



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

INITIAL RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3012300

Address: 505 11th Avenue East

Applicant: Peggy Heim, Nicholson Kovalchick Architects

Date of Meeting: Wednesday, August 10, 2016

Board Members Present: Natalie Gualy (Chair)
Barbara Busetti
Dan Foltz
Christina Orr-Cahall
Amy Taylor

Board Members Absent: Curtis Bigelow, recused

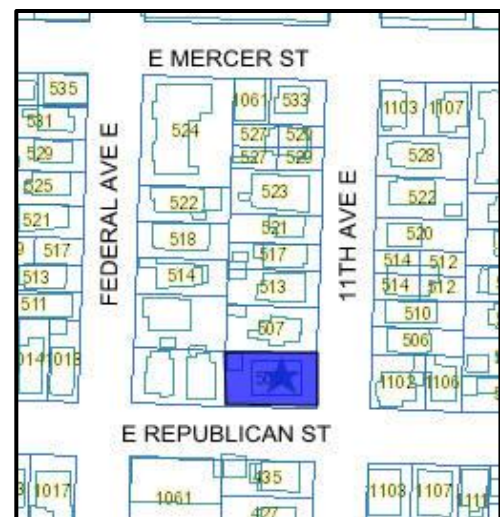
SDCI Staff Present: Tami Garrett, Senior Land Use Planner

SITE & VICINITY

Site Zone: Lowrise 3 (LR3)

Nearby Zones: (North) LR3
(South) LR3
(East) LR3
(West) LR3

Lot Area: 5,983 square feet (sq. ft.)



Current Development:

The existing site includes a two story multi-family apartment building and a detached garage. The primary structure was originally a single family residence, constructed in 1900.

Surrounding Development and Neighborhood Character:

The surrounding development includes several lowrise apartments, townhouses, and single family residences. Most of the structures are 2-3 stories tall, with some facades at 4 stories in response to the slight slopes in the area.

There are no alleys in the surrounding properties, and most of the off-street parking is accessed via curb cuts from the street. On-street parking is regulated with limited parking times and longer term parking permits for residents.

A City park (Broadway Hill Park) is west of this site. The park has replaced the retaining wall at the shared property line with this site, and located a stage and public gathering area immediately west of the subject property.

The site is in the Capitol Hill Urban Center Village and is located within three blocks north of the future light rail station currently under construction at East John Street and Broadway.

The site is located on a non-arterial street, with similar low traffic streets nearby. The streets all have sidewalks, curb, gutter, and planting strips. There is a high level of pedestrian traffic in the area, with destinations of Broadway, Volunteer Park, Cal Anderson Park, and 15th Avenue within a few blocks.

Access:

There is an existing curb cut from East Republican Street to access the garage.

Environmentally Critical Areas:

The area slopes from the east down to the west, and another slight slope from the north down to the south. There is a mapped Steep Slope Environmentally Critical Area on the west portion of this site and areas north of the site.

PROJECT DESCRIPTION

The proposed project is for the design and construction of a 20-unit apartment development within two structures; one new four-story apartment structure (12 units), and the relocation and addition of five residential units to an existing three-unit residential building resulting in an eight-unit structure. Below-grade parking (15 stalls) accessed from East Republican Street is also proposed.

The design packets include information presented at all of the Design Review meetings (First EDG, Second EDG and Initial Recommendation), and are available online by entering the project number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

These packets are also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Public Resource Center
Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019
Email: PRC@seattle.gov

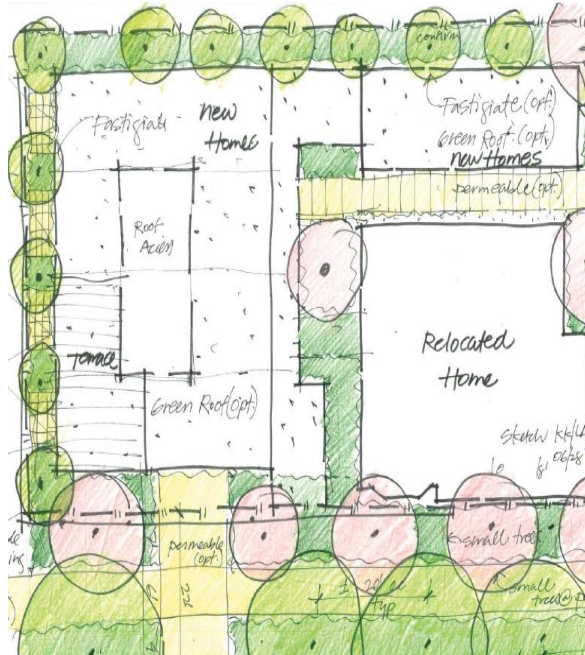
FIRST EARLY DESIGN GUIDANCE July 6, 2011

DESIGN DEVELOPMENT

Five alternative design schemes were presented. Options 1, 2, 4, and 5 included 10 below grade parking stalls accessed from a curb cut at E. Republican Street. Options 1 and 2 proposed demolition of the existing structures and two new buildings separated by a courtyard. Options 3 through 5 proposed retaining the existing multi-family structure and adding two new buildings with courtyards between the buildings. The applicant noted that exterior walkways and stairs are proposed to meet sustainability standards, since common enclosed building areas consume large amounts of energy.



Anticipated Park Plan

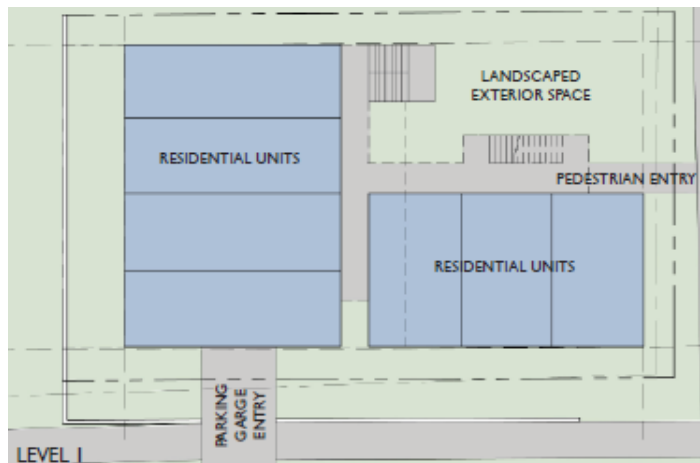


3012300 EDG Landscape Concept Plan

The applicant intends to design the landscape plans to complement the future Park to the west. The wide planting strip on E. Republican St offers an opportunity for lush planted areas, and there is a possibility that the applicant can coordinate with Parks to collect stormwater runoff for a water feature in the Park. The future Park will also include a 10-12' high retaining wall at the shared property line with this site, which will serve as a 'backdrop' for the Park. The applicant presented the latest graphic available that shows the future Park plan.

The first scheme (Option 1)

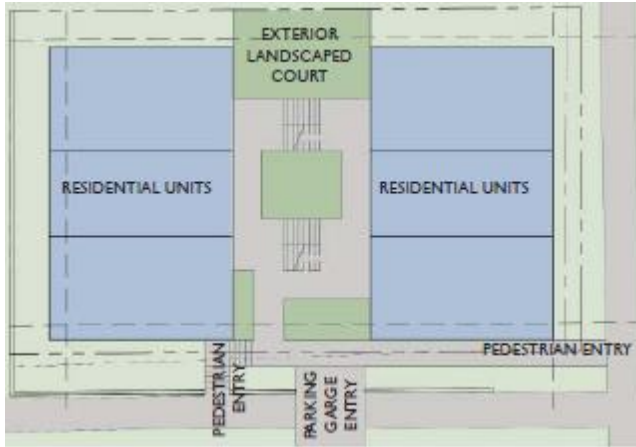
showed a zoning compliant option with 28 units in two buildings. One building was shown at the west property line and one building was shown at the south property line, with a landscaped courtyard at the northeast corner of the site. Parking access was shown near the west property line, and a pedestrian entry to the site shown at the east property line. The applicant noted that this option



requires no departures from the Land Use Code requirements, it offers space between the proposed development and the residences to the north, and it provides units facing the park for "eyes on the street" and increased safety. Cons of this option include loss of the existing 1900

structure, limited modulation facing E. Republican St, and a weaker pedestrian connection from the site to E. Republican St.

The second scheme (Option 2) showed 24 units in three buildings. One building was shown at the west property line and one building was shown at the east property line, with a landscaped courtyard at the northeast corner of the site. Parking access was shown near the middle of the south property line, and a pedestrian entry to the site shown west of the parking access. The applicant noted that this option requires two departures from the Land Use Code requirements, to reduce the required setback from the south and west property lines. Pros included a stepped south façade to respond to grade changes and give visual interest, a clear point of pedestrian entry, and units facing the park for “eyes on the street” and increased safety. Cons of this option included loss of the existing 1900 structure, limited modulation facing 11th Ave E, and a weaker pedestrian connection from the site to 11th Ave E.



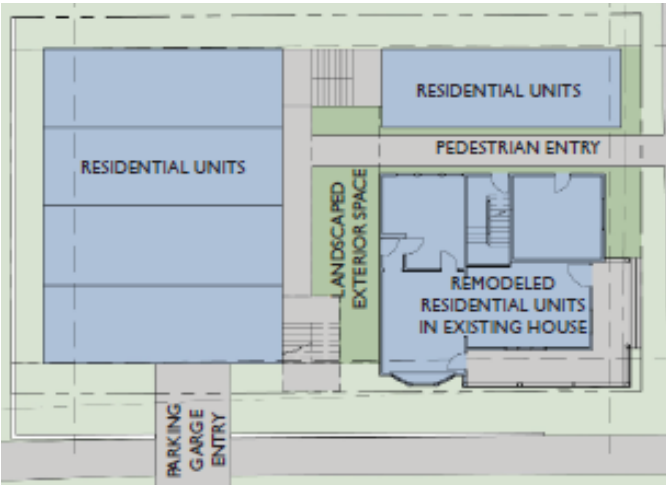
interest, a clear point of pedestrian entry, and units facing the park for “eyes on the street” and increased safety. Cons of this option included loss of the existing 1900 structure, limited modulation facing 11th Ave E, and a weaker pedestrian connection from the site to 11th Ave E.

The third scheme (Option 3) showed 20 units in two buildings. One of the buildings would be the existing structure, relocated to the west edge of the site and remodeled to include 4 apartments. The other building would be a new U-shaped structure, with the primary pedestrian entry facing E. Republican St. No parking was shown with this option. This option would require departures to reduce the required setback at the west, south, and east property lines. Pros included



saving the existing 1900 structure, the front porch of the structure would face the future Park to the west, visual interest facing E. Republican St, and a strong pedestrian connection along E. Republican St. Cons included a lack of internal open space between the existing and new structures, limited building modulation facing 11th Ave E, and a weaker pedestrian connection to 11th Ave E.

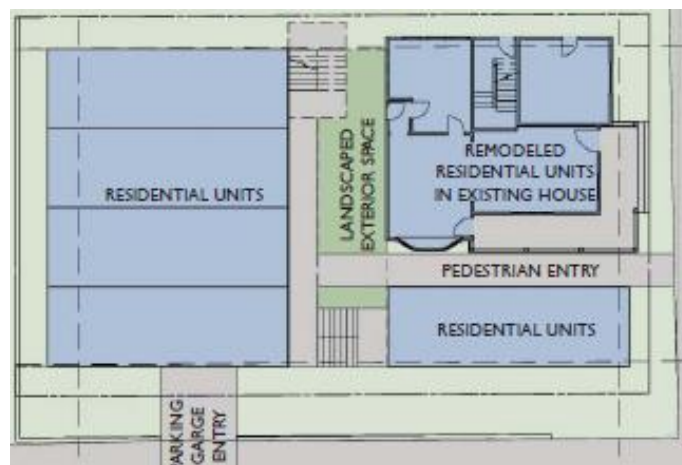
The fourth scheme (Option 4) was the preferred scheme and showed 24 units in three buildings.



One of the buildings would be the existing structure, relocated to the southeast corner of the site and remodeled to include 4 apartments. A second building would include stacked flats facing the Park to the west. A third building would be stacked flats at the north property line, and connected to the second building via exterior stairs and walkways. 10 below grade parking spaces were shown with access from E. Republican St. This option would require departures to reduce the required setback at the west and east property lines, and a departure to allow more structure width and façade length at the north property line. Pros included saving the existing 1900 structure, the front porch of the structure would face the street corner, and units facing the park for “eyes on the street” and increased safety. Cons included the impacts related to placing a lot of building mass at the north property line (shadows, bulk, scale impacts to the north).

The fifth scheme (Option 5) was presented at the EDG meeting as an additional alternative

beyond what was shown in the EDG packet. This option was similar to Option 4, but with the existing structure relocated to the northeast corner and a new structure proposed at the south property line. This option would require departures to reduce the required setback at the west and east property lines, and a departure to allow more structure width and façade length at the north property line. Pros included saving the existing 1900 structure, a more gradual massing change along 11th Ave E.



from E. Republican St, and units facing the park for “eyes on the street” and increased safety. Cons included less visibility for the wraparound porch on the existing structure, and increased shadows at the interior of the site.

PUBLIC COMMENT

The following public comments were offered at this First Early Design Guidance meeting:

- Opposed to the location of a four-story building at the north property line, because of the rhythm of the buildings at 11th Avenue East and the shadow/bulk impacts on the neighbor to the north.
- Opposed to the proposed departures. The code was recently changed to allow more building in this zone and the Design Review Board should not support departures.
- Objected to the four-story height and additional height for partially below grade parking at the west edge of the site.
- Encouraged retaining the existing original structure on site and building addition that meets Land Use Code requirements.
- Encouraged incorporating historic elements in the new building to respond to nearby structures.
- Concerned with lack of parking.
- The design should respond to the scale of the neighborhood and the Capitol Hill Neighborhood Guidelines that address height bulk and scale.
- The design should meet the minimum setback at the west property line, adjacent to the future Park.
- The bulk of the building at the west property line will create shadows into the park. With the mature street trees at the south and west edges of the park, the park will be in shadow most of the day.
- The number of units proposed for this size parcel is too many
- The corner location makes the street facing facades especially important at this site. Design to the scale of the neighborhood.
- 11th Avenue is more of a quiet residential street and East Republican Street is more of a pedestrian corridor. The project should respond to these conditions.
- The density is good, but too many small apartments will result in short-term neighbors. The apartments should be available and affordable for a variety of people (singles, families, etc.), with fewer units to help create a sense of community.
- Landscaping and gardens are important in this area, especially adjacent to the street. Look at nearby examples of creative gardening adjacent to the street.
- The density is good and the developer shouldn't reduce the number of units, but family-size units are a good idea.
- Would prefer that the applicant restores the existing structure but with minimal building addition, like the building across from Safeway at E. John St and 14th Ave E.
- Consider removing the parking from the proposal to reduce the height of the buildings.
- Shadow studies are needed to look at shadows cast on the Park and the properties to the north.
- Include more parking, since the on-street parking is already maximized.
- The retaining wall is shown on the applicant's property, not the Park property.
- Believes there is a moratorium on demolishing 100 year old houses.
- The existing setbacks should be maintained.
- The design is too blocky and needs architectural detail and visual interest.

- The preferred design showing additions on two sides of the existing structure looks very cramped and out of character with nearby development.
- Support for considerate design to the Park, but the bigger need is considerate design on the sides facing the neighborhood.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance based on Citywide and Neighborhood-specific (Capitol Hill) Design Guidelines established prior to January 19, 2014.

1. Site Planning:

- a. The Board discussed the mass of the proposed new buildings on site in relation to the Park to the west and the grade changes across the site. The Board noted that the grade drops down to the west, with a retaining wall at the west property line. This results in additional height and bulk at the west property line. The Land Use Code allows the below grade parking to extend 4' above grade. When combined with the topography, this results in the appearance of additional height and bulk at the west edge and southwest corner. The Board directed the applicant to consider removing the below grade parking, with the intent of reducing the appearance of height and bulk at the west edge and southwest corner. (A-1)
- b. The Board noted the pattern of existing single family and multi-family structures along 11th Avenue East. This pattern includes substantial side yard areas, compared with the proposed massing of the preferred alternative. The pattern results in a regular rhythm of 2-3 story modulated masses facing 11th Avenue East, with spacing between the building masses.

The Board directed the applicant to modify the design to reflect this rhythm along 11th Avenue East. A departure from the east property line setback might be justifiable, but the design should include large massing breaks at the north and south property lines. One way to achieve this is to place the existing structure at the east property line, but not add new structures to the north or south of it. It is also possible to achieve this by demolishing the existing structures and building new structures to respond to this street pattern. (A-2 CAPITOL HILL)

- c. The Board expressed concern with the departures proposed at the north and west property lines, and the building mass proposed at the north property line. The Board stated that the proposal should be modified to meet Land Use Code requirements at the west and north property lines. Departures from the internal setbacks between buildings, the east property line setback, and the south property line setback could be considered.

The design of the proposed development should respond to the activities anticipated at the Park and the needs for privacy for residents to the north.

The proposed building at the north property line also disrupts the pattern of streetscape at 11th Avenue East, as described in the response to A-2 above.

The applicant should modify the proposed design to meet this guidance, and provide shadow studies of the proposed massing shadows on the Park and the property to the north. (A-5)

- d. The Board noted that the design of the spaces between the buildings on site will need to relate to the design of the buildings, the design concept for the overall site, and the needs of the residents. These areas should be carefully designed, especially because of the potential for lack of light and air from exterior stairs and walkways. If these spaces are smaller than shown in the preferred option, it would be acceptable as long as the open spaces include a quality design. (A-7 CAPITOL HILL)
- e. The Board discussed the proposed parking access location at E. Republican St. The Board was supportive of this location for access, if the parking remains part of the proposal. If provided, the appearance of parking access should be minimized, and the access point should be designed to enhance pedestrian safety. (A-8 CAPITOL HILL)

2. Height, Bulk and Scale:

- a. The Board noted the concerns listed in response to Guidelines A-1, A-2, and A-5. The applicant should consider dropping the building one story, possibly by removing below grade parking. The design of the building at the west property line should also include upper story setbacks to maximize light and air to the Park. The proposed height, bulk, and scale should respond to the context of the Park, the 11th Avenue East streetscape, and the grade changes on site. (B-1 CAPITOL HILL)

3. Architectural Elements and Materials:

- a. The Board discussed the pattern of development on 11th Ave E., as described in response to Guideline A-2.

The Board noted that preservation of the original 1900 structure may result in a design that responds better to neighborhood context. The Board also noted that it may be beneficial to preserve only the original 1900 structure, and not the later building additions or garage. However, Board members explained they would defer to any comments from Department of Neighborhoods about the historic relevance of the structures on site.

The Board responded to the proposed modern design of the preliminary sketches and noted that modernism can fit with historic patterns of development, but the design would have to reflect reference to nearby development. Techniques to mesh modernism with historic context include attention to building proportion, massing, materials, sunshades, fenestration, and decks/balconies. (C-1)

- b. The Board directed the applicant to develop a design that provides a cohesive design concept for the entire site. If the applicant retains the existing structure on site, this

should be done through open space design and using building design techniques to tie the structures visually. Potential techniques are listed in response to Guideline C-1.

The proposed design concept should also respond to the Park design through open space design, relating the proposed design to the anticipated Park activities, etc. The design concept should also respond to the solar orientation of the proposed building, possibly with sunshades on the west and south facades. The design should also respond to the needs of privacy for future residents and neighboring properties, by considering window placement, shading/screening techniques, and placement of open spaces. (C-2 CAPITOL HILL)

- c. The Board clarified that the proposed design should incorporate human scaled treatments such as the reference to historic articulation, fenestration, façade treatments, etc. (C-3 CAPITOL HILL)
- d. Design guidance concerning exterior finish materials reflects to the comments in response to Guidelines A-7, B-1, C-1, C-2, and C-3. (C-4 CAPITOL HILL)

4. Pedestrian Environment:

- a. The Board directed the applicant to provide more information about the proposed retaining wall at the west property line. The retaining wall should be designed in context with the anticipated Park uses and design, and it should provide a good transition from the Park to the proposed development. (D-3)
- b. Guidance concerning visual impacts of parking structures reflects the comments in response to Guidelines A-1, A-8, and B-1. (D-5)

5. Landscaping:

- a. Guidance concerning landscaping to reinforce design continuity with adjacent sites reflects the comments in response to Guidelines A-1, A-2, A-5, A-7, C-2, and D-3, specifically relating the landscaping to the Park design, the 11th Avenue East streetscape, and minimizing the appearance of the parking access. (E-1)
- b. Guidance concerning landscape design to address special site conditions reflects the comments in response to Guidelines A-1, A-2, A-5, A-7, C-2, and D-3, specifically relating the landscaping to the Park design, the 11th Avenue East streetscape, minimizing the appearance of the parking access, and using the internal open space to create a cohesive site concept. (E-3 CAPITOL HILL)

SECOND EARLY DESIGN GUIDANCE August 17, 2011

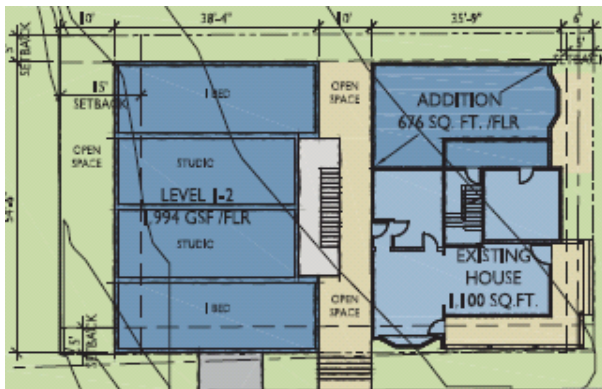
DESIGN DEVELOPMENT

The applicant requested a second EDG meeting for additional Board guidance on two design alternatives and the proposed departures.

Two alternative design schemes were presented. One of the alternatives would retain the existing original early 20th century residence on site, and the other would include demolition of the existing structures and construction of new buildings on a podium. Both the alternatives include 11 below grade parking spaces accessed from a curb cut at E. Republican St.



Option A included relocation of the existing residence to the east portion of the site, addition of building area on the north side of the structure, and a second new building on the western portion of the lot. The 1950's addition and the garage would be demolished. The two structures were shown separated by a 10' wide open space, with exterior stairs for the west building encroaching into the open space. Below grade parking was shown below the west building. This option included 16 units (10 in the new building and 6 in the existing structure with addition) and 11 underground parking stalls. Four departures would be required, as detailed at the end of this report (reduced setbacks on the east, west, and south sides, and a longer building façade at the north side). The upper floor of the west building was shown at 19' from the west property line, to reduce the appearance of bulk adjacent to the Park.

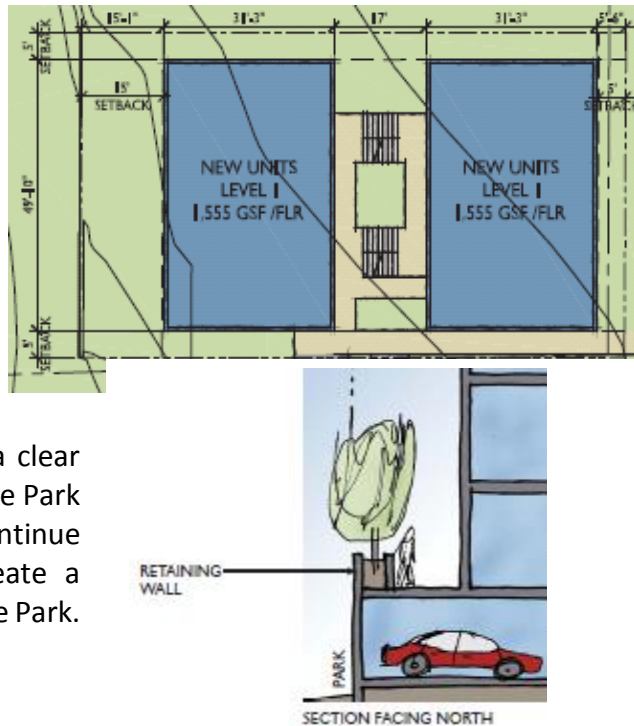


Option B included demolition of the existing structures on site, with two new buildings separated by a 17' wide open space. Exterior stairs and walkways would be located in the open space, connecting the two buildings on all four levels. Below grade parking was shown below the east building. This option included 24 units (12 in each new building) and 11 underground parking stalls. This option would not require any departures.



Shadow studies presented at the second EDG meeting demonstrated shadow impacts to the Park and the properties to the north. The applicant also provided an area-wide plan view graphic, showing the location of building masses on site in nearby streets, compared with the proposed massing.

The applicant noted that the evolving design of the park adjacent to the west now prefers a lower retaining wall with a clear guardrail system and plantings between the Park and this site. The applicant intends to continue working with the Park designers to create a positive transition between this site and the Park.



PUBLIC COMMENT

The following public comments were offered at this Second EDG meeting (with staff responses in *italics*):

- Would design review be required even if there are no departures?
DPD responded that yes, any proposal that exceeds threshold for design review is required to go through design review, regardless of whether departures are proposed.
- Concerned about how the new zoning relates to the intended scale of the neighborhood per the Capitol Hill Design Review Guidelines.
- The mass, character, open space, etc. seem no different from the first EDG meeting, and the Board guidance from that meeting should remain unchanged.
- A lot of neighborhood effort has gone into the Park design, and the proposed design shouldn't shadow the Park or reduce open space near the Park.
- The corner location of this site, raised in elevation above the Park makes it very visible on three sides. Sensitive infill is especially important at this site.
- The house should be preserved and restored with no additions.
- Preservation of the house may not be the best option, but the scale, architectural character, detail, and visual interest should be included in any new development. High quality materials should be used, especially on the proposed residential addition.
- The design should respond to existing context. Neither option appears to do this very well.
- The applicant should work to further develop the design shown on page 3, the result of the first EDG guidance.
- The impacts to the Park are the most important. No departures should be granted for the west façade.
- Support for removing or reducing the parking to reduce the building height.

- Perspective drawings of the proposal from the view of the pedestrian in the Park should be provided.
- The zoning requirements for this area are new, and departures shouldn't be granted. Concerns that departures could set a precedent for development beyond what the City Council intended.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. Site Planning:

- a. The Board reiterated the earlier guidance, with the addition of other possible methods to reduce the appearance of bulk at the west façade. The Board noted that Option A does not appear to meet the earlier guidance, and they would be less inclined to recommend departures based on the design as shown. However, reduction in bulk at the west façade may be possible through methods such as removing the parking, further setting back the upper story from the west property line, modulation and articulation, roof forms, reduction in building width, and façade treatment. Façade treatment could include finely scaled materials, sunshades, fenestration, and other methods in context with nearby development. If the resulting proposed design better met the intent of the Design Review Guidelines, it is possible that the Board could recommend the proposed departures.

The Board noted that if the proposed parking is removed, the ground floor residences will have to be designed for consideration of privacy for those residents adjacent to the Park, street, and adjacent property. (A-1)

- b. The Board responded to the proposed addition to the existing residence, which would place a two-story mass on the north side of the building. The Board noted that this size of addition could be a solution to the earlier guidance, but the addition would have to be carefully designed with very high quality materials and detailing, and the design should respond to nearby architectural context. The Board noted that a successful addition could blend with the historic expression, or it could be a modern design that responds to the nearby context of massing, fenestration patterns, materials, and detailing. (A-2 CAPITOL HILL)

2. Height, Bulk and Scale:

- a. At the Second EDG meeting, the Board offered additional guidance related to height bulk and scale, as described in response to Guidelines A-1 and A-2. (B-1 CAPITOL HILL)

3. Architectural Elements and Materials:

- a. At the Second EDG meeting, the Board offered additional guidance related to context, architectural concept and consistency, and scale as described in response to Guidelines A-1 and A-2. (C-1, C-2 CAPITOL HILL, C-3 CAPITOL HILL)
- b. The Board guidance concerning exterior finish materials reflects to the comments in response to Guidelines A-7, B-1, C-1, C-2, and C-3. (C-4 CAPITOL HILL)

4. Pedestrian Environment:

- a. The Board discussed the proposed retaining wall at the Second EDG meeting. In addition to the earlier guidance, the Board directed the applicant to provide more detailed information at the Recommendation stage about the proposed wall and railing materials, as well as the landscape plan at that edge. (D-3)
- b. Design guidance concerning visual impacts of parking structures reflects the comments in response to Guidelines A-1, A-8, and B-1. (D-5)

5. Landscaping:

- a. Guidance concerning both the landscaping to reinforce design continuity with adjacent sites and landscape design to address special site conditions reflects the comments in response to Guidelines A-1, A-2, A-5, A-7, C-2, and D-3, specifically relating the landscaping to the Park design, the 11th Avenue East streetscape, and minimizing the appearance of the parking access, and using the internal open space to create a cohesive site concept. (E-1, E-3 CAPITOL HILL)

INITIAL RECOMMENDATION August 10, 2016

PUBLIC COMMENT

The following public comments were offered at this Initial Recommendation meeting:

- Requested closer examination of the shadow studies and upon review of the shadow study voiced concern about the amount of shading cast on the park by the new building.
- Excited that the residential proposal would add new residential units to the neighborhood and that the design is striving for the Passive House standard.
- Voiced strong support of more Passive House projects and believes that it's the next step beyond the Bullitt Center. Appreciated the preservation of the existing residential structure. Encouraged the Board to allow the PV panels as illustrated.
- Mentioned to the Board that the reason why parking was added to the current project was in response to neighbors' concerns that that no parking had been included with the original proposal.
- Appreciated that the existing structure is being preserved but very concerned that several "charming" old details (columns, corbels under the roof line, bay windows, faceting in the windows, etc.) are being removed as part of the new proposal. Requested that the old details of the existing structure be retained.
- Concerned that the new building remains enormous and will shade the park and the home to the north; and is too dark of a color palette.
- Encouraged a design that includes a wood finish siding material and not include a corrugated metal material that is like the material used to construct "shipping containers".

Discouraged a design that includes concrete visible at street level that has no ornamentation.

- Stated a preference that the new building be designed in a “classical style”.
- Felt it was important that the existing building be inclusive of the architectural filigree to be preserved but did not support the size/height of the addition. Concerned that the new building inclusive of the solar panels will be so tall that it will negatively impact the light and green space of the park.
- Discouraged the usage of black railing for the covered porch of the existing structure.
- Encouraged the current Board to respect and honor the guidance and direction provided by past Board members in 2011 regarding this proposal.
- Encouraged the Board to be mindful of how the proposed design will impact the adjacent city park.
- Appreciated that the design has evolved to set back farther from the west property (15') in comparison to the massing presented at the second EDG meeting.
- A representative of the neighborhood that helped lead the park improvement effort, commented that it was never anticipated that the garage entrance would be sited as proposed (SW corner) when the park was designed. Explained that the chalk wall used by neighborhood children within proximity to the garage entrance creates a potential safety issue. Questioned the necessity of onsite parking since light rail is available and supported a proposal which does not include onsite parking.
- Commented that the existing residential structure has a nice impression and requests that the addition have a more traditional language at the north edge.

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

- Appreciated the landscaped courtyard.
- Strong support for the Passive House efforts for this project.
- Commented that a four-story structure is not complementary to the neighborhood and is too big.
- Concerns voiced that the black color appears too looming - especially over the park.
- Applauded the preservation of the old building.
- Commented that the proposal is not about “preservation” but a “recycling” of the old structure.
- Many concerns regarding the loss of character from the old structure.
- Concerned with the addition to the old structure, stating its appearance appears awkward.
- Concerned the elevator penthouse and its location make the perceived mass appear bulkier.
- The roofline of the addition has a negative impact.
- Concerned with the solar panels at the open-air deck adds too much bulk and height.
- Concerned about the bulk and height of the entire project.
- Suggested the proposal include a fence at the north property line.
- Appreciated the conceptual lighting and landscaping designs for the project.
- Supported the increased setback from the park.
- Many concerns regarding the shadow impact to the park.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance based current adopted Citywide and Neighborhood-specific (Capitol Hill) Design Guidelines.

1. Site Planning, Design Concept and Architectural Context:

- a. The Board agreed with public sentiment and appreciated the Passive House design concept for this project which comprises the preservation of the original 1900 structure on the site and retrofitting it to Passive House standard; and the addition of a new four-story Passive House multifamily building all above below-grade parking. The Board expressed an intent that the project strive to establish a positive context that could be a catalyst for future development in Seattle. (CS1.A, CS1.B, CS3.A, CS3.B)
- b. The Board reviewed the design packet, questioned the applicant and listened to public comments concerning past design review board discussion and direction concerning the project proposal. The Board acknowledged the public request that the Board respect and honor the guidance and direction provided by past Board members in 2011 regarding this proposal. The Board struggled, however, with the design direction provided by the past design review board, especially since the past design did not include some critical information related to building circulation (elevator, elevated walkways, stairs). Thus, the Board offered the following feedback/direction concerning the site planning and architectural concept of the presented design:
 - i. The Board reviewed the new four-story building and voiced support for the presented building mass and generous setback from the west property line abutting the City Park (Broadway Hill Park). The Board noted that past concerns related to the appearance of bulk and lack of treatment at the west façade of the new building had been resolved in this design iteration. The Board also indicated that the increased upper-level setback addressed past concerns related to shadow impacts to the park. (CS2.B, CS2.D, CS2 CAPITAL HILL-III, DC2.A, DC2.C)
 - ii. The Board had a focused discussion concerning the existing building. The Board commended the design team for keeping the existing building and encouraged the inclusion of existing detailing with the renovation of the existing structure.
 - iii. The Board stated concern that the north addition to the existing 1900 structure was unresolved and needed further study. The Board directed the applicant to return for an additional Recommendation meeting to demonstrate further exploration of a design that better responds to the design guidelines. The Board stated a willingness to entertain the following design responses with the acknowledgement that some of the direction differs from past board guidance based on the new information presented:

- Design a north addition that includes articulation, detailing and roof forms that are more compatible with the classical character of the existing structure.
 - Pursue a design option that articulates the classical façade of the existing structure facing 11th Avenue East, modernizes the north addition and places the north addition at a farther distance from the east boundary line.
 - Resolve the massing and architectural language (contemporary) of the north addition.
 - Explore of greater setback from the east property line.
 - Explore roof form modifications to the north addition massing. (CS2.B, CS2.C.1, CS2.D, CS2 CAPITOL HILL-II.i, CS2 CAPITOL HILL-III.i, CS3.A, CS3.B)
- c. The Board reviewed the proposed material/color palette identified in the design packet and on the physical material/color samples board. The Board appreciated the usage of cedar material for the new four-story building. The Board was supportive of the color contrast between the existing structure and the newer four-story building; however, the Board agreed with public comment that the overall color palette of the new building was too dark. The Board confirmed that the design renderings (pgs. 36-39) portrayed the siding darker than proposed and agreed that the overall color of the new building should be less saturated and more softened to allow the grain and texture of the wood material be more noticeable (pg. 34). The Board expects to have a more dynamic review of the proposed material/color palette at the next Recommendation meeting. (DC4.A, DC4 CAPITOL HILL)
- d. The Board questioned and discussed the height, location and visibility of the elevated solar panels sited above both structures and the interior courtyard. Overall, the Board voiced support of the solar panels' functionality and felt that the visibility of the solar panels was in accordance with the design concept. (CS1.A, CS1.B, CS2.A.2, CS2.C)

2. Pedestrian Environment:

- a. At the Initial Recommendation meeting, the applicant's presentation included reference to the possibility of solar canopies (*brise soleil*) affixed above the new building's south façade's fenestration for shading and energy generation which would project over the East Republican Street right-of-way (R.O.W); and a request for Board feedback concerning this design element. The Board discussed this request and stated conceptual support for the solar canopies intended for shading and energy generation with the understanding that the canopies would extend over the R.O.W. The SDCI Land Use Planner thanked the Board for their input and advised the Board that minor architectural encroachments/structural building overhangs that extend within the R.O.W. (SMC 23.53.035) are within the purview of SDCI in consultation with Seattle Department of Transportation (SDOT). Therefore, the applicant is directed to relay the Board's feedback to the SDCI Zoning Reviewer for consideration during the MUP review process. (CS1.A, DC2.B.1, DC2.C.1)
- b. The Board agreed with public comment that the siting of the below-grade parking garage entrance located within proximity to the public park chalk wall/retaining wall could negatively impact motorists' views when exiting from the parking garage to East

Republican Street. The Board stated that it is imperative that conflicts between vehicles and non-motorists (especially children playing near the chalk wall) should be minimized. At the Recommendation meeting, the Board expects this concern will be addressed in the next design iteration and requests that design elements/safety precautions be clearly identified in the design packet. (DC1.B.1, DC1.C) (See Departure #7)

- c. At the Initial Recommendation meeting, the Board did not have a detailed discussion concerning the conceptual lighting and signage design proposed for the buildings' street-facing and surrounding facades. (PL2.B, PL2 CAPITOL HILL-III.i, PL3.B.1, PL3.B.2, DC4.B, DC4.C)

3. Residential Open Space and Landscaping:

- a. The Board inquired about the character of the amenity spaces - specifically the interior courtyard area and the roof decks spaces presented by the applicant at the Initial Recommendation meeting. The Board agreed that the character of the courtyard area was resolved but was unable to understand the programming of the roof deck spaces which will be covered entirely by elevated solar panels. The Board expects to see elements (outdoor furniture, landscaping, lighting, solar panel features, etc.) included in the site/landscape design to better understand the purpose and function envisioned for the unique condition. (DC3.A, DC3.B, DC3.C, DC3 CAPITOL HILL-I)
- b. The Board strongly encouraged the usage of vertical landscaping (vines) to minimize the appearance of the ventilation grating to pedestrians' views from both streets. (DC3 CAPITOL HILL-I & II, DC4.D)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). **The Board's recommendation for the departures will be reserved until the final Board meeting.**

At the time of the **INITIAL** Recommendation, the following departures were requested:

1. **Front Setback (SMC 23.45.518.A):** The Code requires a 5' minimum front setback for apartments. The applicant proposes to provide no front setback at the east property line to allow the existing porch of the relocated building to remain. The applicant explains that this reduction in the front setback would also enable the combined new and existing buildings to better reflect the rhythm along 11th Avenue East, by creating more space between the two building masses.

The Board reviewed the design and indicated support for this departure. The Board agreed with the applicant that since the property line is set back a distance from the sidewalk edge, it will give the appearance of a greater setback. (CS2-I CAPITOL HILL, CS3-I CAPITOL HILL)

- 2. Side Setback (SMC 23.45.518.A):** The Code requires a 5' minimum side setback for apartments with facades 40' or less in length. The applicant proposes a 0' side setback at the south property line. The applicant is seeking this departure to allow the existing building's south wrap-around porch and the new west building addition to be located on the property while respecting the setback along the north side of the lot and its neighbor to the north.

The Board reviewed the design and the majority of the Board indicated support for this departure because the presented design included a greater setback from the west property line. Also, the Board felt that since the parcel boundary is unusually far back from the sidewalk, it remains compatible with the form of the neighborhood. One Board member voiced strong support for the departure relative to the siting of the existing structure and less so inclined to support this departure for the new building to allow the original structure to have a more prominent presence relative to East Republican Street. (CS2-I CAPITOL HILL, CS3.B, CS3-I CAPITOL HILL)

- 3. Side Setback (SMC 23.45.518.A):** The Code requires a 7' average; 5' minimum side setback for apartments with facades greater than 40'. The applicant proposes a 5' minimum; 6.25' average side setback at the north property line. The applicant states this additional floor area gained in the setback would allow for the centralized open space between to the two building masses.

The Board reviewed the design and indicated support for this departure as their was strong support for the centralized open space. (CS2-I CAPITOL HILL, CS3.B, CS3-I CAPITOL HILL)

- 4. Unenclosed Decks and Balconies – Setbacks and Separations (SMC 23.45.518.I.3):** The Code states that unenclosed decks and balconies may project a maximum of 4' into required setbacks if each one is separated from other decks and balconies on the same facade of the structure by a distance equal to at least ½ the width of the projection. The applicant proposes some private decks (levels-2-4) on the building's west façade be 10.25' in width and allow a distance of 3' separation between the private decks which equates to a 2'-9.5" reduction in the deck separation requirement. Per the applicant, the proposed deck spacing is requested to be reduced to allow for larger decks to provide more amenity area and increased shading on the west façade. Also, the applicant explained that the decks are intended to provide visual interest and modulation on the west façade facing the park.

The Board reviewed the design and indicated support for this departure. The Board agreed that the modification to the decks on the west elevation creates a slightly asymmetrical design which will add more interest to the west-facing façade of the newer west building. (CS2-I CAPITOL HILL, CS3-I CAPITOL HILL)

- 5. Amenity Area (SMC 23.45.522.A & D):** The Code requires that the amount of amenity area for apartments in Lowrise zones:

- be equal to 25% of the lot area;
- a minimum of 50% of the required amenity area be provided at ground level;
- ground level amenity space be provided as either private or common space; and
- meet the general requirements for amenity areas cited per SMC 23.45.522.D.

The applicant proposes a 197 sq. ft. reduction in the amount of required common amenity area and sizes (748 sq. ft. required common amenity area - 551 sq. ft. proposed = 197 sq. ft.). The applicant explained that the proposal will include several areas (covered porches, private patios, covered ground-level space, etc.) that could be considered gathering areas but don't meet the letter of the Code. Also, since the project is directly adjacent to a public park, the park would be an accessible alternative for future residents to utilize in addition to the common areas provide on the site.

The Board reviewed the design and indicated support for this departure in consideration of the viable opportunity for future residents to seek common space at the neighboring City Park. One Board member voiced concern with this reasoning and felt that it may set precedent for other projects who may consider a property's proximity to a city park as enough justification for a Board to grant departure from amenity area. Another Board member commented that the park's usability (well lit) combined with the requested reduction of amenity space are good reasons to support this departure. (DC3-I CAPITOL HILL)

6. **Façade Length (SMC 23.45.527.B):** The Code requires the maximum combined length of all portions of façades for apartments within 15' of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line (65'). The applicant proposes a combined northern façade length of 69'-8" which equates to 69% of the north property line. The applicant states the intent is to allow for a consistent design between the addition of the existing triplex structure and the new four-story structure. The applicant explains that potential impacts related to scale, height and window placement have been considered and minimized in consideration to the neighboring property to the north.

The Board discussed this departure and indicated they were not in support of this departure because of their concerns related to the massing of the new addition to the existing 1900 structure. (CS2-I CAPITOL HILL, CS3-I CAPITOL HILL, DC3-I CAPITOL HILL)

7. **Sight Triangle (SMC 23.54.030.G.1):** The Code requires for two way driveways less than 22' wide, a sight triangle on both sides of the driveway or easement to be provided. The driveway shall be kept clear of any obstruction for a distance of 10' from the intersection of the driveway with a sidewalk or curb intersection if there is no sidewalk (10'x10' triangle). The applicant proposes a 3' reduction of the 10' west sight triangle distance from the intersection of the driveway and the sidewalk abutting East Republican Street (7'x7' sight triangle proposed). Per the applicant, vehicular access is located via East Republican Street in accordance with past Board guidance. The applicant explained that the location

of the existing shoring wall on the City Park’s property west of the project site is an existing obstruction that encroaches into the identified required sight triangle area.

The Board indicated support for this departure. The Board commented that the safety for pedestrians and residents is important and encouraged the applicant to provide measures (i.e. pavement patterning, convex mirrors, speed bump) that will effectively address this concern at the next Recommendation meeting. (DC1.B)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

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

CS1-A Energy Use

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

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

CS2-B Adjacent Sites, Streets, and Open Spaces

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

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

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

CS2-C Relationship to the Block

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

CS2-D Height, Bulk, and Scale

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

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

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

Capitol Hill Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Sidewalk Width: Retain or increase the width of sidewalks

CS2-I-ii. Street Trees: Provide street trees with tree grates or in planter strips

CS2-I-iii. Entrances: Vehicle entrances to buildings should not dominate the streetscape

CS2-II Corner Lots

CS2-II-i. Residential Entries: Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines.

CS2-II-ii. Retail Corner Entry: Provide for a prominent retail corner entry.

CS2-III Height, Bulk, and Scale Compatibility

CS2-III-i. Building Mass: 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.

CS2-III-iii. Sunlight: Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.

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

CS3-A Emphasizing Positive Neighborhood Attributes

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

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

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

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

CS3-B Local History and Culture

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

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

Capitol Hill Supplemental Guidance:

CS3-I Architectural Concept and Consistency

CS3-I-i. Signage: Incorporate signage that is consistent with the existing or intended character of the building and neighborhood

CS3-I-ii. Canopies: Solid canopies or fabric awnings over the sidewalk are preferred.

CS3-I-iii. Illuminated Signs: Avoid using vinyl awnings that also serve as big, illuminated signs.

CS3-I-iv. Materials: Use materials and design that are compatible with the structures in the vicinity if those represent the neighborhood character.

PUBLIC LIFE

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

PL2-B Safety and Security

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

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

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

Capitol Hill Supplemental Guidance:

PL2-III Personal Safety and Security

PL2-III-i. Lighting/Windows: Consider

- a. pedestrian-scale lighting, but prevent light spillover onto adjacent properties
- b. architectural lighting to complement the architecture of the structure
- c. transparent windows allowing views into and out of the structure—thus incorporating the “eyes on the street” design approach.

DESIGN CONCEPT

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

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Capitol Hill Supplemental Guidance:

DC1-I Parking and Vehicle Access

DC1-I-i. Continuous Crosswalks: 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.

DC1-II Screening of Dumpsters, Utilities, and Service Areas

DC1-II-i. Dumpsters: Consolidate and screen dumpsters to preserve and enhance the pedestrian environment.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Façade Composition

DC2-B-1. Façade Composition: Design all building façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage façades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to façades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

Capitol Hill Supplemental Guidance:

DC3-I Residential Open Space

DC3-I-i. Open Space: Incorporate quasi-public open space with residential development, with special focus on corner landscape treatments and courtyard entries.

DC3-I-ii. Courtyards: Create substantial courtyard-style open space that is visually accessible to the public view.

DC3-I-iii. View Corridors: Set back development where appropriate to preserve view corridors.

DC3-I-iv. Upper-floor Setbacks: Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.

DC3-I-v. Street Trees: 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.

DC3-I-vi. Landscape Materials: Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.

DC3-I-vii. Porous Paving: Use porous paving materials to enhance design while also minimizing stormwater run-off.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

Capitol Hill Supplemental Guidance:

DC4-I Height, Bulk, and Scale

DC4-I-i. Materials: 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 Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.

DC4-II Exterior Finish Materials

DC4-II-i. 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.

1. Use wood shingles or board and batten siding on residential structures.
2. Avoid wood or metal siding materials on commercial structures.
3. Provide operable windows, especially on storefronts.
4. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.
5. 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.
6. The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the Initial Recommendation meeting, the Board recommended the project return for another meeting in response to the guidance provided.