



City of Seattle

Department of Planning & Development

D.M. Sugimura, Director

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**INITIAL DESIGN RECOMMENDATION  
OF THE  
CAPITOL/FIRST HILL DESIGN REVIEW BOARD**

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**BACKGROUND INFORMATION:**

**Project Number:** 3009249

**Address:** 230 Broadway East

**Applicant:** Brian Runberg, Runberg Architects for SRM Development

**Meeting Date:** May 5, 2010

**Board members present:** Evan Bourquard  
Dan Foltz, Substitute  
Lisa Picard  
Sharon Sutton, Chair

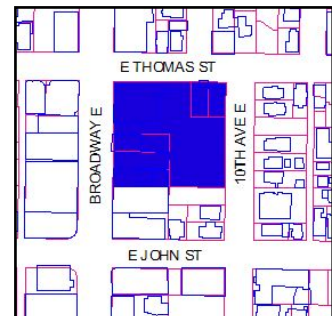
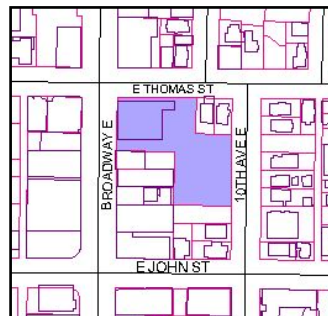
**Board members absent:** Dawn Bushnaq (Recused)  
Wolf Saar

**DPD staff present:** Lisa Rutzick, Land Use Planner

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**SITE & VICINITY**

At the EDG meeting, the 41,000 SF irregularly shaped site, comprised of several lots, containing a one story commercial structure to be demolished and surface parking lots. At the second EDG meeting, the site size expanded to 61,000 sq. ft and the shape became more rectangular. (See right-hand image).



The western 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. 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 meets the corner of Broadway E. to the west, East Thomas Street to the north and 10<sup>th</sup> Avenue E. to the east. East John Street defines the block to the south. Abutting the site to the south is a two story, commercial building; the site abuts a pedestrian easement immediately to the south between the subject site and the site to the south.

### **PROJECT DESCRIPTION**

The proposal includes demolition of the six existing buildings and the construction of a structure that would include approximately 235 residential units, 23,832 square feet of ground level retail uses and below grade parking for approximately 250 vehicles. The proposal is for a six-story building facing Broadway and four stories facing 10th Ave E.

**EARLY DESIGN GUIDANCE: SEPTEMBER 3, 2008**

### **DESIGN PRESENTATION**

Three schemes were presented at the Early Design Guidance meeting. All of the options include below grade parking, ground level commercial use along the Broadway side and a pedestrian easement connecting Broadway to the surface parking area to the east and the backside of the adjacent building to the south. The first scheme (Option A) proposes access from both 10<sup>th</sup> Avenue and East Thomas Street and a commercial space situated at the southern end of the side along 10<sup>th</sup> Avenue. The two lobbies are proposed next to both of the driveway locations. The second alternative (Option B) also proposes access from both 10<sup>th</sup> Avenue and East Thomas Street, but the 10<sup>th</sup> Avenue driveway is at the southernmost end of the site. In this scenario, one lobby is off of Broadway and one is next to the 10<sup>th</sup> Avenue driveway. The third and preferred scheme (Option C) shows a massing and access configuration similar to Option B, but with the East Thomas Street lobby separated to be further away from the driveway access location.

### **PUBLIC COMMENT**

Approximately 12 members of the public attended the Early Design Guidance meeting. The following comments were offered:

- Clarification that the pedestrian access from Broadway connects to a destination and not become a dark passageway to nowhere.
- Clarification of whether proposed parking is available to the public.
- Preference for Option B as being more sensitive to the houses on the northeast corner of the block. Options A and C dwarf these houses.

- Pleased to see development occur on this site.
- Concerned with the entry to the garage, particularly at Thomas Street as it creates an awkward pedestrian circulation.
- The intersection of the two building masses looms over the houses in the northeast corner of the block and need to have greater separation and windows to diminish the relative scale of the existing and proposed context. Suggest a longitudinal courtyard through to 10<sup>th</sup> Avenue to create this separation.
- Farmers Market is pursuing street closures at different locations. Encourage designing streets that can accommodate this type of program.
- Prefer modern design over a more traditional design since that is not often successfully achieved. Does not want to see corrugated metal.
- A wider pedestrian easement from Broadway would be desirable.
- Excited with the redevelopment of the property, but is concerned with the ten foot easement to access the back of the building and parking area. Safety and security concerns in this area need to be dealt with, especially during evening hours.
- Service vehicles to the building through the garage may be problematic.
- Concerned with the two blank walls bordering the houses at the corner.
- Capitol Hill Design Guidelines express a desire for 10<sup>th</sup> Avenue to be residential and not commercial in character.
- Abutting property owner to the south is concerned with adherence to the existing easement agreement.
- Clarification of number of units.
- Like the new US Bank Building across Broadway. Concerned with interruption to pedestrian traffic caused by construction activities. Many businesses along Broadway rely on this foot traffic.

## **SECOND EARLY DESIGN GUIDANCE: NOVEMBER 18, 2009**

### **DESIGN PRESENTATION**

Three new alternatives were presented at the second EDG meeting. The first option (“A”) is two U-shapes with two courtyard spaces facing towards the west. The second option (“B”) is a U-shaped building facing east with an irregular T-shaped building attached to the east portion of the U form. The third alternative (“C”), the preferred option, are two U-shaped building facing each other for a combined central courtyard. The Broadway frontage is likely to have a strong commercial character while the 10<sup>th</sup> Avenue is more residential.

The presentation also included an analysis of context, including a proportion study of historic buildings and recent buildings on Broadway, as well as a study of scale and character of retail storefronts on Broadway.

To view the complete design proposal, please go to the Design Review website at:

[http://www.seattle.gov/dpd/Planning/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp)

## **PUBLIC COMMENT**

Approximately ten members of the public attended the Early Design Guidance meeting. Four comment letters were also received. The following comments were offered:

- The landscaping on 10th Avenue should include more significant trees. Commend the analysis of the rhythm and granularity of Broadway streetscape. The Capitol Hill and Broadway design guidelines are all important to apply to this site. The corner of Thomas and 10th should provide a better transition from commercial to residential uses – this transition should occur on the Thomas Street side, not 10th. Pursuing a LEED goal is good and should be addressed early on in the process. Caution that the rain garden feature shown on Broadway may become a litter trap.
- The variety of uses surrounding the proposed courtyard needs to be further explored. Also, the service entry proposed on the south side of the site should be clarified both in terms of the safety and security of the ramp area, as well as the quality of the private patios fronting onto the ramp area. Perhaps this access ramp area should be enclosed. The proposed massing is well done.
- The massing on Broadway should be simplified into two buildings, rather than one to respect the cadence of building dimensions along the street. Consider including access to the courtyard from Broadway.
- Proposal looks great and suggests that the massing on 10<sup>th</sup> Avenue and Thomas Street soften at the corner, particularly at the top floor to reduce bulk and scale to the lower zone across the street.
- The design proposal is too similar to the Brix and other recent buildings. A new building prototype should blend the existing retail character of Broadway into a new building form.
- Supportive of the analysis and the effort to consolidate the courtyard spaces into one large open area. Not a fan of the symmetry shown along the Broadway façade.
- Concern that the new building will not completely used. Also object to the loss of the farmers market.
- Does not support the loss of older neighborhood buildings for larger, boxier buildings that have undesirable retail uses.
- Suggests that the dumpsters and recycling containers are stored internally and will not be visible to neighbors. Does not want to see these containers left out in the right of way creating a visual blight.
- Clarification of the access to the courtyard and street tree retention.

**DESIGN RECOMMENDATION: MAY 6, 2010**

## **DESIGN PRESENTATION**

At the Initial Recommendation meeting, the presentation included a further developed architectural design that included elevations and landscaping plans. The design of the Broadway

elevation has been simplified with the upper levels brought flush to the lower stories. Also, the elimination of the proposed community room accessed off of 10<sup>th</sup> Avenue has created a clearer residential entrance. The service/loading area has been designed to accommodate both the service vehicles, while also being more sensitive to the units above.

### **PUBLIC COMMENT**

Approximately 13 members of the public attended the Recommendation meeting. The following comments were offered:

- The design doesn't fit the character of the neighborhood and seems out of scale with Broadway. Prefer building limited to 40' tall because a 65' high building will block views and reduce property values. Concerned that the proposed building will be just another empty building on Broadway.
- Project doesn't fit the neighborhood context and looks the same as other large projects on Broadway. The character of Broadway is small buildings with small footprints. This building does not fit that scale. The flat roofs should instead be pitched and the courtyard will be too shaded. The ground floor residential entries should be located on Broadway.
- Supportive of the project in general and commend the project for design of signage, choice of materials, design of the neighborhood office spaces and the small scale of retail spaces. One speaker was concerned about the pedestrian experience, particularly because the elevations don't show the pedestrian's perspective. Would like to see the proposed entries closer to the street and not so recessed. The stairs up to the courtyard on 10<sup>th</sup> Ave. are similar to the nearby Joule and would be improved if the views were directly into the courtyard. Would like to see more brick materials incorporated into the site. Appreciate the wide sidewalk on Thomas St., but would like to see a wider paved area with less planting. Support preservation of the First Savings Bank façade.
- Concerned that the project is removing four existing buildings, which will take away from the character and diversity of Broadway and the proposed projects lacks diversity of existing buildings.
- Supportive of the changes to the project since the EDG meeting. Encourage the applicants to preserve as many existing trees as possible.
- The proposed project looks like every other new building on Broadway and the design is bland, generic and not very creative. The elevations are still too cluttered and over-modulated. The project uses too many materials. However, appreciative of the variety of uses, particularly the office spaces. The retail tenants need to be able to express their individuality.
- The design of the 10<sup>th</sup> Ave sidewalk and streetscape should be a larger neighborhood consideration – sidewalk location should not be dictated by one project.
- Would like to see the visibility of storefronts and signage more carefully considered.
- Would like the applicants to consider how future development to the south will affect the project.
- Concerned that this project will take away from the retail "vibe" of Broadway.
- Concerned that the character of this project, like other large projects, is discouraging to Broadway merchants. Existing merchants will not locate in these buildings.

## **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 recently adopted neighborhood specific guidelines *Capitol Hill Neighborhood Design Guidelines*. The guidance of the Board at the Initial Recommendation meeting is in bold 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 discussed at length the pedestrian easement and the importance of activating the space with particular attention to safety. The Board urged that the design consider this easement area as an opportunity to create a passageway that is in keeping with the neighborhood tradition of views to courtyards or a passive residential entrance. The current use of this easement area functions as an urban space that makes sense for the presence of the Farmers Market and access to the surface parking lots. The Board is very interested in the treatment and programming of this easement and encouraged widening certain portions to make it more functional and not simply a fire egress.

At the second EDG meeting, the Board was pleased with the proposed setbacks around the development ranging from 4-5 feet along certain portions of Broadway and along 10<sup>th</sup> Avenue to accommodate residential stoops and 7 feet along Thomas for individual stoops.

**At the Initial Recommendation meeting, the Board continued to discuss the appropriate distance for ground level residential units from the sidewalk. The Board did not comment on the setback portions of the building along Broadway.**

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

**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 would like to have a better understanding of the proposed corner commercial space and how much of the space is allotted for bank use. The configuration of the bank use in relation to the easement is important because it is critical that the commercial uses and/or lobby space help to activate the passageway and enhance visibility to/from the commercial area to the easement area.

At the second EDG meeting, the Board was very supportive of the proposal to maintain the tile strip along Broadway, as well as protect the existing “Dancing Steps” art piece on the sidewalk.

The proposal includes a community room space accessed off of 10<sup>th</sup> Avenue and abutting the central courtyard. The Board felt that such a space, if provided, should have higher ceilings to create a grander space. The Board also encouraged further exploration of this amenity in this location versus another configuration elsewhere on the site, such as along Broadway or Thomas, which would offer greater visibility. If the community room is retained at the proposed location, then the Board would like to better understand how the public will access this space and how the space will interact with the central courtyard used by building tenants. The Board wants the access to the courtyard and community room to be more welcoming and accessible. The Board pointed out the underlying conflict between the proposed community room, which is meant to be readily available to the public, and the proposed location within the building, which is accessed through a private entrance and abuts the courtyard space.

If the courtyard is envisioned to be a private space, then the community room should be more attached to a street front with more visibility and less intrusion to the courtyard area. If the courtyard is envisioned to be more public, then efforts to integrate views

and access to the courtyard should be considered. The corridor separating the retail from the courtyard may need to be re-evaluated to allow more passage between the retail function and the courtyard.

**At the Initial Recommendation meeting, the design no longer included a community room, so the courtyard would function as a more typical residential courtyard with landscaping and semi private spaces. The landscape design does include the preservation and integration of the old bank façade into the courtyard design.**

**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.**

The Board noted that the unusual shape of the site in conjunction with the required pedestrian easement are two conditions that will require design solutions that are sensitive to the abutting neighbors.

The Board agreed that the building form and/or site plan should respond to the grid shift that occurs at 10<sup>th</sup> and Thomas. This is a unique condition that should be reflected in the design. Also, the zone changes across the 10<sup>th</sup> Avenue and Thomas Street intersection and the building/site design should be responsive to the lower residential scale of the neighborhood to the east.

**At the Initial Recommendation meeting, the Board discussed this issue as part of the considerations under E-2.**

**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 and through the site.

The Board agreed that the project should strive to create continuity along the Broadway street frontage to reinforce and contribute to a vibrant street life.

At the Second EDG meeting, the Board was pleased to see a transitional space between the ground floor residential units and the sidewalk and recommends that these stoop spaces be well designed and proportioned.

**A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive and well-integrated open space.**

**Capitol Hill-specific supplemental guidance:**

Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries.



- Create substantial courtyard-style open space that is visually accessible to the public view.
- Set back development where appropriate to preserve a view corridor.
- Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.
- Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.
- Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.
- Use porous paving materials to minimize stormwater run-off.

The Board agreed that including an open space courtyard would provide an excellent opportunity to draw views to and from the sidewalk via the easement.

Note: The sidewalk easement no longer applies to the expanded site.

**A-8 Parking and Vehicle Access. Automobile impacts on adjacent properties and the pedestrian environment should be minimized.**

**Capitol Hill-specific supplemental guidance:**

- Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally broken within a block by vehicular access.

The Board was uncomfortable with the pairing of the pedestrian and vehicular access. If the two types of access are situated proximate to each other, then the design of the pedestrian access should dominate over the vehicles access point. The Board also noted that they would like to see greater pedestrian access opportunities off of Broadway and paired with the required easement.

At the Second EDG meeting, the Board was concerned that the proposed loading and service area would not be compatible with the abutting residential units facing south and is not of an adequate dimension to safely accommodate the loading activities. Both the width and appearance of this function needs to be carefully considered and detailed. The Board suggested adding a security gate and lighting to keep the recessed area secure. Views of this service area should also be specifically addressed for those units that overlook this space. Complete landscaping plan, elevations and renderings of this space should be presented at the next meeting. The Board encouraged considering other locations for accommodating these service functions.

At the Initial Recommendation meeting, the Board, expressing its doubt about the ability of trucks to back into the service driveway, decided that the turning studies provided by KPFF adequately addressed the problem.

The Board recognized the need for security, but agreed that the proposed eight-foot tall solid wall on the south property line was too imposing. The Board recommended that a visibly transparent fence should be used instead.

## **B. Height, Bulk, and Scale**

**B-1 Height, Bulk & 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

**Capitol Hill-specific supplemental guidance:**

Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.

Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way.

Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.

The Board felt that the proposed massing along Broadway has an appropriate scale. The Board noted that the zone change between the eastern half of the site and the area across 10<sup>th</sup> Avenue to the east should be acknowledged in the building form and design to create a more sensitive transition to the lower zone.

**At the Initial Recommendation meeting, the Board agreed that the zone changes inherently create a transition to the lower level of development intensity to the east of the site.**

## **C. Architectural Elements**

**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 Board looks forward to seeing a cohesive architectural design that strives for a bold design that is reflective of the varied and creative community. The Board noted the particular challenge of creating a desirable transition between the two zone height designations and suggested that the configuration of the courtyard might help create a good relationship between the two zones, as well as to the existing abutting houses in the northeast corner.

At the Second EDG meeting, the Board encouraged a strong façade design along Broadway with a simplified material palette. The Broadway elevation should have a more regular rhythm rather than a symmetrical approach. The ground level retail, however, should strive to offer different, individual retail spaces within the frame of the commercial base. The transition from the Broadway façade to the Thomas Street façade should reflect the zone transition within the development site, as well as the context and character from a strong commercial street to a quieter residential street. The street level area to the west of and including the vehicular access on Thomas Street is sort of a gap space that should be further explored as a secondary entrance and/or provide views into the interior courtyard.

The Board noted that how the design proposes to turn the corner from Thomas onto 10th is important and a stronger architectural move should be made within the façade to acknowledge the zone and grid change.

**At the Initial Recommendation meeting, the Board was supportive of the concept for the elevations and the varying façade articulation corresponding to the different uses in the building. The Board agreed that the east and west elevations were well resolved; however, the north and south elevations need further study. On the north elevation along Thomas Street, the Board felt that the brick frame with offset bays was too much of a deviation from the vocabulary of the other portions of the building and recommended that that east portion of the north elevation be re-designed to reflect the organization of the east elevation.**

**The Board also discussed how the south elevation was too different and inconsistent from the other elevations, particularly the extensive use of white panels. The Board recommended that the south elevation be simplified and use more subdued, “background” colors. The Board recognized that south elevation will not be seen very much once the properties to the south are redeveloped and recommended that the south elevation be designed as a “toned-down” version of the other elevations.**

The Board also recommended that the balconies and gates used around the building were too generic and should be designed to become unique and varied elements on the façade. The design of these balconies should be inspired by the diversity and creative character of the Broadway community.

- 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.

The Board looks forward to reviewing a more detailed materials and color board that is reflective of and responsive to the character of Broadway and the neighborhood. Specifically, the Board would like to see strong detailing and materials that are consistent with Broadway's character (and no stucco). The Board noted that the design solutions for the transition points between the three types of street frontage will be critical in terms of materiality and deliberate use of materials in these locations is important.

At the Second EDG meeting, the Board encouraged a simplified material palette. The Board agreed that the upper level façade along Broadway either needs to be flush with the main façade or set back significantly enough to create a true penthouse condition. The Board expressed appreciation that the datum line from the neighboring building is proposed to continue through the Broadway elevation.

At the Initial Recommendation meeting, the Board was supportive of the proposed material palette, which included a brick veneer frame, metal and glass canopies, dark grey windows with transparent glazing and a white colored panel for the upper stories on Broadway and bays on the Thomas and 10<sup>th</sup> Avenue elevations.

#### 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 all three alternatives lacked the opportunity to configure that open spaces in a manner which would help buffer the sensitive sides of the building at the northeast corner. Balancing this transitional area with a desire to create a residential courtyard that maximizes the benefit to the residents is a challenge for this irregular shaped site with unusual adjacency conditions. Views to this courtyard should be maximized. The Board wants the functionality of the interior courtyard to be maximized. The Board looks forward to reviewing a high-quality, well programmed and well landscaped courtyard level open space design. The Board also stressed that solar access should be maximized to the site's open spaces.

The Board wants the final build out of the live/work units along 10<sup>th</sup> Avenue to reflect the quieter, more residential nature of this street, while also maximizing the functionality of these ground level units.

The Board discussed the seven foot deep (Seattle City Light required) setback along Thomas Street to accommodate the utility poles and proposed that would be an excellent opportunity for vegetation and other pedestrian scale amenities that would soften the building's north perimeter.

**At the Initial Recommendation meeting, the Board agreed that the design of the storefronts, along with the associated canopies and lighting, are critical elements for maintaining the character and diversity of the streetscape on Broadway. The Board**

felt that the proposed storefront scheme appeared too ordered and inauthentic. The Board supported the idea of unique storefronts for different retail businesses, but agreed that the design should provide some level of regularity and uniformity. The Board recommended that proposed retail canopies be more consistent and regular as the unifying element for the different retail storefronts. The Board encouraged a design that allows for individual tenants to select storefront systems, signage and other commercial expression that gives variety to the streetscape. The Board also suggested that the existing First Security Bank façade be integrated into the Broadway streetscape.

The Board was generally supportive of the design strategies presented for the townhouse entries, but expressed concerns about the privacy and functionality of the spaces. The Board recommended that the design of the patios and the landscaping be further examined to ensure that the patios are useful spaces and that enough privacy is maintained between the street and the residential unit. The Board felt that the proposal to move the sidewalk could help to make a better transition, but wanted to see more study of how that space would be designed.

- 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.**

The Board expects that all visible blank walls, especially bordering the notch of the northeast corner will be treated and developed to provide visual interest and create a good scale for the blank wall condition.

See C-2.

- 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.**

The Board did not support the grouping of all the access at the corner; instead, the Board preferred consolidating the access to one point along 10<sup>th</sup> Avenue that is situated to the southern end of the site along 10<sup>th</sup> Avenue. The Board preferred scheme A in terms of the Broadway treatment, but preferred schemes B and C in terms of access configuration.

- D-7 Pedestrian Safety. 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.**

- 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.**

The Board noted that both transparency and lighting along the pedestrian easement passageway will be critical in activating and providing security for the space.

- 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.**

The Board noted that the residential entries should be distinct and emphasized to be welcoming and recognizable.

## **E. Landscaping**

- E-2 Landscape 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.**

- E-3 Landscape Design to Address Special Site Conditions. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.**

Capitol Hill-specific supplemental guidance:

- Maintain or enhance the character and aesthetic qualities of neighborhood development to provide for consistent streetscape character along a corridor.
- Supplement and complement existing mature street trees where feasible.
- Incorporate street trees in both commercial and residential environments in addition to trees onsite.
- Commercial landscape treatments that include street trees.

The Board stressed that the project should include green buffers, such as street trees and well-landscaped open spaces, to soften the scale of this large sized building. The Board also urged that the streetscape details be well considered to include pedestrian scaled landscaping, lighting, and buffer areas for those future live/work units along 10<sup>th</sup> Avenue.

The Board looks forward to reviewing details of a well-programmed, detailed design for the open spaces integrated throughout the project, as well as sections and plans of the street level details.

At the second EDG meeting, the Board was presented with a landscape concept that includes a rooftop p-patch, on-site storm water retention and generous right of way amenities and landscaping. The Board looks forward to a design that is able to incorporate such features into the project. The Board stressed that the greenery of the roofscape should be carried down to the streetscape as well.

**At the Initial Recommendation meeting, the Board recommended that the landscaping along Thomas Street respond to the grid shift and acknowledge this unusual condition.**

### **DEVELOPMENT STANDARD DEPARTURES**

Four departures from the development standards were proposed at this phase.

- 1) Access (SMC 23.47A.032.A.1.c):** The Code states that access to the site is only allowed on one street. There are currently two access points proposed.

Since there is no alley on the subject site, the proposed design includes a second access point to accommodate alley type functions such as loading and service areas off 10<sup>th</sup> Avenue. The Board agreed that provision of service elements at this secondary location was appropriate and desirably located in terms of minimal pedestrian interruption.

- 2) Driveway Width (SMC 23.54.030.D):** The applicant proposes a departure from the driveway width standards, from 22 feet to 15'-8" feet to access the loading and service area.

The Board suggested that the applicant endeavor to minimize the driveway presence through design, while providing a visible, safe residential entrance. The Board voted unanimously in favor of the reduced driveway width because the residential plaza is the primary focus of the design and the vehicular entry is secondary. The inclusion of bollards and different paving of the driveway will provide a visual cue to the potential for cars, while also maintaining an emphasis on the pedestrian. The driveway area will add to the overall sense of openness of the plaza space.

- 3) Sight Triangle (SMC 23.54.030):** The preferred design proposes to eliminate the required sight triangle from the garage exit.

The Board was inclined to support the proposed departure, but would like to see safety elements, such as mirrors included to alert vehicles and pedestrian alike of oncoming vehicles.

- 4) Street Level Development Standards (SMC 23.47A.008.D.3):** The Code states that the floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. The



proposed ground level residential units are a minimum of five feet back with an average of six feet.

The Board deferred review of the departure request for the residential setback on 10<sup>th</sup> Avenue for the next meeting when the applicant presents their revised design for the townhouse entries.