



City of Seattle
 Gregory J. Nickels, Mayor

Department of Planning & Development
 D.M. Sugimura, Director

**INITIAL RECOMMENDATIONS
 OF THE
 CAPITOL/FIRST HILL/CENTRAL AREA DESIGN REVIEW BOARD**

BACKGROUND INFORMATION:

Project Number: 3004668

Address: 523 Broadway Avenue

Applicant: Matt Driscoll, Driscoll Architects for
 Essex Property Trust

Meeting Date: September 19, 2007
Report Date: October 19, 2007

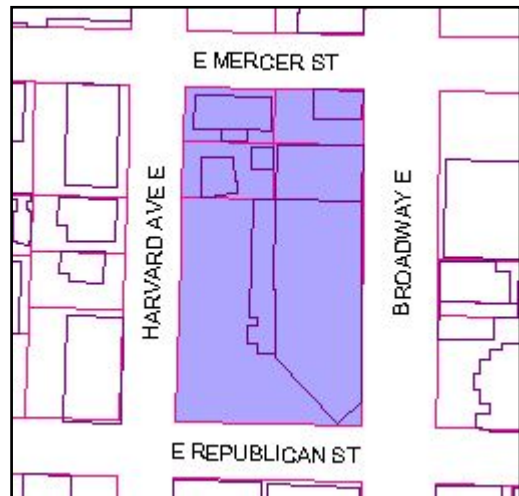
Board members present: Philip Beck
 Jason Morrow
 Sharon Sutton
 Rumi Takahashi
 James Walker, Chair

DPD staff present: Lisa Rutzick, Land Use Planner

SITE & VICINITY

The 69,425 sf site is a full block and contains six structures including a vacant retail space with related surface parking/loading areas, one fast food restaurant, a drug store, an apartment building, a single family residence and a detached, accessory garage structure with residential unit above. The eastern half of the site is zoned NC3-40 and can be increased to 65 feet provided that portions of the structure above 40 feet contain only residential uses. The eastern half of the site is zoned NC3/R-40, also with a 25 foot height bonus for residential uses. The site lies within a Pedestrian (P1) zone as well as the Capitol Hill Urban Village Commercial Zone Overlay and a Light Rail Station Overlay.

The site is defined by Broadway to the east, East Mercer to



the north, Harvard Avenue East to the west and East Republican Street to the south. To the north, south and east, the Neighborhood Commercial zone continues. To the west, the zone changes to Mid-rise with a 60-foot height limit. Adjacent uses consist of low-scaled commercial retail uses along Broadway and multifamily residential buildings to the west. Broadway Market is across East Republican Street to the south and the Capitol Hill branch library is caddy corner to the southwest.

The uses along Broadway are predominantly retail. The buildings are single level with facades coming directly to the property line with little or no modulation. Broadway is pedestrian oriented with few gaps for ground level parking and few open spaces. Most facades come within 10' of the property line and step back from there with little modulation. The site is well served by transit.

PROJECT DESCRIPTION

The proposal includes demolition of the existing buildings and the construction of a new mixed-use building. The new structure would include approximately 295 residential units, 26,000 square feet of ground level retail and below grade parking for approximately 365 vehicles. Access to the site is proposed from both Republican and Mercer streets.

EARLY DESIGN GUIDANCE:	JUNE 21, 2007
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DESIGN PRESENTATION

Three schemes were presented at the Early Design Guidance meeting. All of the options include below grade parking, ground level retail along the Broadway side and access from both Republican and Mercer streets. The first scheme (Option A) proposes a rectangular-shaped building that maximizes the site and includes with two interior courtyards. The residential entries would be taken from Republican and Mercer and Harvard. This alternative includes 85% lot coverage at all levels.

The second alternative (Option B) proposes a C-shaped building, with the central rectangular courtyard open to the east towards Broadway. The main residential entry would be from Harvard, as well as some ground level live/work units. This alternative includes 85% lot coverage at the ground level and 75% lot coverage at the upper levels.

The third and preferred scheme (Option C) shows a massing configuration of two C-shaped buildings facing each other with connecting spans linking the two buildings together. The main residential entry would be from Harvard. This alternative also includes 85% lot coverage at the ground level and 75% lot coverage at the upper levels.

PUBLIC COMMENT

Approximately 26 members of the public attended the Early Design Guidance meeting. Three additional letters were received requesting to become a Party of Record. The following comments were offered:

- Excited about the retail concept and less excited about the residential concept.
- The configuration of the courtyard should take advantage of the solar exposure and serve residents.
- Would like to see one central access point with a well-landscaped courtyard.
- Concern that building will turn its back on to Harvard; this façade needs as much design treatment as the other facades.
- Encourage varied rooflines and variation along the long facades to break up the massing.
- Agree that is a critical location that deserves a spectacular building.
- Emphasize that retail spaces should be sized to offer maximum flexibility.

- Building design really needs to focus on breaking down the scale and not appear as if it were all developed at one time.
- Variation at both the street level, as well as on the upper floors, is critical and should appear as a series of buildings.
- Support widening the sidewalk on Broadway and provide opportunities for outdoor seating.
- Feels that the horizontal design element should dominate the street front.
- Encourage recessed windows.
- Discourage using the University Village concept as a model.
- Attention to the design treatment of the storefronts is essential.
- Disagree that horizontal lines should be dominant; instead the proportions and use of materials should emphasize the vertical lines thus helping to break down the building massing. Both the residential and commercial layers should be grounded.
- Avoid multiple minor ins and outs of the modulation, and instead include significant (deeper) modulation and articulation.
- Encourage green design features in exchange for departure requests.
- No less than ten storefronts should be included along Broadway, in keeping with the successful rhythm established on the block across the street and to the south (with the Starbucks at the corner).
- Concern that a private courtyard area will not be well utilized.
- The residential entrance on Broadway should be de-emphasized.
- Encourage use of warm colors and brick.
- Would like to see affordable housing uses on this site.
- Interested in what type of housing is being targeted in the proposed development.
- Would like to see a mix of housing types and unit sizes provided.
- Encourage adding ceiling height to the units to make them more attractive. The fenestration should be tall and include operable windows.
- Using a high quality of building materials is critical.
- The retail level should encourage individualized storefront designs, but also should include elements of continuity.
- Interested in a PCC organic grocery store and/or medical/dental uses at this location.
- Concern that the loading dock area will be too noisy for the residential neighbors.
- Strongly object to vinyl siding.
- Use the library as a point of reference for design inspiration.
- Each corner of the building should be treated differently and respond to the context abutting each corner.
- Find the inclusion of proposed public parking to be a very nice community amenity.
- Mid-block access for the general public and business along the corridor should be explored.
- The design should strive to create a very inviting stretch along Broadway, be inviting to the public and avoid creating a canyon-like presence on Broadway.

DESIGN PRESENTATION

At the Initial Recommendation, a more developed design was presented to the Board. The building configuration has evolved into two masses, one an O-shaped and the second a C-shaped building. Along Broadway, there is a gap between the two masses that has been designed as the principal entry with a staircase connecting the sidewalk to the central elevated courtyard area, one level above the sidewalk grade. Townhouse-like units are located at ground level of the courtyard, as well as along the western side of the building along Harvard Avenue.

PUBLIC COMMENT

Approximately 16 members of the public attended the Initial Recommendation meeting. The following comments were offered:

- The retail concept is excellent and well thought out. The owner must be rigorous in the tenant selection process.
- It is unfortunate that the proposed access and service areas shown on the south elevation faces the Broadway Market and library since Republican Street really is a continuation of the commercial zone.
- The townhouse like units along Harvard Avenue is great.
- The gap between the two building facades along Broadway needs to be a strong public space. This gap is an opportunity.
- The design of the residential portion of the building is less exciting than the retail portion.
- The distribution of colors should be by building mass, not spread across the full street façade. Repeating the color scheme down the block accentuates the length of the development.
- The white vinyl windows should be a darker color. Glad to see that the windows are punched. Inclusion of sills would also be desired.
- Supports the split of the building into two masses. Also likes the pedestrian entry to the courtyard.
- The residential component of the project is so large and complex that a model would be very helpful in understanding the scale, design, materials and colors.
- Concerned that the proposed materials are cliché and don't suggest durability or permanence.
- Nice commercial design that shows emphasis on attracting a diversity of retail businesses.
- The slightly skewed west property line is not noticeable, but the inclusion of planters with diminishing dimensions and eventual elimination is very noticeable.
- While the retail design is commendable, the residential portion is too cookie cutter.
- Breaking the building into two main forms is good, but would like to see greater variation between the two buildings.
- Disappointed in the proposed materials. There should be more brick, masonry and transparency.
- The proposed truck access on Republican is right across from the delivery area for Broadway Market.
- Like how the retail uses wrap the entry courtyard.
- Support from the Broadway Business Improvement Area for the proposed parking scheme. *[Letter received 9/26/2007]*

DESIGN GUIDELINE PRIORITIES

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 and identified by letter and number those siting and design guidelines found in the City of Seattle's *Design Review: Guidelines for Multifamily and Commercial Buildings* of highest priority to this project. The Board also consulted with the adopted neighborhood specific guidelines *Capitol Hill*

Neighborhood Design Guidelines. The guidance offered at the Initial Recommendation meeting follows in italic text.

A. Site Planning

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

Capitol Hill-specific supplemental guidance:

- Retain or increase the width of sidewalks.**
- Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest.**
- Vehicle entrances to buildings should not dominate the streetscape.**
- Orient townhouse structures to provide pedestrian entrances to the sidewalk.**
- For buildings that span a block and “front” on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character.**
- New development in commercial zones should be sensitive to neighboring residential zones. While a design with a commercial character is appropriate along Broadway, compatibility with residential character should be emphasized along the other streets.**

The Board agreed that the sidewalks should be widened along Broadway. The relationship between the retail façade and the retail entries should be well-considered and detailed. See also, A-4. The Board supported the concept of ground level residential units along Harvard, street trees, visible landscaping and significant glazing.

At the Initial Recommendation meeting, the Board was very pleased with the ground level residential units along Harvard, as well as the well-considered retail with significant glazing along Broadway. See A-4.

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

Capitol Hill-specific supplemental guidance:

- Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street.**
- Provide for outdoor eating and drinking opportunities on the sidewalks by allowing for the opening the restaurant or café windows to the sidewalk and installing outdoor seating while maintaining pedestrian flow.**
- Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside. Do not block views into the interior spaces with the backs of shelving units or with posters.**

The Board strongly supported a massing configuration and design that follows the pattern established by the block across the street and to the south (with a Starbucks at the corner). The rhythm and size of these retail storefronts is well-suited to the Broadway character and strong pedestrian environment.

The Board agreed that the design of commercial spaces should encourage flexibility and expression of the future individual businesses. However, the Board noted that the design of these retail spaces should lend continuity to this very long façade. The Board will be

very interested in seeing detailed larger scaled street level elevations presented at the next meeting.

The Board expressed concern and confusion as to why the courtyard is elevated. They agree that the courtyard should be configured to encourage interaction with pedestrians, as well as maximize accessibility to ensure the space is well-utilized.

At the Initial Recommendation meeting, the Broadway retail concept was presented to the Board. In an effort to create retail opportunities that are eclectic and scaled to the neighborhood, a variety of differently sized retail spaces have been contemplated. There are 12 storefronts shown along Broadway, interrupted by the grand entry stairwell. Each of the two commercial segments along Broadway are anchored by larger retail space bookends. The corner retail on either side of the entry stairs will have the opportunity to spill out into the entry court area. Each of the storefronts are relatively narrow, between 18-26 feet, thereby equalizing the exposure of all the tenants. The corner retail spaces have two story volumes to reinforce the high visibility corners. The retail height steps down after the corners. All of the storefronts are intended to encourage each shop to have individual expression.

The Board was concerned with the amount of blank wall along Republican Street to the south of the site. It appears that the location of the service areas off of the driveway is driving the need for the blank wall, thus the Board strongly recommended that the service area be relocated elsewhere within the garage and allow for an intervening use to be accommodated. If the blank all cannot be avoided, then it should be treated with a green screen.

The Board discussed the elevated courtyard and remained unconvinced that as to why this was a desirable configuration versus an at grade courtyard. They would like to see more evidence that the presence of at grade parking within a garage is beneficial to a successful retail scheme.

A-6 Transition Between Residence & Street. The space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

The Board agreed that the design and building program should encourage pedestrian activity. The commercial spaces should utilize transparent windows and overhead weather protection and other details that encourage pedestrian traffic to, from and around the site.

The Board agreed that the project should provide a continuous street level façade at the property line along Broadway in order to reinforce and contribute to a vibrant street life particular to Broadway. Along the other facades, the transition between the residential uses and sidewalk should be more gentle and gradual with stoops, setbacks, landscape buffers, etc.

At the Initial Recommendation meeting, the Board was pleased with the relationship of the retail commercial uses and the sidewalk and less convinced of the relationship between the ground level residential uses and the sidewalk. The transitional buffer area between these units and the sidewalk should be more generous and allow for greater privacy.

A-10 Corner Lots. Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

The Board noted that this site includes four corners with very different characters, ranging from commercial to residential. Given this context, the Board expects that the design will recognize this character change and integrate this transition of uses into the building design, materials, details and massing.

At the Initial Recommendation meeting, the Board was very supportive of the double height of the commercial uses at the building base. The Board would like to see greater transparency on the upper levels of the corners.

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 nearby, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between the anticipated development potential on the adjacent zones.

Broadway-specific supplemental guidance:

- Help maintain and enhance the character of Broadway by designing new buildings to reflect the scale of existing buildings.**
- Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials.**
- The pedestrian orientation of Broadway should be strengthened by designing to accommodate the presence or appearance of small store fronts that meet the sidewalk and where possible provide for an ample sidewalk**

The Board supported a design that maximizes the potential development allowed by the underlying zone. However, the Board stated that the design and massing of the west façade should make a good transition in height, bulk and scale to the lower scale of the adjacent residential zone.

At the Initial Recommendation meeting, the Board was very pleased with the two-dimensional renderings presented. Given the breadth and complexity of the proposed development, however, the Board would like to review a three-dimensional model to better understand the project.

The Board expressed concern with the sheer bulk and appearance of the residential portions of the building, particularly along the east and west elevations. The Board agreed that the two buildings should be further differentiated to help reduce the sense of bulk. The excessive, repetitive horizontality of the Harvard Street façade also needs to be broken down by better relating the units to the street. See also C-2.

C. Architectural Elements

C-1 Architectural Context.

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

The Board noted that the design should reference the recently approved design for a development across the street (the Brix). The Board agreed that breaking down the massing, both vertically and horizontally, along the considerable length of Broadway and Harvard streets is critical. They noted that the scale should reflect a more traditional, discrete storefront and/or row-house appearance, rather than allowing the design to exacerbate the unusually large scale and sized site. The Board recommended varying the height of the cornices and including overhead weather protection.

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.**

Capitol Hill-specific supplemental guidance:

- Incorporate signage that is consistent with the existing or intended character of the building and the neighborhood.**
- Solid canopies or fabric awnings over the sidewalk are preferred.**
- Avoid using vinyl awnings that also serve as big, illuminated signs.**
- Use materials and design that is compatible with the structures in the vicinity if those represent the desired neighborhood character.**

The proposed design concept should strive for a bold, whimsical design that is reflective of the varied and creative community. The Board looks forward to seeing a cohesive architectural design that reflects the Broadway community.

The Board agreed that the proposed sky bridge element over the courtyard entrance area shown in Option 3 should be light and transparent and maximize opportunities for views through site. The Board was puzzled as to why the entry slot is not centered along the east and west elevations.

At the Initial Recommendation meeting, the Board was very pleased with the retail concept and design. The Board was concerned with the similarity of the two buildings and would like to see greater differences between them. The balconies and windows along Broadway however are too standard and unrelieved. The Board suggested this could be achieved by the distribution of color, fenestration and material palette. The building colors should be per building, rather than per façade. The Board was displeased with the extensive use of stucco and vinyl along the length of the building, particularly along the east and west facades. The Board noted, however, that if the façade was all brick, then no additional changes to the design would be necessary.

See also A-10 regarding treatment of the corners.

Along Harvard Avenue, the Board was concerned with the proportions of the proposed two story brick base to the upper stories. Specifically, the materials and design of the base and upper floors do not appear to be well integrated. The Board suggested that brick be used vertically for the height of the building at selected points of the façade (for example, at corners or bays) to help break the relentlessness of the horizontal base.

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

Capitol Hill-specific supplemental guidance:

- Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.**
- Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian-scaled awnings; architectural detailing on the first floor; and detailing at the roof line.**

See A-2 and A-4.

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.

Capitol Hill-specific supplemental guidance:

- Provide operable windows, especially on storefronts.**
- Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.**
- The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.**

Masonry, metal and fiber cement panels were presented as potential materials. The Board looks forward to reviewing a more detailed materials and color board that is reflective of and responsive to the imaginative and funky character of Broadway.

At the Initial Recommendation meeting, the materials included glass and metal storefronts with aluminum windows at the ground level along Broadway with glass and metal overhead canopies. The residential façade is taupe colored stucco for the midsection of the Broadway elevation with dark red colored fiber cement panels at the corners along Broadway. Along Harvard, the ground level residential units are red brick with concrete lintels and sills. The residential units above are taupe colored stucco with dark green fiber cement board at the corners. The brick base wraps the north and south facades with taupe colored stucco above.

The Board was concerned with the proposed material palette and felt that given the significance of the project, greater understanding of the material and design details is needed. The quality of the material palette is critical. Stucco is not a material that is in keeping with the neighborhood character. For example, concrete shown at the base should be pre-cast. The Board also agreed that the materials at the pedestrian level along Broadway should be warmer. The Board would like to see brick or other masonry used along the Broadway façade as a material that is warm, consistent with the neighborhood character and specifically desired in the neighborhood guidelines. At the next meeting, the Board would also like to see the details of the proposed materials including the windows and transitions. The Board would also like to see darker colored vinyl windows selected.

C-5 Structured Parking Entrances. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

The Board strongly agreed that the vehicular access to the site should be visually minimized and cause as little disruption to pedestrian circulation around the site as possible. The Board also suggested that the residential and retail uses on Broadway wrap around the building corners onto Mercer and Republican to help minimize the garage entries on the side streets.

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.

Capitol Hill-specific supplemental guidance:

- Provide entryways that link the building to the surrounding landscape.**
- Create open spaces at street level that link to the open space of the sidewalk.**

- **Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.**
- **Minimize the number of residential entrances on commercial streets where non-residential uses are required. Where residential entries and lobbies on commercial streets are unavoidable, minimize their impact to the retail vitality commercial streetscape.**

The Board agreed that Option C is preferred, but emphasized that the residential courtyard should be widened and kept as transparent as possible. Views to this courtyard through the entry court should be maximized. The Board is concerned that the functionality of the interior courtyard be maximized. The Board recommended that the design explore and show examples of a through passage open to the public through the courtyard, connecting Broadway and Harvard. They discussed such a configuration could work along the northern section of the courtyard, aligning the public access portion of the courtyard with the entry slot onto Broadway. The Board also suggested that the commercial uses could wrap into the courtyard area, helping to activate the space and create corner retail opportunities.

The Board looks forward to reviewing a high-quality, well programmed and well landscaped courtyard level open space design. The Board noted that the requested open space departure is considerable and the design must include elements that emphasize the quality and experience of the open spaces. For example, incorporation of operable windows and a well programmed, well-landscaped courtyard with some public access along with a well-designed hardscape along the right-of-way were suggested. The Board stressed that solar access should be maximized to the site.

At the Initial Recommendation meeting, the gap between the two building masses along Broadway is described as the main entrance to the residential courtyard, lobby and leasing office. An undulating staircase connects the sidewalk to the courtyard. The staircase is set back from the sidewalk the depth of the retail spaces on either side to allow the retail glazing and activity to help activate the entry area. The courtyard is divided into two principal spaces, connected by a passage covered by a glazed walkway element and structure above. The gate at the top of the stairwell is intended to be secured and locked during evening hours. The concept of this gate is that it could double as a sculptural element that pivots upwards during the day and downwards to lock at night. The Board wants to see this element designed to be clearly visible from the pedestrian level along Broadway.

The Board was concerned that the ADA access was too secondary to the main entry path and should be designed as more of a focal point at this grand entrance. Both means of accessing the courtyard should be open, visible, dramatic and accessible.

The Board was not pleased with the diminishing planters along Harvard due to the angle of the property line. The Board noted that the ground level units at the northwest corner of the site should step back or the entire façade of the portion of the building should step back to create more of a buffer area between the sidewalk and the ground level residences.

D-6 Screening of Dumpsters, Utilities and Service Areas. Building sites should locate service elements away from the street front where possible. Where these elements cannot be located away from street fronts, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

The Board would like to see all of the service elements associated with the proposed development located within the proposed structure.

At the Initial Recommendation meeting, the Board was concerned that the service areas are located off of the driveway along the Republican Street, thereby disallowing the potential opportunity to put a more active use and façade treatment along this important street side.

E. Landscaping

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.

The Board was very supportive of the central courtyard concept and stressed that the programming and usability of the courtyard space will be critical. The Board looks forward to reviewing details of a well-programmed, detailed design for the range of open spaces integrated throughout the project. The Board also encouraged the architect to pursue green building techniques and integrate features within the design.

At the Initial Recommendation meeting, a landscape plan was presented that included street trees and grates for all of the street frontages and individual planters along Harvard Avenue. The courtyard, at the second level, is divided into two halves with the north half accessed by the entry stairwell as the active space with a rain activated water feature and the south half being more quiet and formal. The 6th and 7th level roof decks are heavily planted but include some active space with seating.

At the Initial Recommendation meeting, the Board appreciated the design of the internal pedestrian spaces that provide both quiet and active areas. However, the Board was skeptical about the extent of solar access to the proposed open spaces and vegetation caused by the change from a C-shaped south building shown at the EDG to the O-shaped south building now shown. The Board wants to review more concept sketches of the design character of the interior courtyard since it is not entirely apparent from the plan views. Specifically, showing views to and from the path connecting the two courtyards is critical in understanding the space and its' gracious, safe and comfortable character.

DEVELOPMENT STANDARD DEPARTURES

The following departures from the development standards were proposed at this phase:

STANDARD	REQUIREMENT	REQUEST	BOARD RESPONSE
Blank Facades SMC 23.47A.008.A	Blank façade at street level cannot exceed 20'.	Blank façade on the north facades is 51'2" Blank façade on the south facades is 57'7"	Not supportive of this departure along the south façade – this side need to be more activated. Willing to entertain this request for the south façade.
Blank Facades SMC 23.47A.008.A	Total blank facades cannot exceed 40% of street facing facades	47% of north façade is blank. 45% of south façade is blank.	Not supportive of this departure along the south façade – this side need to be more activated. Willing to entertain this request for the south façade.
Blank Facades SMC 23.47A.008.B	Must extend an average of 30' with a 15' minimum	Both the north and south facades have ground level non-residential uses that are less than 30' deep.	Not supportive of this departure along the south façade – this side need to be more activated. Willing to entertain this request for the south façade.
Access to Parking SMC 23.47A.032.A	One driveway from the street is allowed.	Two driveways from the street are proposed.	Amenable to this departure provided that the trash and service areas are relocated from the drive aisle area.
Residential Uses at Ground Level	Residential used located at ground level should	Ground level units are between 1' and 3'-6" and	Wants to see a planter provided along the west side of the building that is

SMC 23.47A.008.D	be either 4' high or setback 10' from the property line.	setback between 7' 10" to 8'.	significant enough in size to accommodate vegetation significant enough to the screen the ground level units.
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NEXT STEPS & STAFF COMMENTS

Next Recommendation Meeting:

1. An additional Recommendation meeting will be scheduled after DPD staff reviews design responses to these recommendations.
2. Please submit a color and materials board. Please also provide colored renderings and/or graphics showing the proposed development from the pedestrian perspective.
3. Please provide a model showing the proposed building, open spaces, colors and materials.
4. Please present concept images of the pedestrian perspective from within the courtyards.