



**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING & DEVELOPMENT**

Application Number: 3015305
Applicant Name: Joe Malboeuf, Chris Pardo Design for inhaus Development LTD
Address of Proposal: 2018 NW 57th St

SUMMARY OF PROPOSED ACTION

Administrative Design Review to allow a 5-story, 20 unit multi-family residential structure. The existing residential structure will be demolished.

The following approval is required:

Administrative Design Review – SMC Chapter 23.41, including departures from development standards (see Departure Matrix below).

Current Development:

The current development on the site is a 1960s Duplex. The lot has 50 feet of frontage on NW 57th St and a depth of 100 feet.

The site rises approximately 4 feet from the south to the north.

Access: Pedestrian and vehicle access will be from NW 57th St.

Surrounding Development and Neighborhood Character:

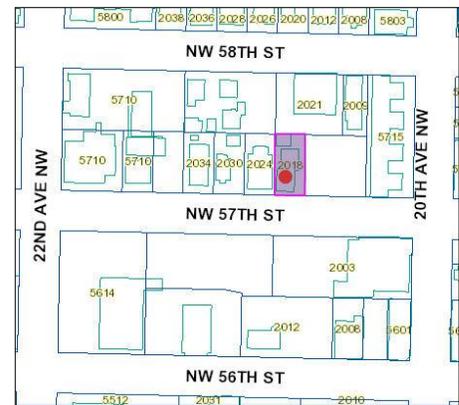
The neighborhood consists of multifamily developments east, west and north. Across the street to the south, are surface parking lots, the Ballard Library, The Greenfire Campus, and a one story funeral home, as well as several one-story commercial structures.

No Environmentally Critical Areas are on or adjacent to the site.

Public Comment

DPD received comments during the public comment period ending on July 23, 2013. The primary concerns included the following:

- Advocated consideration of some type of visual screening of the garage along with appropriate landscape treatments along the north property line. The existing retaining wall and fence should either be left intact or replaced with something of equal or better quality to ensure both site stability and to deter access to the northern property.
- Concern with the lack of parking included in the building as proposed. Would like one space per unit.



- Concern that the windows on the proposed building facing the neighbors will result in a loss of privacy.

ADMINISTRATIVE DESIGN REVIEW

The design review drawings and application materials presented is available online by entering the project number at:

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

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

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE: August 14, 2013

DESIGN DEVELOPMENT

Massing Option One (code compliant) provides the minimum required setbacks and provide vertical modulation for the side façades. No Departures are required. Upper floor residences are reduced in size as a result of the setbacks.

Massing Option B (non code compliant) provides no side setbacks below the building height of 42', 5' side setbacks above 42'. Provides parking for 10 units, easing street parking in the neighborhood. Not code compliant. Departures required.

Massing Option C (Preferred option) provides 5' setbacks below 50', and a 13' setback for the west façade and 5' for the east facade above 50'. Provides parking for 10 units, easing street parking in the neighborhood. Not code compliant. Departures required.

EARLY DESIGN GUIDANCE:

1. **Massing Compatibility.** Location and massing of adjacent residential structures should inform the context for this development.
 - a. In order to mitigate the proposed length and height of the building, massing should clearly distinguish individual units. For the residential units above the parking within the building consider adding secondary residential entries. Fenestration and material applications should be used to break the massing into unit scaled sections. Consider use of open railing for rooftop decks versus a solid parapet to reduce the overall perceived height of the structure (B-1, A-5).
 - b. Investigate reducing the parking stall widths to small and medium sizes, creating a smaller parking area. This new area can then be utilized for a ground level residential entries and a more generous ground level amenity space (A-1, A-2, A-5, A-6, A-7).
 - c. Show how the structure location along the front will achieve a successful transition between the adjacent sites (A-2, A-5, A-6).
2. **Parking Location and Access.** Provide more details for the treatment of the driveway.
 - a. Consider utilizing a combination of landscape pavers and solid concrete slabs within the driveway. (A-1, A-8, E-1).

- b. Incorporate dense year-round landscaping to screen the lower portion of the structure — near the parking level along street facing facade (D-5, E-1).
3. **Further Treatment of Setbacks.** Setbacks provided at the perimeter of the site should provide a transition area to adjacent uses.
 - a. Utilize window location, cut-off lighting and low-level buffer landscaping within each setback to create private, defensible, safe pedestrian spaces. Focused attention should be provided on the entries and common pedestrian pathways (A-6, D-7, E-2).
 - b. Maintain front setbacks, with sculptural landscaping to differentiate the semi-private residential setback from the public sidewalk (D-7, E-1, E-2).
 - c. Provide sufficient width along the west property line to incorporate privacy fencing and vertical landscaping elements where possible. Vertical screening should be designed to help mitigate privacy impacts (C-3, D-2, D-3, D-8, E-1, E-2).
4. **Maximize Privacy.** The development should provide privacy for the adjacent structures.
 - a. Use location of existing/proposed windows on adjacent sites to inform location of proposed windows. Provide a privacy study in plan and elevation views documenting existing windows and outdoor yards whose privacy will be impacted by proposed development. Document architectural mitigation techniques utilized to mitigate adverse impacts (A-5).
 - b. Locate windows with high use living spaces in areas which obscure direct line of site into adjacent structures window and private yards (A-5).
 - c. Treat walls facing residential units to maximize privacy while avoiding large blank untreated walls (A-5, D-2).
 - d. Setback the guardrail and usable rooftop deck area to maintain privacy for adjacent residents (A-5).
5. **Identifiable Residential Entry(ies).** The residential entry(ies) should be gracious and inviting.
 - a. Entries should be easily identifiable and create moments of pause, transitioning users from public spaces to private homes. If unable to incorporate use of stoops due to the flat site, consider other transition spaces that define semiprivate entry space from the adjacent sidewalk. This may include small ground level terraces with landscape buffers (A-1, A-3, A-6, E-1, E-2).
 - b. Consider use of residential entry canopy, lighting and signage as a point of continuity in the overall development (A-3, C-2).
 - c. Provide more detail on use of lighting, pavers and landscaping to frame and guide residents and visitors from the street to the residential entry(ies) (A-4, A-6).
6. **Develop Architectural Concept and Material Palette.** Choose durable materials to enhance the structure, add variety to the architectural form and knit buildings into the neighborhood context.
 - a. Provide more information on the proposed architectural concept. The building massing/design part should integrate the proposed structure into the existing neighborhood architectural context (C-1).
 - b. Provide additional detail on the proposed material palette (C-4).

- c. A light colored material palette for the primary material is encouraged to reduce building bulk and massing of the structure and provide light reflectivity to adjacent residential buildings (C-4).
 - d. Utilize materials that complement the existing neighborhood material context providing finer grain detailing complementary to the residential character of the street (C-1, C-4).
 - e. Utilize architectural and material treatment to provide varied texture, color and plane change into multiple massing sections, creating visual interest and breaking the uniformity of those wall sections (C-4, D-2).
7. **Placement and Screening of Solid Waste and Recycling.** Provide location of proposed solid waste and recycling storage.
- a. Provide more information on location and screening for solid waste and recycling storage spaces (D-6).
 - b. Locate solid waste and recycling space to minimize visual impacts to existing and proposed residential units (D-6).
 - c. Provide more detail on proposed screening for storage space (D-6).

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

Public Comment

DPD received comments during the public comment period ending on July 23, 2013. The primary concerns included the following:

- Advocated consideration of some type of visual screening of the garage along with appropriate landscape treatments along the north property line. The existing retaining wall and fence should either be left intact or replaced with something of equal or better quality to ensure both site stability and to deter access to the northern property.
- Concerned with the lack of parking included in the building as proposed. Would like one space per unit.
- Concerned that the windows on the proposed building facing the neighbors will result in a loss of privacy.

PRIORITIES & RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Planner provides the following siting and design guidance. The Design Review Planner also identified the following Citywide Design Guidelines & Pike/Pine Neighborhood specific guidelines (as applicable) of highest priority for this project.

The design review drawings are available online by entering the project number at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp or contacting the Public Resource Center at DPD:

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

Email: PRC@seattle.gov

FINAL RECOMMENDATION: April 2, 2014

DPD Staff has reviewed the response to the Early Design Guidance (EDG) and offered the following recommendations for the proposal to meet the applicable Design Review Guidelines identified at the EDG meeting.

1. **Massing Compatibility.** Location and massing of adjacent residential structures should inform the context for this development.
 - a. The proposed building successfully utilizes a combination of modulation and material changes to clearly identify the residential entrance and residential unit configurations (B-1, C-4).
 - b. The stair penthouse has been located along the west property line in order to mitigate additional height and bulk. The materials and colors proposed provide a clearly defined residential entry (B-1, A-5).
 - c. The project will utilize material changes, large windows on the street facing façade (A-10).
 - d. Building massing along the east and west setbacks provide a comparable transition between the subject lot and the adjacent setbacks. The western setback includes a pedestrian access pathway and landscaping screening with adjacent site (A-1, A-2, A-5, A-6, A-7, E-1).
2. **Parking Location and Access.** The garage entry pattern has been modified to a similar grid pattern as found in the fenestration pattern shown on the upper façade (C-2).
3. **Further Treatment of Setbacks.** Setbacks provided on the site provide a transition to adjacent uses.
 - a. The window location, cut-off lighting and landscaping within the front setback create private, defensible, safe pedestrian spaces. Attention has been provided on the entry and common pedestrian pathway (A-6, D-7, E-2).
 - b. The front setback landscaping differentiates the semi-private residential area from the public sidewalk (D-7, E-1, E-2).
 - c. Sufficient width along the west property line has been incorporated into the privacy fencing and vertical landscaping elements. Vertical screening has been designed to help mitigate privacy impacts (C-3, D-2, D-3, D-8, E-1, E-2).
4. **Maximize Privacy.** The development should provide privacy for the adjacent structures.
 - a. The location of existing windows on adjacent sites has been used to inform the location of proposed windows. A privacy study in plan has been provided and an architectural mitigation technique has been utilized to mitigate adverse impacts by the arrangement and size of the windows (A-5).
 - b. The rooftop deck area has been designed to maintain privacy for adjacent residents (A-5).
5. **Identifiable Residential Entries.** The residential entry serves as an introduction to the site for residents and visitors and is gracious and inviting.
 - a. Entries include a pedestrian pathway to the street, sculptural landscape frame, entry canopies with signage and lighting. The entry approach guides residential and visitors to the site while including a transition space to differentiate the semiprivate entry from the adjacent sidewalk (A-3, A-6, E-1, E-2).
 - b. Development utilizes residential entry canopy, lighting and signage as a point of continuity in the overall development (A-3, C-2).

6. **Develop Architectural Concept and Material Palette.** Choose durable materials to enhance the structure, add variety to the architectural form and knit buildings into the neighborhood context.
 - a. The proposal utilizes variety in massing location, setbacks, modulation, material patterning, and color to add visual interest and break the façades into discrete forms. The façades are visually distinct — by dividing the structure into distinct masses the overall horizontal length of the building is visually minimized. The architectural concept, use of material and modulation presented are important to the scale and visual interest of the structure and are consistent with the Early Design Guidance provided (B-1, C-4).
7. **Placement and Screening of Solid Waste and Recycling.** Provide location of proposed solid waste and recycling storage.
 - a. Solid waste and recycling storage will be located within the structure.

PRIORITY DESIGN GUIDELINES

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

A. Site Planning

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

Ballard-specific supplemental guidance:

Development Surrounding the Park

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

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

Ballard-specific supplemental guidance:

Development Surrounding the Park

- West, North and East sides of the park: Townhouse style design is appropriate at street level adjacent to the park. Residential developments that provide units that directly access the public right-of-way are preferred since they help enliven the street environment. Sidewalk-related spaces should appear safe and welcoming.
- South side of the park: If mixed use development occurs around the park, it is desirable to provide active storefronts along the entire south edge of NW 57th Street, west of 22nd Avenue NW, and a consistent street wall with a two-story minimum height.
- Mixed Use and Residential on East-West Streets: Buildings should maintain a consistent street wall up to a minimum of two story development and provide a setback(s), particularly on the south side of the street, beyond three stories to enhance solar access to the street and avoid a

‘canyon’. Deviations from the consistent street wall should be allowed for public usable open spaces. Where appropriate, mid-block pedestrian connections are strongly encouraged. The Design Review Board may consider a departure to reduce open space requirements in exchange for a mid-block pedestrian connection. Such spaces shall be sited and designed in a manner that is clearly public in nature and engaging to pedestrians.

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

Ballard-specific supplemental guidance:

Development Surrounding the Park

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

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

Ballard-specific supplemental guidance:

Development Surrounding the Park

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

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

B. Height, Bulk and Scale

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

Ballard-specific supplemental guidance:

Development Surrounding the Park

- West, North and East sides of the park: In general, the overall development massing should maximize the solar access to the park through careful massing arrangement of the upper levels, set back above a two-story base containing townhouse style units.
- South side of the park: Civic and cultural uses are anticipated to be developed along the south edge of the park. However if mixed use development does occur, it should provide a consistent

street wall with a two-story minimum height. Development should be set back above the two story height and/or modulate the facade to enhance solar exposure to the park.

- Mixed Use Development on North-Side Avenues: Buildings should maintain a consistent street wall up to a minimum of two stories and provide a setback(s), particularly on the west side of the avenue, beyond three stories to enhance solar access to the street and avoid a ‘canyon’ effect.
- Mixed Use and Residential Development on East-West Streets: Same as above, except with setbacks particularly on the south side of the street beyond three stories to enhance solar access to the street. Buildings should provide façade modulations that break down the scale of larger developments to recall the underlying original 50’ parcel widths.

C. Architectural Elements and Materials

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

Ballard-specific supplemental guidance:

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

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

C-4 Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Ballard-specific supplemental guidance:

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

D. Pedestrian Environment

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

Ballard-specific supplemental guidance:

- Guidelines: New development is encouraged to contribute to a mid-block, north-south connection system for pedestrians. Active, pedestrian-oriented commercial design and/or ground related town house units are encouraged to extend from the street facing facade and front the pedestrian connection path, thereby contributing visual interest and more opportunity for social contact.

- Mixed Use Development: Continuous overhead weather protecting canopies are encouraged on buildings adjacent to the sidewalk. Transparent or translucent canopies along the length of the street provide welcome weather protection, define the pedestrian realm, and reduce the scale of taller buildings.

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

Ballard-specific supplemental guidance:

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

D-7 Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.

D-10 Commercial Lighting. Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

E. Landscaping

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

DEPARTURE MATRIX				
	DEVELOPMENT STANDARD REQUIREMENT	REQUEST/ PROPOSAL	JUSTIFICATION	ACTION
1.	Per SMC 23.45.518 - Table B Side setback is 5'-0" minimum (Interior lot line), 7'-0" average for portions 42' in height or less.	Allow 5' setback on east and west sides below 42' height.	These setbacks would allow for a minimum back up distance in the parking garage. Above the parking podium, the sides would continue up structurally and visually. Each facade is arranged to respond to light, view, climate and context. This results in a more visually interesting and varied interior facade composition and makes the project a better neighbor.	DPD Staff recommend approval of the requested departures.
2.	Per SMC 23.45.518 - Table B Side setback is 7'-0" minimum (Interior lot line), 10'-0" average for portions greater than 42' in height.	Allow 13' setback on west side above 42' height. Allow 5' setback on east side above 42' height.	Shifting setback to one side allows for visual transition from taller (future) neighbor to the east and shorter neighbor to the west. This would simplify the massing to not have steps on both sides of the building. This is a small lot in a transitional zone and it is important to work within context of adjacent buildings.	DPD Staff recommend approval of the requested departures.

3.	Per SMC 23.45.518 - Table B Side setback is 7'-0" minimum (Interior lot line), 10'-0" average for portions greater than 42' in height.	Allow height limit for additional side setback to be 50'.	This height roughly aligns with the top of neighboring building to the west and would be an appropriate spot for outdoor deck space.	DPD Staff recommend approval of the requested departures.
4.	Per SMC 23.45.518 - Table B Side setback is 7'-0" minimum (Interior lot line), 10'-0" average for portions greater than 42' in height.	Allow stair tower on the west above 42' height to have a side setback of 5'.	Setting the stair tower partially outside of the main building mass will allow for more natural light and ventilation. The stair would continue from below where it is placed on the side of the building for efficient use of space.	DPD Staff recommend approval of the requested departures.

SUMMARY OF ADMINISTRATIVE DESIGN REVIEW RECOMMENDATION

The recommendations summarized above were based on the design review materials submitted to DPD on March 18, 2014. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to be reflected in all future plans submitted to DPD.

After considering the site and context, public comments, the response to the design guideline priorities and reviewing the plans the Director recommends APPROVAL of the subject design with conditions, as well as the requested departures summarized above.

DECISION – DESIGN REVIEW

The proposed design is **CONDITIONALLY GRANTED** subject to the conditions listed below.

DESIGN REVIEW - CONDITIONS OF APPROVAL

Prior to Certificate of Occupancy

1. The Land Use Planner shall inspect materials, colors, and design of the constructed project. All items shall be constructed and finished as shown at the design recommendation meeting and the subsequently updated Master Use Plan set. Any change to the proposed design, materials, or colors shall require prior approval by the Land Use Planner.
2. The applicant shall provide a landscape certificate from Director’s Rule 10-2011, indicating that all vegetation has been installed per approved landscape plans. Any change to the landscape plans approved with this Master Use Permit shall be approved by the Land Use Planner.

For the Life of the Project

3. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation Phase and in the materials submitted after the Recommendation Phase, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner.

Signature: (signature on file) Date: April 21, 2014
 Colin R. Vasquez, Senior Land Use Planner
 Department of Planning and Development