

**FINAL DESIGN REVIEW RECOMMENDATIONS  
OF THE  
NORTHWEST DESIGN REVIEW BOARD**

**Meeting Date: October 13, 2008  
Report Date: October 17, 2008**

---

**BACKGROUND INFORMATION:**

**Project Number:** 3007752

**Address:** 100 North 36<sup>th</sup> Street

**Applicant:** David Wu of TSE Architects  
representative for Sahagun Restaurant Consulting Inc.

**Board members present:** Mark Brands, Chair  
Joe Giampietro  
Jean Morgan

**Board members absent** Guy Peckham and Bill Singer (excused)

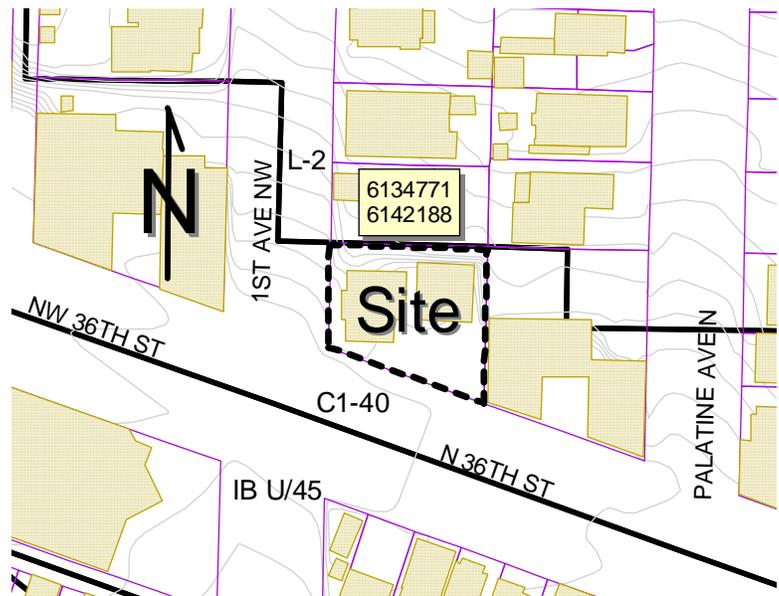
**DPD staff present:** Shelley Bolser, Land Use Planner

---

**SITE & VICINITY**

The approximately 8,050 square foot corner site is located on 1<sup>st</sup> Ave NW and N. 36<sup>th</sup> St. A restaurant with accessory surface parking currently occupies the site. The site is not adjacent to an alley.

The site is located in the Fremont neighborhood in a pedestrian-oriented area with frequent transit service. The existing streetscape on N. 36<sup>th</sup> St reflects a mix of commercial development. The area to the north is zoned L-2 and includes some recent townhouse construction but remains predominantly single family detached housing. A townhouse development (two duplexes) has been constructed on the site to the north.



The proposed development site is located in a Commercial zone with a 40' height limit (C1-40). The adjacent zone to the north is Lowrise Multi-family Residential (L-2), which includes a 30' height limit with an additional 5' pitched roof. The zone to the south across N. 36<sup>th</sup> St is Industrial Buffer with a 45' height limit (IB U/45).

The site slopes down to the south, towards the ship canal. Surrounding development consists of mixed ages and styles of commercial and residential structures. Commercial structures include facades of brick, metal siding, stucco, and concrete. Residential facades are predominantly composed of painted wood lap siding.

## **PROJECT DESCRIPTION**

The proposal includes the construction of one mixed-use residential, restaurant, and retail building with below grade parking. The proposed project consists of retail and restaurant area at the street level with residential units above. Below grade parking would be accessed from a curb cut on 1<sup>st</sup> Ave NW. Retail and restaurant entries would face N. 36<sup>th</sup> St. The primary residential entry would face N. 36<sup>th</sup> St, with a secondary exit door on 1<sup>st</sup> Ave NW.

The proposal includes 6 residential units, 4,697 square feet of retail and/or restaurant area at the street level, 11 below grade vehicle parking stalls, and 4 below grade bicycle parking stalls.

## **DESIGN GUIDELINE PRIORITIES: EARLY DESIGN GUIDANCE MEETING (November 19<sup>th</sup>, 2007)**

At the Early Design Guidance meeting held on November 19<sup>th</sup>, 2007 and after visiting the site, considering the analysis of the site and context provided by the proponents, 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:

- A-1 Responding to Site Characteristics
- A-2 Streetscape Compatibility
- A-4 Human Activity
- A-5 Respect for Adjacent Sites
- A-8 Parking and Vehicle Access
- A-10 Corner Lots
- B-1 Height, Bulk, and Scale Compatibility
- C-1 Architectural Context
- C-4 Exterior Finish Materials
- C-5 Structured Parking Entrances
- D-1 Pedestrian Open Spaces and Entrances
- D-2 Blank Walls
- D-3 Retaining Walls
- D-5 Visual Impacts of Parking Structures
- D-6 Screening of Dumpsters, Utilities, and Service Areas
- D-7 Personal Safety and Security
- D-9 Commercial Signage
- D-10 Commercial Lighting
- D-11 Commercial Transparency
- D-12 Residential Entries and Transitions

- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites
- E-2 Landscaping to Enhance the Building and/or Site

The primary guidance from EDG included:

- North 36<sup>th</sup> Street front façade should be designed to create an architecturally consistent structure and an active streetscape
  - Include a clear base, middle, and top to the building
  - Relocate the proposed stair tower so that the retail and restaurant is visually prominent in the façade and not hidden behind that structure (group the retail and restaurant uses)
  - Consider relocating the residential entry and stair tower to the east façade or near the intersection
  - Consider stepping back upper facades, instead of the proposed upper story building overhang shown at EDG
  - Outdoor seating for the restaurant use is encouraged
- Architectural context:
  - Materials should reflect durable materials found in nearby recent commercial developments
  - Architectural context includes rectilinear industrial forms
- Adjacent residential development:
  - Carefully design the building massing, blank facades, landscaping, and window placement in relation to the proposed townhouses to the north, especially considering the requested departure to reduce this setback
  - Carefully design the proposed parking access adjacent to this use; use screening, vegetation, and consider reducing the curb cut width to minimize impacts to the adjacent residences
  - The proposed design should relate to the sloped lot
  - Minimize blank walls at the sidewalk or facing adjacent residential development
- Proposed trash areas should be fully enclosed to minimize appearance and odors
- Minimize 'dead-end' corridors with fencing and/or gates
- Provide conceptual signage and lighting plans at MUP stage of review
- Provide schematic landscape plan with MUP level detail (plant sizes and materials)

### **DESIGN REVIEW BOARD PRELIMINARY RECOMMENDATIONS SUMMARY (MARCH 24, 2008)**

On January 22<sup>nd</sup>, 2008, the applicant submitted for a Master Use Permit. On March 24<sup>th</sup>, 2008, the Northwest Design Review Board convened for a Recommendation meeting. After hearing the applicant presentation and the public input, the Board deliberated and determined that additional design modifications were needed before the project could meet the design guidelines found in the City of Seattle's "Design Review: Guidelines for Multifamily and Commercial Buildings."

The Board directed the applicant to address the following issues and return for a second recommendation meeting to address remaining guidelines (applicable guidelines in parentheses):

- Explore the need for a concrete wall or guardrail where there is a 30" or greater drop-off adjacent to the townhouse driveway. (A-1)

- The width of the outdoor restaurant seating area should be increased by pulling the ground floor back to line up with the upper stories. (A-4, D-1)
- Refine the massing along 36th using a consistent architectural vocabulary to indicate windows, modulation and shifts in angle. Create a consistent treatment for the commercial entries by replacing the ground floor arches with canopies and angling the entries away from the street to create recesses. (A-10, D-1)
- Replace the proposed ground floor cement board siding with one of the types of masonry units used elsewhere on that level. (C-1)
- Eliminate the middle accent band (between the second and third floor) and refine the cornice with a built-up profile. (C-4)
- The second floor common deck should be pulled back to be even with the façade and the residential entry door should be brought forward toward the street. A few feet of weather protection should be provided either by the overhanging deck or a canopy matching those for the commercial spaces. (D-12)
- The planting bed should be modified together with the retaining wall and fence revisions. (E-1)
- The roof top plantings should be relocated to a more visible location on site, perhaps the exposed roof of the ground floor along the north property line. (E-2)
- The Board supported the departure for reduction of the driveway from 24 to 16 feet and the inclusion of a solid fence of 4 to 6 feet in height at the property line. (A-1, A-8)

#### **DESIGN REVIEW BOARD SUPPLEMENTARY RECOMMENDATIONS SUMMARY (JULY 14, 2008)**

On July 1<sup>st</sup>, 2008, the applicant submitted modified design packets. On July 14<sup>th</sup>, 2008, the Northwest Design Review Board convened for a Recommendation meeting. After hearing the applicant presentation and the public input, the Board deliberated and determined that additional design modifications were needed before the project could meet the design guidelines found in the City of Seattle's "Design Review: Guidelines for Multifamily and Commercial Buildings."

The Board directed the applicant to address the following issues and return for a third recommendation meeting to address remaining guidelines (applicable guidelines in parentheses):

- Resolve the driveway slope and dumpster access issues (A-1)
- Extend the balconies and commercial entries perpendicular from the building facades and square them off parallel to the building. (A-10, D-1)
- Provide a materials board with actual material samples and accurate color chips to the next meeting. Window materials and light fixture specifications should be included. (C-1)
- Develop two cornice profiles that differentiate between the higher and lower parapet areas. Reflect the shift between a high and low element with a color change, modulation or reveal on the wall. (C-4)
- Use color, varying parapet heights and possibly modulation to refine the north elevation. (C-4)
- Provide screening of roof top mechanical equipment that is coordinated with the design of the building in color and possibly material. (C-4)

- Modify the brick wall on 1st Avenue between the residential entry and the outdoor seating area to be no more than 42" high on the uphill side and possibly include an open railing section as in the wall segment facing 36th Street. (D-12)
- A planting bed of 8" to 12" with a soil depth adequate to support the vines chosen must be provided at the base of the northern retaining wall in order to soften the appearance of the tall retaining wall and provide a green screen for the townhouses to the north. (E-1)

### **DESIGN REVIEW BOARD FINAL RECOMMENDATIONS SUMMARY (OCTOBER 13, 2008)**

On August 28<sup>th</sup>, 2008 the applicant submitted design recommendation packets and materials to DPD. On October 13<sup>th</sup>, 2008, the Northwest Design Review Board convened for a Recommendation meeting. Additional graphics and display boards presented for the Board members' consideration included replacement packets (due to a printer problem with the color elevations in the 8/28/08 packets) and color and material samples.

### **DESIGN PRESENTATION**

David Wu, the architect for the project presented the design changes made based on the Board's supplementary design recommendations. David described the following responses to the design recommendations from the July 14, 2008 meeting):

- The driveway and walkway areas have been switched, allowing the dumpster areas level access to the sidewalk via the walkway.
- The N. 36th St massing has been revised to make the balconies parallel and perpendicular to the sidewalk instead of the irregular building face.
- The ground floor siding is now all masonry
- The taller parapets have a heavier cornice cap in a darker color and the building bay is a darker color
- The brick wall between the sidewalk and outdoor eating areas has been replaced with a 42"-44" tall guardrail with a brick base and corners
- The planting bed at the north property line adjacent to the driveway has been increased from 6" to 8"
- The retaining wall is 12" wide at this area, and the walkway has been made 1' wider
- The proposed rooftop planting has been removed

### **BOARD QUESTIONS AND COMMENTS**

The Board had the following questions and clarifying comments:

- Is the walkway adjacent to the driveway a secondary egress for the restaurant?
  - Yes
- On the south elevation the parapet steps down from the corner. Does this correspond to a change in the floor plan or modulation?
  - No, it was more of a style choice
- Why did the applicant choose to include a raised planter instead of a planted area directly accessing soil below?
  - Vehicular damage to the planted areas was a concern and the raised planter box provides better protection
- How would the vines be supported on the green wall at the north property line?
  - Virginia Creeper vine has mechanisms that allow the plant to attach to flat wall surfaces

- If the rooftop planting is no longer proposed, how is the rooftop mechanical equipment screened?
  - Cement plaster walls like the building façade
- Is the screening only 3' tall? Is the mechanical equipment that short?
  - That is a typo – the mechanical screening would be as tall as the equipment
- Appreciation for the shift in the service entry

## **PUBLIC COMMENT**

No members of the public attended the Final Design Recommendation meeting.

## **DESIGN GUIDELINES**

After considering the proposed design and the project context, hearing public comment and reconsidering the previously stated design priorities, the three Design Review Board members came to the following conclusions on how the proposed design met the remaining identified design objectives from City of Seattle's *Design Review: Guidelines for Multifamily and Commercial Buildings*.

### **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.**

Supplementary design recommendation: *The Board generally thought that the design of the wall and fence responded to their direction. However the additional detail about the configuration of the northwest corner of the site raised some questions about the functionality of the driveway and dumpster area. The Board thought that due to the proposed restaurant use the dumpsters would likely be heavy and it could be quite difficult to roll them up an 8.75% slope. This could be a safety concern if one started to roll down the steep driveway. They raised the idea of moving the pedestrian access ramp to be adjacent to the dumpster area rather than along the north property line in order to allow for a more gentle slope at the dumpsters. **Recommendation: Resolve the driveway slope and dumpster access issues prior to returning for the final recommendation meeting.***

Final design recommendation: The applicant explained that the driveway and walkway areas had been switched, which allows the dumpster area to be level with the walkway and easily accessible to the sidewalk. The Board noted that it may be possible to shorten the sidewalk ramp if the secondary egress is not required to be ADA compliant, but left this change to the discretion of the applicant. The proposal satisfies this guideline.

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

Preliminary design recommendation: *The Board thought that the organization of the commercial façade was much improved. The upper floors had been set back rather than overhanging the commercial space and the stair towers moved to less prominent locations. The proposal satisfies this guideline.*

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

Supplementary design recommendation: *The 36th Street façade has been brought into one plane and the entrances are popped out at a consistent angle. The Board was pleased with the 7' width of the seating area. The proposal satisfies this guideline.*

**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.**

Supplementary design recommendation: *Comments reflect those found in response to A-1.*

Final design recommendation: *Comments reflect those found in response to A-1. The proposal satisfies this guideline.*

**A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.**

Supplementary design recommendation: *The Board supported the departure for reduction of the driveway from 24 to 16 feet and the inclusion of a solid fence of 4 to 6 feet in height at the property line. The proposal satisfies this guideline.*

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

Supplementary design recommendation: *Generally the Board thought that the façade was much more unified and consistent in its treatment of elements such as the commercial entries. The Board did question the decision to angle the entryways and balconies parallel to the street rather than perpendicular to the building. **Recommendation: Extend the balconies and commercial entries perpendicular from the building facades and square them off parallel to the building.***

Final design recommendation: *The revised balconies and entries would be parallel to the sidewalk and not the building face, since the façade is not parallel to the sidewalk. The Board noted that the angle has improved the appearance somewhat, but the building bays are not well emphasized due to the lack of modulation and the color palette. **Final Recommendation: The building bays containing the balconies on N. 36<sup>th</sup> St should be architecturally emphasized through techniques such as additional modulation, architectural vertical framing of the balconies and use of more contrasting color changes. The proposal satisfies this guideline, subject to the conditions listed below.***

**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.**

Preliminary design recommendation: *The Board found that the project was generally compatible with the scale of adjacent buildings. The proposal satisfies this guideline.*

**C. Architectural Elements and Materials**

- 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.**

Supplementary design recommendation: *The Board was confused that sheet A-11 still referenced painted cement board if that material was no longer being used. They questioned the accuracy of the colors between the different sheets in the packet and thought that they didn't have the level of information they needed to make a decision without a color and material sample board. They also raised the question of whether the conical exterior light fixture presented at the last meeting was still appropriate to the more modern expression of the revised building design.*

**Recommendation: Provide a materials board with actual material samples and accurate color chips to the next meeting. Window materials and light fixture specifications should be included.**

Final design recommendation: The Board observed that the colors and materials board included colors in a variety of beige without much degree of contrast. The Board described color context for the area as "bold," often in darker tones such as dark greens and dark reds. The lack of contrast in the proposed palette does little to emphasize the cornices, building bays, and nice use of masonry at the building base. The Board noted that some of the medium and darker tones in the color palette and masonry selection could achieve this contrast and context for the area.

**Final Recommendation: The applicant should work with the Land Use Planner to achieve a color palette that reflects local context and includes a greater degree of contrast between the body of the building, the trim, and the coursing within the masonry at the building base.**

- 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.**

Supplementary design recommendation: *The Board still wanted to see a cornice line with more detail and hierarchy. The wall segments show vertical modulation with higher and lower elements, perhaps those should have different cornice treatments to emphasize the change. There is an area on the east elevation where the parapet drops, though there is no reveal or color change on the wall beneath. The north elevation lacks detail, though it will be highly visible to the adjacent residential development.*

*The discussion of the roof treatment raised the issue of mechanical equipment screening. The roof top will be visible to properties up the hill to the north. The applicant said that equipment could be screened with slatted chain link fences but the Board did not think that would be adequate. **Recommendation: Develop two cornice profiles that differentiate between the higher and lower parapet areas. Reflect the shift between a high and low element with a color change, modulation or reveal on the wall. Use color, varying parapet heights and possibly modulation to refine the north elevation. Provide screening of roof top mechanical equipment that is coordinated with the design of the building in color and possibly material.***

Final design recommendation: The Board noted that the revised parapet hierarchy on the north, east, and west facades adds to the building design and improves the appearance of otherwise unmodulated wall areas. The south façade parapet locations and heights caused the Board some discussion, but it was acknowledged that this façade will not be very visible due to the existing 2-story building located three feet from the south property line.

The applicant revised the mechanical equipment screening to include a solid wall clad in the same material as the upper portions of the building façade. The Board found this acceptable, but also noted that it would be acceptable to use semi-transparent materials such as mesh metal screens that would reduce the apparent height of the building. The proposal satisfies this guideline.

**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.**

Supplementary design recommendation: *Comments reflect those in response to guideline A-8. The proposal satisfies this guideline.*

**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.**

Supplementary design recommendation: *Comments reflect those in response to guidelines A-2, A-4, and A-10.*

Final design recommendation: The proposal satisfies this guideline, subject to the conditions listed below.

**D-2 Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.**

Preliminary design recommendation: *The Board was satisfied with the wall treatments. The proposal satisfies this guideline.*

- D-3 Retaining Walls.** Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscapes.

Supplementary design recommendation: *The Board did not think that the drawings, especially A11, accurately explained the planned retaining walls. **Recommendation: return with additional graphics describing the proposed retaining walls.***

Final design recommendation: The applicant provided sections and elevations describing the proposed retaining walls at the north property line. The proposal satisfies this guideline, subject to the conditions listed below.

- D-5 Visual Impacts of Parking Structures.** The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

Supplementary design recommendation: *Comments reflect those in response to guideline A-8. The proposal satisfies this guideline.*

- 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.

Preliminary design recommendation: *The proposed solid waste collection area would be fully enclosed. The proposal satisfies this guideline.*

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

Preliminary design recommendation: *Fences and gates were shown at the entrances to the walkways at both the north and eastern property edges and the Board made no further recommendations. The proposal satisfies this guideline.*

- D-9 Commercial Signage.** Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

Preliminary design recommendation: *Schematic sign designs were included in the packet and the Board made no further recommendations on the topic. The proposal satisfies this guideline.*

- 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.

Preliminary design recommendation: *At the supplementary design recommendation meeting the applicant proposed a different light fixture than that shown on the plans. Instead of a translucent fixture with open top and bottom he suggested a conical painted metal downlight. The Board agreed that this would be more effective at limiting spillover lighting and would be compatible with the ground floor masonry. The proposal satisfies this guideline.*

- D-11 Commercial Transparency.** Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

Preliminary design recommendation: *The transparency calculation for the proposed design was listed on page A14 of the packet. The proposal satisfies this guideline.*

- D-12 Residential Entries and Transitions.** For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

Supplementary design recommendation: *The Board thought that though the design did not provide much emphasis for the residential entry it responded adequately to their earlier direction. They were concerned about the full height wing wall between the entrance and the north end of the outdoor seating area. The Board agreed that combined with the protruding dumpster enclosure on the north side of the entrance it could pose a safety hazard by creating a hiding area. Due to the change in grade level some barrier would be required but it could be lower and/or visually permeable. **Recommendation: Modify the brick wall on 1st Avenue between the residential entry and the outdoor seating area to be no more than 42" high on the uphill side and possibly include an open railing section as in the wall segment facing 36th Street.***

Final design recommendation: *The applicant revised the outdoor seating area to include an open railing system in place of most of the brick wall area. The Board noted that this change will both allow more light and air to the recessed seating areas and increase visual connection between the sidewalk and restaurant areas. The proposal satisfies this guideline.*

## **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.

Supplementary design recommendation: *The 6" thickness allowed for the retaining wall seems questionable and exterior ramps have a minimum width of 3'6" so there might not be much room*

*left for a planting bed. They also had concerns about the available soil depth.*

**Recommendation: A planting bed of 8" to 12" with a soil depth adequate to support the vines chosen must be provided at the base of the northern retaining wall in order to soften the appearance of the tall retaining wall and provide a green screen for the townhouses to the north.**

Final design recommendation: The applicant revised the planter to add 2" for a total width of 8", explaining that the proposed Virginia Creeper vine would grow adequately in this area. The applicant explained that the raised planter is intended to protect the planter from vehicles. The Board noted that a curb could achieve the same protection and allow a wider planter with direct access to soil below.

The Board also noted that the irregular planted areas in the public right of way adjacent to N. 36<sup>th</sup> St will be difficult to maintain. However, maintenance of that area will be the responsibility of the property owner and the Board left the planted area shapes to the discretion of the applicant and the approval of SDOT.

**Final Recommendation: Maximize the width and depth of the soil in the planter between the driveway and the north property line. The proposal satisfies this guideline, subject to the conditions listed below.**

**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.**

Supplementary design recommendation: *The proposed rooftop plantings were removed from the proposal. The proposal satisfies this guideline.*

## **RECOMMENDATION AND CONDITIONS**

The recommendations summarized below were based on the recommendation packet date stamped August 28<sup>th</sup>, 2008 and materials presented at the October 13<sup>th</sup>, 2008 meeting. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plan set and other drawings from the August 28<sup>th</sup>, 2008 and materials presented at the October 13<sup>th</sup>, 2008 meeting.

After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended APPROVAL of the subject design and the requested development standard departures from the requirements of the Land Use Code (listed above). The Board recommends the following CONDITIONS for the project. (Authority referred to via letter and number in parenthesis):

1. Emphasize the building bays containing the balconies on N. 36<sup>th</sup> St through techniques such as additional modulation, architectural vertical framing of balconies, and use of more contrasting color changes. The proposed modifications should be reviewed and approved by the Land Use Planner **prior to publishing** of a Master Use Permit. (A-10)
2. Revise the color palette to reflect local context and include a greater degree of contrast between the body of the building, the trim, and the coursing within the masonry at the

building base. The proposed color palette should be reviewed and approved by the Land Use Planner **prior to issuance** of a Master Use Permit. (C-1)

- Maximize the width and depth of the soil in the planter between the driveway and the north property line, potentially replacing the planter with a curb. The proposed planter design should be reviewed and approved by the Land Use Planner **prior to issuance** of a Master Use Permit. (E-1)

**DEVELOPMENT STANDARD DEPARTURES**

<b>STANDARD</b>	<b>REQUIREMENT</b>	<b>REQUEST</b>	<b>APPLICANT'S JUSTIFICATION</b>	<b>BOARD RECOMMENDATION</b>
<b>Outdoor Activities adjacent to residential zones</b>  <b>SMC 23.47A.011.E</b>	Outdoor sales and/or service of food or beverages must be located at least 50' from a residentially zoned lot, unless the lot elevation with the outdoor activity is at least 15' above the adjacent residentially zoned lot	Outdoor activities (outdoor restaurant area for Tacos Guyamas) would be located at grade, 38'8" from the adjacent residential zoned lot to the north	The proposed outdoor eating area would encourage street level activity. The adjacent residential lot is higher than the subject property. To meet code, the restaurant would have to be located at the third floor of the proposed building. This would create privacy impacts to the adjacent residential lot.	Recommended approval by 3 Board members, subject to the conditions listed above
<b>Rear and side setback requirements for lots adjacent to residential zones</b>  <b>SMC 23.47.014.B.3</b>	0' setback up to 13' tall; 15' setback along the north property line where the building is more than 13' tall	10' setback for areas taller than 13' along the north property line (5' setback proposed for areas shorter than 13' on the north property line)	Providing a 5' setback at the base of the building will allow a planted area adjacent to the residential zone	Recommended approval by 3 Board members, subject to the conditions listed above
<b>Driveways – Non-residential uses</b> <b>SMC 23.54.030.D.2.a.2</b>	The driveway at the northwest corner should be minimum 22' wide, due to the commercial uses	16' wide driveway	Minimizing the driveway width will reduce the visual impact of the driveway on the streetscape. The driveway is not very long, reducing safety concerns for vehicles.	Recommended approval by 3 Board members, subject to the conditions listed above