale at the northeast corner of the building through the placement and expression of residential units (DC2-A-2. Reducing Perceived Mass, DC2-D-1. Human Scale).

III. The ability to strengthen the transition in residential scale along 9th Ave. NW through the expression of residential units along the 9th Ave. NW frontage. (CS2-D-1. Existing Development and Zoning, PL2-B. Safety and Security, PL3-B-2. Ground-level Residential).

IV. The ability to coordinate the lobby location to coincide with street trees to create outdoor pedestrian space (CS2-A-1. Sense of Place, CS2-B-2. Connection to the Street, DC3-B-2. Matching Uses to Conditions, DC3-C-1. Reinforce Existing Open Space, DC4-D-2. Hardscape Materials, DC4-D-4. Place Making).

c. Related to the relocation of the lobby, the Board requested information at the next meeting regarding the impact of lobby relocation on the relationship to grade of residential units along street frontages, expressing concern that relationships of units to the frontage will be negatively affected (CS2-B-1. Site Characteristics, PL2-B. Safety and Security, PL3-B-2. Ground-level Residential, DC2-D-1. Human Scale).

d. The Board emphasized the need for pedestrian spaces along the NW Market St. frontage that utilize spaces created by the interaction of building modulation and street trees, and encouraged the applicant to align these spaces with activated building locations like the residential lobby and other ingress/egress locations along the street frontage (DC3-B-2. Matching Uses to Conditions, DC3-C-1. Reinforce Existing Open Space, DC4-D-2. Hardscape Materials, DC4-D-4. Place Making).

3. Zone Transition

a. The Board supported the concept of courtyards on the south side of the building as a strategy to reduce the building mass facing the smaller scale of the existing dwellings to the south, and to provide air and light to residential units. (CS2-D-1. Existing Development and Zoning, CS2-D-3. Zone Transitions, DC2-D-1. Human Scale).

b. The Board expressed livability-related concerns that the dimensions of the courtyards shown in packet would not allow sufficient light for all units and would result in potentially awkward relationships for the windows of units across the courtyard from each other (CS3-A-4. Evolving Neighborhoods, DC1-A-4. Views and Connections, DC2-D-1. Human Scale, DC3-A-1. Interior/Exterior Fit)

c. The Board encouraged the applicant to use the north façade design, with its wide modulating elements, to serve as an organizing element for the design of the south courtyards. The Board also gave guidance to organize the north façade modulation around the tree placement and canopy to create pedestrian spaces should follow-through to the south side of the building to improve the dimensions of the courtyards. (DC2-A-2. Reducing Perceived Mass, DC2-D-1. Human Scale, DC4-D. Trees, Landscape, and Hardscape Materials).

4. **Materiality**:
    a. The Board stated that the proposed material palette should be simplified and that the placement of materials should follow the building massing elements. The Board identified the concept image on page 35 of the packet labeled "DEFINE" as a strong concept image that the applicant should follow to both simplify the building materials and to show consistent materials among the projecting and recessing massing elements. (CS3-A-4. Evolving Neighborhoods, DC2-B-1. Façade Composition, DC4-A-1. Exterior Finish Materials).
    b. With the guidance above, the Board emphasized the need for a reduction in the expression of the podium and upper-levels of the northeast corner expression. Board members encouraged the use of materials and modulation similar to what was shown on the west side of the NW Market St. façade design. (CS2-C-1. Corner Sites, PL3-B-2. Ground-level Residential, DC4-A-1. Exterior Finish Materials)
    c. The Board encouraged the applicant to incorporate secondary architectural features such as balconies and stoops to add pedestrian-activity at street-level and to provide human-scaled elements to link the project design to surrounding residential context. (CS2-D-1. Existing Development and Zoning, CS3-A-4. Evolving Neighborhoods, PL2-B. Safety and Security, PL3-B-2. Ground-level Residential, DC2-A-2. Reducing Perceived Mass).

SECOND EARLY DESIGN GUIDANCE February 8, 2021

PUBLIC COMMENT
No design-related public comments were received prior to the meeting or offered at the public meeting.

SDCI received non-design related comments concerning parking.

The Seattle Department of Transportation offered the following updated EDG comment:

- **Solid Waste.** SDOT clarified that while a solid waste access ramp may be appropriate in the location of the current driveway along 9th Avenue NW, the existing driveway cannot be repurposed for solid waste access.

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 3036687-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. **Massing Options and Design Concept:**
    a. The Board generally supported the changes to north façade of Option A shown within the EDG 2 packet. The supported changes include the legible rhythm of projecting and recessed elements, the coordination of secondary elements like entrances and balconies within the façade design, and the alignment of façade setbacks with the locations of street trees along NW Market Street (CS1-D-1. On-Site Features, CS3-A-4. Evolving Neighborhoods, CS2-B-2. Connection to the Street, DC2-A-2. Reducing Perceived Mass, DC2-D-1. Human Scale, DC3-C-1. Reinforce Existing Open Space).
    b. The Board supported the reduction of the podium scale in Option A which reflects the residential character of the surrounding area (CS2-A-2. Architectural Presence, CS2-C-1. Corner Sites, DC2-D-1. Human Scale).

2. **Streetscape Activation**:
    a. The Board acknowledged the additional study in the EDG 2 packet of potential residential entry locations and supported the conceptual placement of the primary building entrance at the street corner due to its incorporation into the massing expression and the improved relationship of the ground level with adjacent grade along NW Market St. (CS2-B-1. Site Characteristics, PL2-B. Safety and Security, PL3-B-2. Ground-level Residential, DC2-D-1. Human Scale).
    b. The Board emphasized the need for active residential patios along the NW Market St. frontage to enhance the street frontage and encouraged the applicant to design the patios to enhance street activation. The Board also specifically identified the need for additional balcony depth (CS2-B-2. Connection to the Street, PL3-A-2. Ensemble of Elements, PL3-B-4. Interaction).
    c. The Board encouraged additional emphasis of the secondary entry along the west side of the NW Market Street frontage, stating that this entrance could become well-used due to its proximity to the future transit hub as well as the existing transit and retail destinations to the west of the site (CS2-B-2. Connection to the Street, PL3-A-2. Ensemble of Elements, PL3-B-4. Interaction, PL4-C-1. Influence on Project Design).

3. **Zone Transition**
    a. The Board supported the width and depth of the courtyards for the purposes of creating an appropriately scaled zone transition. However, the Board reiterated its livability concerns from the first EDG, related to the effect of courtyard widths and privacy and access to light for the residential units along the courtyards. The Board

requested the following information at the Recommendation phase to address these concerns:

i. Detailed information related to unit proximity and window patterns within the courtyards showing that privacy will be maintained among units. (DC1-A-4. Views and Connections, DC2-D-1. Human Scale, DC3-A-1. Interior/Exterior Fit)

ii. Additional study showing the availability of light to residential units, especially for those units located within the deepest parts of the courtyards (CS3-A-4. Evolving Neighborhoods, DC1-A-4. Views and Connections, DC2-D-1. Human Scale, DC3-A-1. Interior/Exterior Fit, DC4-D-1. Choice of Plant Materials).

b. While supporting the proposed intent for large tree plantings within the courtyards, the Board expressed concern that insufficient light into the courtyards would inhibit their growth. The Board requested additional information at the Recommendation phase showing how trees can thrive within the courtyard spaces (DC4-D. Trees, Landscape, and Hardscape Materials).

c. The Board supported the alignment of the westernmost courtyard with the secondary lobby along the NW Market Street frontage as a method to visually connect it to the interior spaces and the NW Market Street frontage (CS2-D-1. Existing Development and Zoning, CS2-D-3. Zone Transitions, DC1-A-4. Views and Connections, DC2-A-2. Reducing Perceived Mass, DC2-D-1. Human Scale).

4. Materiality:

a. The Board supported the simplification of the proposed material palette in the EDG 2 packet to follow the massing pattern of the street-facing façades with dark masonry at lower floors and lighter materials along the upper floors (CS3-A-4. Evolving Neighborhoods, DC2-B-1. Façade Composition, DC4-A-1. Exterior Finish Materials).

b. The Board questioned the continuation of the brick podium material along the south façade, stating that it could be an imposing material adjacent to smaller-scale residential buildings. The Board requested additional information at the Recommendation phase to show how the south façade materials relate well to the smaller-scale dwellings to the south, while allowing for a well-designed transition from the street-facing facades (PL3-B-2. Ground-level Residential, DC4-A-1. Exterior Finish Materials, DC2-D-1. Human Scale).

c. The Board supported the use of wood materials at ground-level for its texture, and steel secondary elements within the brick base material for durability and detailing. The Board emphasized the need for well-designed secondary features, such as building entries, balcony railings and the top of the brick façades, and specifically requested character sketches of the street-facing entries at Recommendation phase to show how these elements will be articulated within the facades (PL3-B-2. Ground-level Residential, DC2-A-2. Reducing Perceived Mass, DC2-C-1. Visual Depth and Interest, DC2-D-1. Human Scale, DC4-A-1. Exterior Finish Materials).

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Supported the preservation of all street trees along NW Market Street.

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

- Preferred the proposed 5-story height to a taller building.
- Encouraged adding a ground floor retail element.
- Supported the proposed development.

SDCI received non-design related comments concerning parking, traffic, housing affordability, and environmental regulations.

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 3036107-LU: 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 recommendations.

1. **Building Frontage:**
    a. The Board recommended approval of the patio design along the NW Market Street frontage, stating that the additional depth provided since EDG will increase patio usability and ability to interact with the street frontage while providing sufficient privacy for the ground-level units (CS2-B-2. Connection to the Street, PL3-A-2. Ensemble of Elements, PL3-B-4. Interaction).
    b. The Board encouraged additional refinement of the relationship between the secondary residential entry along NW Market Street and the adjacent residential patio to the east, stating that the relationship portrayed in the packet does not allow the same privacy and character as the other patios due to the lack of a privacy screen. The Board declined to recommend a condition for this change (CS2-B-2. Connection to the Street, PL3-B-1. Security and Privacy, DC3-B. Open Space Uses and Activities).

2. Building Materials:

a. The Board recommended approval of the art panel integration within the residential entry design for additional wayfinding, as shown in the Recommendation packet, and encouraged the applicant to utilize a mural designed by a local artist, and not an applied graphic. The Board declined to recommend a condition for this change (CS3-B. Local History and Culture, PL2-D-1. Design as Wayfinding, DC4-A-1. Exterior Finish Materials).

b. The Board recommended approval of the metal handrails and wood dividers within the patio design as appropriate secondary architectural features that add depth and texture to the NW Market Street frontage and complement the design concept (PL3-B-1. Security and Privacy, DC2-A-2. Reducing Perceived Mass, DC2-C. Secondary Architectural Features, DC2-D. Scale and Texture).

c. The Board emphasized the need for building materials within the south-facing courtyards to maximize sunlight into those outdoor spaces and recommended a condition to examine options for lighter-colored materials within the courtyards and provide options for staff to review (CS1-B. Sunlight and Natural Ventilation, DC3-B. Open Space uses and Activities).

d. The Board recommended approval of the masonry material in the building base, as well as the exposed concrete foundation with the horizontal scoring pattern, as good uses of materials to add scale and texture at the ground-level (DC2-D-2. Scale and Texture, DC4-A. Building Materials).

e. The Board expressed the need for a change in fenestration pattern within the brick base on the southernmost massing projection along NW Market Street to both strengthen its visual connection to the fenestration patterns of the other projections along NW Market Street and differentiate the window pattern of the base from the upper floors. The Board specifically identified the truncated windows in the middle of the brick base as the primary reason for the perceived inconsistency with the other projecting massing elements. The Board recommended a condition to provide additional study of potential changes to the fenestration pattern and provide options for staff to review. (DC2-B-1. Façade Composition).

f. The Board recommended approval of the strategy for incorporating exterior vents into the façade design, using vertical vents at window locations. The Board encouraged the applicant to minimize the color contrast between the vents and adjacent fiber cement panels on the building exterior (DC2-B-1. Façade Composition, DC2-C-2. Dual Purpose Elements).

g. The Board noted that the light color of exterior vents within a grouping of windows on upper east façade near the northeast corner of the building contrasted in color from the darker panel color used within other window groupings near that corner. The Board recommended a condition to finish the vents between the windows with a darker color to mimic the charcoal color used within nearby window groupings (DC2-B-1. Façade Composition, DC2-C-2. Dual Purpose Elements).

h. The Board recommended approval of the palette of exterior materials, specifically identifying the coal creek dark brick, the gray tones, and the bright accents. The Board recommended a condition to maintain these elements within the project design (DC2-B-1. Façade Composition, DC4-A-1. Exterior Finish Materials).

i. The Board pointed out the relatively wide upper floor windows and narrow façade framing on the eastern projecting mass along NW Market Street and encouraged the applicant to refine the window design to maintain consistent window framing within massing elements throughout the building design. The Board declined to recommend a condition for this change (DC2-B-1. Façade Composition).
j. The Board noted the inconsistent use of panel color on the west façade compared to the other facades, specifically identifying the panel color changes within window groupings in the middle portion of the façade that are not used elsewhere in the building design. The Board recommended a condition to simplify the color palette to mimic the consistent panel grey panel colors used on the other façades (DC2-B-1. Façade Composition).
k. The Board encouraged the applicant to choose a color for the rooftop penthouses that reduces their appearance, consistent with the design concept. The Board declined to recommend a condition for this change (DC2-A-2. Reducing Perceived Mass, DC2-B-1. Façade Composition).

3. Landscaping and Paving:

a. The Board recommended approval of the removal of the exceptional trees identified in the Recommendation packet, stating that the overall design better meets the intent of the design guidelines without the exceptional trees (CS1-D-1. On-Site Features, DC4-D. Trees, Landscape, and Hardscape Materials).
b. The Board recommended approval of the landscaping design of the NW Market Street landscape design, which provides a landscaped separation between the residential patios and sidewalk without being a visual barrier, and encouraged the applicant to choose robust plant materials that strike a balance of providing separation while also allowing for interaction between patios and the sidewalk. The Board declined to recommend a condition for this change (CS2-B-2. Connection to the Street, DC4-D. Trees, Landscape, and Hardscape Materials, DC3-B. Open Space Uses and Activities).
c. The Board cited the intent in the packet for colored paving at the primary entry along NW Market Street and encouraged the extension of that special paving into the right-of-way to provide additional entry legibility. The Board declined to recommend a condition for this change (PL2-D-1. Design as Wayfinding, PL3-A-2. Ensemble of Elements, DC2-E-1. Legibility and Flexibility).

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) were 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. **Residential Floor Height/Setback (SMC 23.47A.008.D.2):** The Code requires the floor of a dwelling unit located along the street-level to have a minimum height of 4 feet above or 4 feet below sidewalk grade or have a minimum 10 foot setback from the sidewalk.

The applicant proposed a setback of 7'4" from the sidewalk, and a floor height between 1'7" and 2'8" above sidewalk grade for a portion of the NW Market St. frontage.

The Board recommended approval of this departure, stating that the current design provides sufficient residential separation from the NW Market Street frontage and will better meet the intent of the Design Guidelines due to the improved legibility of the design concept (CS2-A-1. Sense of Place, CS2-B-2. Connection to the Street, DC3-B-2. Matching Uses to Conditions, DC3-C-1. Reinforce Existing Open Space, DC4-D-4. Place Making).

2. **Minimum Façade Modulation (23.47A.009.F.2):** The Code requires modulation of street-facing facades longer than 100 feet with a minimum offset depth of 10 feet for a minimum distance of 15 feet at intervals no greater than 100 feet. The applicant proposed a modulation depth of 7 feet instead of the required 10 feet.

The Board recommended approval of this departure, stating that the current design expresses a clear concept with modulating elements that better meets the intent of the Design Guidelines compared to the code-required modulation requirement (CS2-A-2. Architectural Presence, CS2-B-2. Connection to the Street, CS2-D-1. Existing Development and Zoning, DC2.A. Massing).

3. **Structure Width (23.47A.009.F.3):** The Code requires a maximum structure width of 250 feet. The applicant proposed a structure width of 259 feet for levels 1 and 2.

The Board recommended approval of this departure, indicating that the current design with the departure would better meet the intent of the Design Guidelines because complying with the structure width requirement would reduce the legibility and simplicity of the building form (CS2-A-2. Architectural Presence, CS2-B-2. Connection to the Street, CS2-D-1. Existing Development and Zoning, CS3-A-4. Evolving Neighborhoods, DC2.A. Massing, DC2-B-1. Façade Composition).

4. **Upper-Level Setbacks (23.47A.009.F.4.b.1):** The Code requires an average upper-level setback of 10 feet for portions of street-facing facades above a height of 45 feet. The applicant proposed an average upper-level setback of 5 feet, 8 inches.

The Board recommended approval of this departure, stating that the departure better meets the intent of the Design Guidelines because it allows for better scale mitigation than the code required setback by allowing a consistent façade rhythm throughout the full building height (CS2-A-2. Architectural Presence, CS2-D-1. Existing Development and Zoning, DC2.A. Massing).

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. 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.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

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

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

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

CS3-B Local History and Culture

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

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

PUBLIC LIFE

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

PL1-A Network of Open Spaces

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

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

PL1-B Walkways and Connections

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

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

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

PL1-C Outdoor Uses and Activities

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

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

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in

neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

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

PL2-A Accessibility

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

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

PL2-B Safety and Security

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

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

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

PL2-C Weather Protection

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

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

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

PL2-D Wayfinding

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

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

PL3-A Entries

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

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

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

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

PL3-B Residential Edges

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

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

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

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

PL3-C Retail Edges

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

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

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

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

PL4-A Entry Locations and Relationships

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

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

PL4-B Planning Ahead for Bicyclists

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

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

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

PL4-C Planning Ahead For Transit

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

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

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

DESIGN CONCEPT

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

DC1-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.

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.

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.

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.

RECOMMENDATIONS

The recommendation summarized above was based on the design review packet dated Monday, February 07, 2022, and the materials shown and verbally described by the applicant at the Monday, February 07, 2022 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Examine options for lighter-colored materials within the courtyards and provide options for staff to review (CS1-B. Sunlight and Natural Ventilation, DC3-B. Open Space uses and Activities).

2. Provide additional study of potential changes to the fenestration pattern within the brick base on the southernmost massing projection along NW Market Street that will both strengthen its visual connection to the fenestration patterns of the other projections along NW Market Street and differentiate the window pattern of the base from the upper floors and provide options for staff to review (DC2-B-1. Façade Composition).

3. Use a vent color between the windows on upper east façade near the northeast corner of the building with a color that mimics the charcoal color used within nearby window groupings (DC2-B-1. Façade Composition, DC2-C-2. Dual Purpose Elements).

4. Maintain the proposed palette of exterior materials, specifically the coal creek dark brick and gray tones used throughout the project design and the bright accents used at building entrances (DC2-B-1. Façade Composition, DC4-A-1. Exterior Finish Materials).

5. Simplify the color palette on the west façade to mimic the consistent gray panel colors used on the other façades (DC2-B-1. Façade Composition).