City of Seattle

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

FINAL RECOMMENDATION OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number:	3012547
Address:	4527 8th Ave NE (includes 4531, 4535, 4539, and 4543 8th Ave NE)
Applicant:	Jill Burdeen of NK Architects
Date of Meeting:	Monday, April 16, 2012
Board Members Present:	Salone Habibudden (Chair) Sam Cameron (substitute) Christina Pizana
Board Members Absent:	Peter Krech Joseph Hurley Martine Zettle
DPD Staff Present:	Shelley Bolser, Senior Land Use Planner

SITE & VICINITY

Site Zone:	Midrise (MR)
Nearby Zones:	(North) MR (South) MR (East) MR (West) MR
Lot Area:	21,614 square feet

Current Development:	The site is occupied by five structures (two single-family residences and three triplex apartment buildings). The five parcels include some mature landscaping, including one exceptional tree that has been identified near the center of the site, close to the east property line. The sites are located on a long north-south block, bounded by the busy arterial NE 45th St to the south, and non-arterial NE 47th St to the north. The site is located mid-block in this area and has frontage on 8th Ave NE. An alley is located to the east.
Access:	Existing and proposed vehicular access to this site is from the alley. Existing and proposed pedestrian access is from 8th Ave NE.
Surrounding Development:	Surrounding uses are primarily single family residential and multi-family residential, with commercial development one block to the south. The buildings are a mix of 5-20 story multi-family and 1-2 story single family construction in a range of ages and styles. Single and multifamily structures along the west side of 8th Ave NE are predominantly separated from the sidewalk by 4-6' tall vegetated banks and stepped retaining walls with vegetation.
ECAs:	There are no Environmentally Critical Areas on the site. The site slopes from the north down to the south.
Neighborhood Character:	The site is located in the University Urban Center, an area of diverse uses and frequent transit service. The neighborhood includes a mix of residential units, including older single family structures (some converted to apartments), mid-20th century and newer multi-family residential buildings, and 1-2 story commercial structures flanking the nearby arterials. A major influence in this neighborhood is the University of Washington, with the campus located several blocks east of this site. The site is located with a frequent transit service area, with bus service located one block south at NE 45th Street and a few blocks to the east (Roosevelt Way NE and 11th Ave NE). The light rail Brooklyn Station will be constructed at Brooklyn Ave NE and NE 45th Street, and is expected to open in approximately 2020.

PROJECT DESCRIPTION

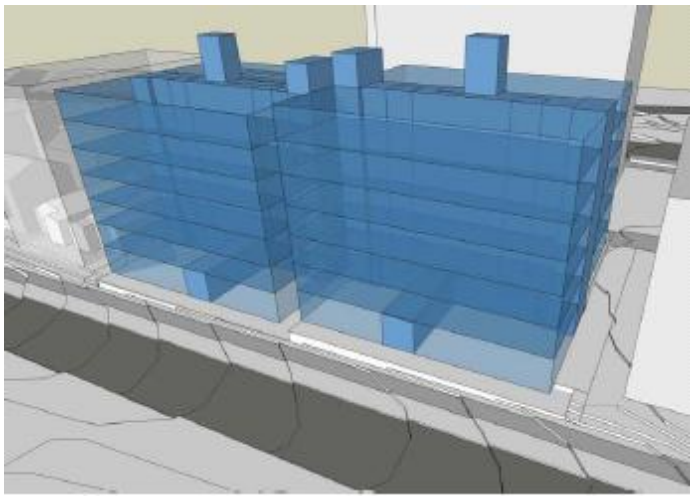
The proposed project is for the design and construction of a 7-story structure containing 162 residential units with parking for 97 vehicles to be provided at and below grade. The existing structures on site would be demolished.

EARLY DESIGN GUIDANCE MEETING: October 3, 2011

DESIGN DEVELOPMENT

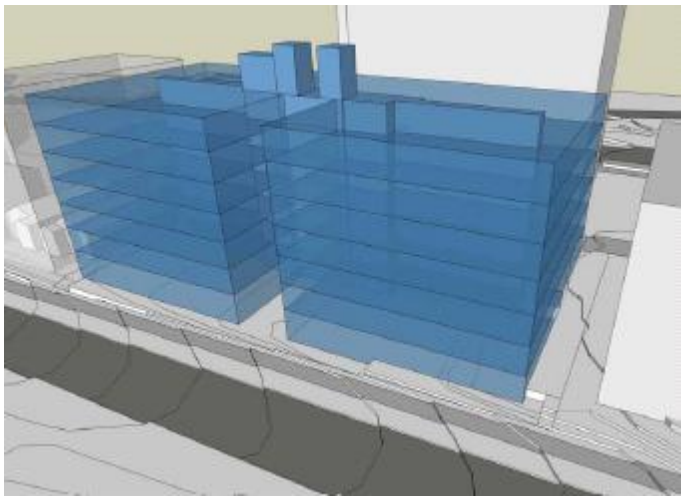
Three alternative design schemes were presented. All of the options included a 7 story structure with pedestrian entries facing 8th Ave NE, a centrally located courtyard or break between buildings, and parking accessed from the alley. Rooftop decks would provide residential amenity space, green roof areas, and views to downtown.

The first scheme (Option 1) showed a zoning compliant option with two buildings located over underground parking. Each building included a lobby and entrance from 8th Ave NE. A 10' separation was shown between the buildings, with setbacks that exceeded the minimum requirement at the side, front and rear property lines. This option included 154 apartments and 93 parking stalls. The applicant noted that this scheme offers an opportunity to step the buildings to respond to grade changes north to south, an opportunity to differently design the two buildings, and a large setback from the buildings across the alley. Challenges include a narrow courtyard between the two buildings, little modulation in the east facade, and the need for two lobbies and entrances.



East facade

The second scheme (Option 2) showed a U-shaped building with a central courtyard facing 8th Ave NE. This option would require departures from structure width and structure depth, due to the single building and courtyard space. It would also require departures from rear and front yard setbacks since the parking structure would extend slightly above grade at the south edge of the site. This option included 164 apartments and 101 parking stalls. The applicant noted that this scheme offers a wider courtyard to create modulation, a sense of entry and gathering space; a larger front setback



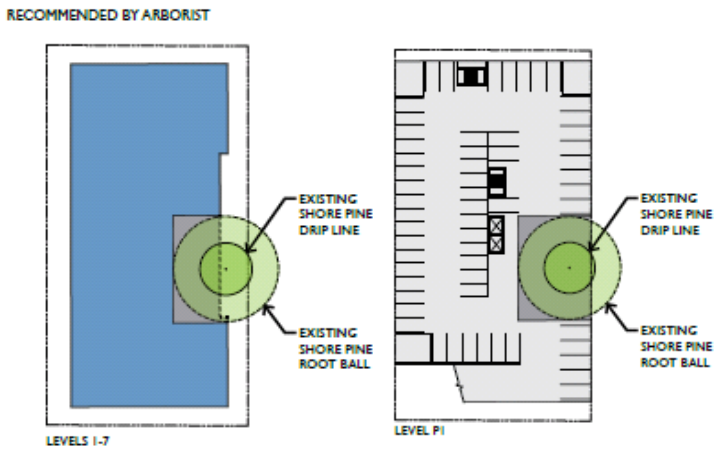
East facade

than required; and an efficient single core. The massing would be similar to the Duncan Place building to the north. Challenges include a somewhat narrow courtyard and the need for departures from setbacks, structure width, and structure depth.

The third scheme (Option 3), and the applicant preferred option, showed a building with the front facing courtyard space rearranged to provide a wider break in the east facade, but providing less depth for a courtyard. The courtyard area at the east façade would be 15' from the property line and 4' offset from the rest of the front façade. The courtyard would be 87' wide. The departures would be similar to those required in Option 2. This option included 152 apartments and 93 parking stalls. The applicant explained that this design includes an east-facing open space that offers more light and air than the deep courtyard in Option 2, the open space responds to the park-like context across the street, the larger front setback offers the opportunity for gathering space and landscaping, and the building is lower than the maximum height. Challenges include the minimal depth of the courtyard and the need for departures from setbacks, structure width, and structure depth.

East facade

8th Ave NE



The applicant explained that an exceptional tree has been identified near the center of the site, near the east property line. The applicant has worked with an arborist and it appears that a tree protection area measuring twice the drip line would be required to maintain this tree. The applicant showed some graphics indicating the potential impact to the site design, parking, and proposed courtyard space.

PUBLIC COMMENT

Approximately 20 members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised:

- Encouraged the applicant to use subdued colors and limit the palette to one or two durable materials, similar to Duncan Place to the north.
- Preferred low seating walls and vegetation at the east street level façade.
- Recommended the use of anti-graffiti design, clear sight lines, and appropriate lighting to address potential safety issues.
- Appreciated the proposed rooftop garden, but would like to see lights turned off early in the evening.
- Recommended the use of anti-graffiti design, clear sight lines, and appropriate lighting to address potential safety issues.
- Preferred a more inset lobby courtyard, directly connected to the sidewalk.
- Preferred more family-sized units such as two and three bedroom apartments.
- Concerns about construction impacts (noise and parking access at the alley).
- Encouraged the use of strategies to mitigate noise reflection from I-5 at the west façade.
- Encouraged the use of brick, fewer windows, earth tone colors.
- Disagreed with the number of proposed parking spaces. (The DPD Planner indicated that this is not within the purview of design review, but parking will be reviewed by DPD. These comments should be directed to Shelley Bolser rather than the Design Review Board).

FINAL RECOMMENDATION MEETING: April 16, 2012

DESIGN DEVELOPMENT

The Recommendation packet includes materials presented at the Recommendation meeting, and is available online by entering the project number at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.
or contacting the Public Resource Center at DPD:

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

Email: PRC@seattle.gov

DPD noted that the proposed development includes an exceptional tree. DPD makes the decision to allow removal or require retention of exceptional trees. The Design Review Board is responsible for recommending to DPD whether a design with the tree removed (the preferred design) meets the Design Review Guidelines, or whether a design with the tree retained would better meet the Design Review Guidelines.

The applicant's presentation therefore included graphics demonstrating an alternative design with the tree retained. The applicant noted that retaining the tree would result in a deeper narrower courtyard which would need to be elevated from the street (retaining the existing root ball), a lack of streetscape connection, and would include requested departures from side yard setbacks (consistent with SMC 25.11 departures to retain exceptional trees). The applicant explained that a hand selected specimen replacement tree is proposed in the entry courtyard. The applicants hope to find a suitable Japanese Maple specimen, but may substitute another species of similar quality. The replacement tree will be required to achieve the same canopy at maturity as the existing exceptional Shore Pine tree.

PUBLIC COMMENT

Fourteen members of the public signed in at the Final Recommendation Meeting. The following comments, issues and concerns were raised:

- Concerned with small units and number of units .
- Concerned that white windows might be framed like the recent University dorm building near NE Campus Parkway; white windows should blend with the façade treatment.
- Speaking for Roosevelt Neighborhood Association and University Heights group:
  - Rear façade is more in keeping with 8th Ave character, compared with front façade (front is too busy, jazzy, and cheap looking).
  - The proposed design doesn't demonstrate new development in context with existing neighborhood. A positive example of design in context was Duncan Place.
  - Modulation divides building into three unrelated parts and doesn't relate to program or overall concept.
  - The front modulation needs to be simplified.
  - Green roof should include solar collection panels.
  - Bike shop is nice idea.
  - Alley has a lot of pedestrian traffic in the alley and therefore the alley needs some landscaping.
  - Upper floor should be setback on east side to create a sense of finished façade.
- Concerned with reflectivity of glass.
- Façade is too busy, concerned with the white color because it gives it a dormitory feel. The façade needs to be more muted and respond to context.
- Courtyard helps to modulate the size of the building.
- Treatment of parking at the corner is good, and screening alley parking like Duncan Place is good.
- Dark color with white trim center bay is an eyesore and the design of this bay should be consistent with the rest of the building.
- Concerned with building height because it affects the view from the adjacent building to the north.
- Asserted that the graphics don't accurately show the 20' separation between the proposed development and Duncan Place.
- Concerned with impact to light and air for property to the north.
- Concerned with property values.
- Concerned with departures. The proposal should be built within the existing zoning envelope.

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 Early Design Guidance. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the Design Review website.

EARLY DESIGN GUIDANCE

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.

University-specific supplemental guidance:

Context: Reinforcing the pedestrian streetscape and protecting public view corridors are particularly important site planning issues. Stepping back upper floors allows more sunlight to reach the street, minimizes impact to views, and maintains the low- to medium rise character of the streetscape. Roof decks providing open space for mixed-use development can be located facing the street so that upper stories are, in effect, set back.

Guideline - Solar Orientation: Minimizing shadow impacts is important in the University neighborhood. The design of a structure and its massing on the site can enhance solar exposure for the project and minimize shadow impacts onto adjacent public areas between March 21st and September 21st. This is especially important on blocks with narrow rights-of-way relative to other neighborhood streets, including University Way, south of NE 50th Street.

At the Early Design Guidance Meeting, the Board discussed the proposed courtyard at the east façade. The Board agreed that the courtyard should be designed to maximize light and air, as well as provide modulation for the building frontage. However, the Board also felt that the current configuration didn't provide enough modulation or usable open space in the courtyard area, since the inset area was only set 4' back from the front façade.

Duncan Place to the north offers an example of a courtyard that is proportional to the street frontage, although the Board noted that the proposed courtyard does not have to include the same configuration as that example.

The Board noted that the area of tree protection for the exceptional tree appears to create a proportional break in the façade. A design that either includes retention of the exceptional tree, or a courtyard and modulation similar to the tree protection area could be consistent with this guideline.

The Board directed the applicant to further develop the design to create an open space that is proportional to the building mass, a modulated front façade, a recognizable courtyard area, and a clear entry from the street front.

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

University-specific supplemental guidance:

Context: Another way to emphasize human activity and pedestrian orientation, particularly along Mixed Use Corridors, is to provide clearly identifiable storefront entries. In residential projects, walkways and entries promote visual access and security.

Guidelines:

1. **On Mixed Use Corridors, primary business and residential entrances should be oriented to the commercial street.**
2. **In residential projects, except townhouses, it is generally preferable to have one walkway from the street that can serve several building entrances.**
3. **When a courtyard is proposed for a residential project, the courtyard should have at least one entry from the street.**
4. **In residential projects, front yard fences over four (4) feet in height that reduce visual access and security should be avoided.**

At the Early Design Guidance Meeting, the Board noted that the combination of shallow entry courtyard and stepped planters and open spaces at the street frontage could result in confusion about the location of entries. The Board gave guidance to provide a clear sense of entry and connection to the sidewalk at 8th Ave NE.

A-7 <u>Residential Open Space</u>. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

University-specific supplemental guidance:

Context: There is a severe lack of both public and private open space in the community. Small open spaces—such as gardens, courtyards, or plazas—that are visible or accessible to the public are an important part of the neighborhood's vision. Therefore, providing ground-level open space is an important public objective and will improve the quality of the residential environment.

Guidelines:

1. **The ground-level open space should be designed as a plaza, courtyard, play area, mini-park, pedestrian open space, garden, or similar occupiable site feature. The quantity of open space is less important than the provision of functional and visual ground-level open space.**

2. **A central courtyard in cottage or townhouse developments may provide better open space than space for each unit. In these cases, yard setbacks may be reduced if a sensitive transition to neighbors is maintained.**

At the Early Design Guidance Meeting, the Board gave guidance as noted in response to Guideline A-2. In addition to that guidance, the Board noted that the rooftop open space and courtyard offer different opportunities for resident activity. The open space at the street level should be designed to be usable, and the open space concept should be clearly related to the building program and focused areas of activity.

B. Height, Bulk and Scale

B-1 **<u>Height, Bulk, and Scale Compatibility</u>. 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.**

University-specific supplemental guidance:

Context: The residential areas are experiencing a change from houses to block-like apartments. Also, the proximity of lower intensive zones to higher intensive zones requires special attention to potential impacts of increased height, bulk and scale. These potential impact areas are shown in Map 4 . The design and siting of buildings is critical to maintaining stability and Lowrise character.

Guideline: Special attention should be paid to projects in the following areas to minimize impacts of increased height, bulk and scale as stated in the Citywide Design Guideline.

Guidance reflects the response to Guideline A-2.

C. Architectural Elements and Materials

C-1 **<u>Architectural Context</u>. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.**

University-specific supplemental guidance:

Context: Buildings in the University Community feature a broad range of building types with an equally broad range of architectural character. Because of the area's variety, no single architectural style or character emerges as a dominant direction for new construction. As an example, the University of Washington campus sets a general

direction in architectural style and preference for masonry and cast stone materials, however, new buildings on and off campus incorporate the general massing and materials of this character, rather than replicating it.

Guidelines:

1. **Although no single architectural style or character emerges as a dominant direction for new construction in the University Community, project applicants should show how the proposed design incorporates elements of the local architectural character especially when there are buildings of local historical significance or landmark status in the vicinity.**
2. **For areas within Ravenna Urban Village, particularly along 25th Avenue NE, the style of architecture is not as important so long as it emphasizes pedestrian orientation and avoids large-scale, standardized and auto-oriented characteristics.**
3. **On Mixed Use Corridors, consider breaking up the façade into modules of not more than 50 feet (measured horizontally parallel to the street) on University Way and 100 feet on other corridors, corresponding to traditional platting and building construction.**
4. **When the defined character of a block, including adjacent or facing blocks, is comprised of historic buildings, or groups of buildings of local historic importance and character, as well as street trees or other significant vegetation (as identified in the 1975 Inventory and subsequent updating), the architectural treatment of new development should respond to this local historical character.**
5. **Buildings in Lowrise zones should provide a "fine-grained" architectural character.**

At the Early Design Guidance Meeting, the Board directed the applicant to design the building in response to nearby context, such as Duncan Place to the north and other buildings nearby. The design should respond to the potential for a varied demographic (students, families, long and short term residents), and the palette should include muted colors and durable materials. However, the Board specified that while the colors may be muted, the creative playful design intent is still encouraged.

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

At the Early Design Guidance Meeting, the Board noted that in addition to the guidance provided in response to Guideline A-2, the architectural concept should indicate a clear hierarchy of design from the street level to the top of the building.

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

Guidance reflects the response to Guideline C-1.

C-4 **<u>Exterior Finish Materials</u>. 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.**

University-specific supplemental guidance:

Guidelines:

1. **New buildings should emphasize durable, attractive, and well-detailed finish materials, including: Brick; Concrete; Cast stone, natural stone, tile; Stucco and stucco-like panels; Art tile; Wood.**
2. **Sculptural cast stone and decorative tile are particularly appropriate because they relate to campus architecture and Art Deco buildings. Wood and cast stone are appropriate for moldings and trim.**
3. **The materials listed below are discouraged and should only be used if they complement the building's architectural character and are architecturally treated for a specific reason that supports the building and streetscape character: Masonry units; Metal siding; Wood siding and shingles; Vinyl siding; Sprayed-on finish; Mirrored glass.**
4. **Where anodized metal is used for window and door trim, then care should be given to the proportion and breakup of glazing to reinforce the building concept and proportions.**
5. **Fencing adjacent to the sidewalk should be sited and designed in an attractive and pedestrian oriented manner.**
6. **Awnings made of translucent material may be backlit, but should not overpower neighboring light schemes. Lights, which direct light downward, mounted from the awning frame are acceptable. Lights that shine from the exterior down on the awning are acceptable.**
7. **Light standards should be compatible with other site design and building elements.**

Signs

Context: The Citywide Design Guidelines do not provide guidance for new signs. New guidelines encourage signs that reinforce the character of the building and the neighborhood.

Guidelines:

1. **The following sign types are encouraged, particularly along Mixed Use Corridors – Pedestrian oriented shingle or blade signs extending from the building front just above pedestrians; Marquee signs and signs on pedestrian canopies; Neon signs; Carefully executed window signs; such as etched glass or hand painted signs; Small signs on awnings or canopies.**
2. **Post mounted signs are discouraged.**
3. **The location and installation of signage should be integrated with the building's architecture.**
4. **Monument signs should be integrated into the development, such as on a screen wall.**

Guidance reflects the response to Guideline C-1.

D. Pedestrian Environment

D-5 <u>Visual Impacts of Parking Structures</u>. 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.

University-specific supplemental guidance:

Guidelines:

1. **The preferred solution for parking structures is to incorporate commercial uses at the ground level. Below-grade parking is the next best solution for parking.**
2. **There should be careful consideration of the surrounding street system when locating auto access. When the choice is between an arterial and a lower volume, residential street, access should be placed on the arterial.**
3. **Structured parking façades facing the street and residential areas should be designed and treated to minimize impacts, including sound transmission from inside the parking structure.**

At the Early Design Guidance Meeting, the Board noted that the proposed parking garage would extend above grade near the south property line and the applicant has requested departures to allow the parking garage to encroach into the setbacks. The Board directed the applicant to provide more information about the design of this condition at the Recommendation stage of review, with particular attention to the street front and south property line.

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

At the Early Design Guidance Meeting, the Board directed the applicant to carefully consider lighting, building corners, access points, side yards, and landscaping as they develop the design. These items should be designed to create clear sight lines and maximize safety of residents and pedestrians.

E. Landscaping

E-2 <u>Landscaping to Enhance the Building and/or Site</u>. 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.

At the Early Design Guidance Meeting, the Board noted that they would like to see more information about the overall landscape plan at the Recommendation meeting. The Board directed the applicant to carefully consider landscaping appropriate to the edges of the site and the edges between the courtyard/building/sidewalk.

E-3 **<u>Landscape Design to Address Special Site Conditions</u>. 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.**

University-specific supplemental guidance:

Context: The retention of existing, large trees is an important consideration in new construction, particularly on the wooded slopes in the Ravenna Urban Village. The 17th Avenue NE tree-lined boulevard is an important, visually pleasing streetscape.

Guidelines:

1. **Retain existing large trees wherever possible. This is especially important on the wooded slopes in the Ravenna Urban Village.**
2. **The 17th Avenue NE (boulevard) character, with landscaped front yards and uniform street trees, is an important neighborhood feature to be maintained.**

At the Early Design Guidance Meeting, the Board noted that the exceptional tree and the identified tree protection area provide an opportunity to mitigate the height, bulk ,and scale, and provide a proportional break in the east facing façade. However, the Board recognized that the tree itself may not result in a usable courtyard space or clear entry sequence. It may be possible that a design without the tree would better meet the design review guidelines if the applicant demonstrated a usable courtyard space, a proportional break in the façade, and a clear entry sequence.

The Board looks forward to seeing further development of the design and an alternate design showing tree preservation at the Recommendation meeting.

DESIGN RECOMMENDATION

At the Recommendation meeting, the Board discussed the response to EDG and recommended conditions to meet the applicable Design Review Guidelines listed at EDG.

Deliberation discussion:

- Color is being used to reduce height bulk and scale, but the combination of color contrast may be too much in relation to the context of the nearby color palette.
- The modernist approach may be out of place in this site, given the recent context of subtle mix of historic/contemporary (Duncan Place). The largest challenge is to demonstrate that the proposal relates to nearby context (Guideline C-1). The design

concept of the building is coherent and consistent (Guideline C-2). If the applicant can demonstrate that the color palette relates to the nearby context, C-1 would also be satisfied.

- Color is the only technique used to reduce height bulk and scale at the alley. The alley façade needs to have some modulation to reduce the scale, beyond just the use of color. (Guidelines A-2, A-3, A-7, B-1)
- Concern with north and south facades because of adjacent building windows, but the 20' separation from the building to the north seems sufficient to address this issue in a MR zone. This wasn't identified as a top priority of the design at EDG.
- The blank wall areas and above grade garage structure appear to be sufficiently landscaped. (D-5, E-1)
- Exceptional tree: The design without the tree meets Design Guidelines better than design with the tree retained (all 3 Board members were in agreement). (A-3, A-7, E-3)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) was based upon the departure's potential to help the project better meet the design guideline priorities and achieve a better overall design than could be achieved without the departure(s).

1. **Structure Width (23.45.528):** The Code requires 150' maximum structure width. The applicant proposes 182' structure width to allow a single building on site with a courtyard near the middle, rather than two buildings, or one building with very large side setbacks.

   This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-2, A-3, A-7, B-1, and E-3 by placing a courtyard at the street frontage for usable open space, a clear entry, and reducing the scale of the front façade.

   The Board unanimously recommended that DPD grant the departure, subject to the conditions listed at the end of this document.

2. **Structure Depth (23.45.528):** The Code requires a maximum structure depth of 75% of the lot area (in this case, 80'4"). The applicant proposes a maximum structure depth of 83'6". This is related to providing a courtyard with more structure depth on either side, rather than a shallower rectangular building.

   This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-2, A-3, A-7, B-1, and E-3 by placing a courtyard at the street frontage for usable open space, a clear entry, and reducing the scale of the front façade.

   The Board unanimously recommended that DPD grant the departure, subject to the conditions listed at the end of this document.

3. **Rear Setback (23.45.518):** The Code requires 10' setback from the west (alley) property line. The applicant proposes 0' setback at the first building level, to allow part of the parking garage to extend above grade near the south property line. Upper portions of the building would be set back 13' from the west property line, and the above grade portions of the garage would be landscaped.

   This departure would provide an overall design that would better meet the intent of Design Review Guidelines D-5, D-7 and E-1 by designing the alley façade with clear sight lines, screening the above grade parking areas, and landscaping the above grade portion of the garage.

   The Board unanimously recommended that DPD grant the departure.

4. **Front Setback (23.45.518):** The Code requires a minimum 5' and average 7' setback from the east (8th Ave NE) property line. The applicant proposes a minimum 0' setback at the street level to allow part of the parking garage to extend above grade near the south property line. Upper portions of the building would be set back a minimum of 11' and an average of 12'11" from the east property line, and the above grade portions of the garage would be landscaped.

   This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-2, B-1, D-5, D-7 and E-1 by recessing the front façade for streetscape compatibility and reduction of building scale, designing the front and sides of the lot with clear sight lines, and landscaping the above grade portion of the garage.

   The Board unanimously recommended that DPD grant the departure.

BOARD RECOMMENDATION

The recommendation summarized below was based on the design review packet dated April 16, 2012, and the materials shown and verbally described by the applicant at the April 16, 2012 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the three Design Review Board members recommended APPROVAL of the subject design. The Board recommends the following CONDITIONS (Authority referred in the letter and number in parenthesis):

1. Demonstrate to DPD that the proposed color palette responds to nearby context. (C-1)
2. Modify the design to provide modulation at the alley façade. This modulation should reflect the building program and should be provided in larger building shifts, similar to the front façade. Application of color should relate to the building modulation. (A-2, A-3, A-7, B-1)