



# City of Seattle

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



## FINAL RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3013254

Address: 1728 Summit Avenue

Applicant: Brain Palidar

Date of Meeting: Wednesday, March 27, 2013

Board Members Present: Dan Foltz (Chair, Substitute)  
Dawn Bushnaq  
Chip Wall  
Boting Zhang (Substitute)

Board Members Absent: Ric Cochrane  
Lisa Picard  
Wolf Saar

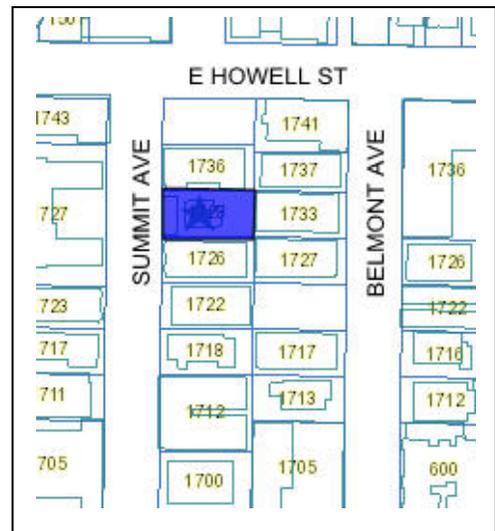
DPD Staff Present: Bradley Wilburn

### SITE & VICINITY

Site Zone: Midrise (MR)

Nearby Zones: (North) Midrise (MR)  
(South) Midrise (MR)  
(East) Midrise west of Summit Ave.  
(West) Midrise (MR)

Lot Area: 5,014 sq. ft.



Current Development: Duplex structure

Access: Summit Avenue

Surrounding Development: Located on the southern edge of the Capitol Hill Urban Center Village, the predominately multifamily residential neighborhood consists of 3 to 4 story multi-family apartments. Several taller apartments, an 8 and 9 story apartment building, are placed within the same block as the subject parcel.

ECAs: None

Neighborhood Character: The neighborhood includes a variety of architectural styles: adjacent buildings range in style from turn-of-the-century brick apartments, Queen Anne single family residences, townhome development, to 1980's and 1990's multi-family development. A common thread in the apartment development is a rectilinear box design. Generally a single material is used on the building façade with accents around entries, windows and cornice. Massings are oriented to the street with street facing entries. Horizontal datum lines are produced by window patterns, trim, and flat roof lines.

The west slope of Capitol Hill provides views to both Downtown and the Olympic Mountains. The area offers high levels of pedestrian and vehicular traffic with excellent access to transit and amenities.

## PROJECT DESCRIPTION

The applicants propose a six-story residential building containing 41 units. No vehicle parking provided, parking for 12 bicycles to be provided within structure. Existing structure to be demolished

### EARLY DESIGN GUIDANCE MEETING: June 20, 2012

The full accounting of the EDG phase (including EDGS report and packet materials presented at the meeting is available online by entering the project number (3013254) at this website: [http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

### INITIAL RECOMMENDATION MEETING: January 9, 2013

**At the conclusion of the Initial Recommendation meeting, the Board recommended the project should return to the Board for an additional Recommendation meeting**

## **INITIAL RECOMMENDATION MEETING REQUIREMENTS**

The following information should be included in the architect's response to the Board's recommendation:

- Photo simulation of adjacent buildings with proximity to property lines.
- Materials details.
- Enlarged renderings of building's entries.
- Pedestrian realm street experience.
- Fully evolved landscape plan.
- Detailed lighting plan.
- Fenestration graphic showing proposed windows overlaid upon facing façade of adjacent structures.

The full accounting of the Initial Recommendation phase (including Initial report and packet materials presented at the meeting is available online by entering the project number (3013254) at this website:

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

<b>FINAL RECOMMENDATION MEETING: March 27, 2013</b>
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### **DESIGN PRESENTATION**

The design presentation included an overview of the project proposal, recapping outcomes from the previous Initial Recommendation meeting. Detailed elevations, site context analysis, street-level frontage, floors plans and revised landscape plans were shown along with a color and material's board.

In response to the direction from the Board and comments from the public, the revised project incorporates four major design shifts reducing the impact of the proposed building's mass upon adjacent properties and as viewed from the street frontage. The design team presented a side by side analysis along with a rationale for choosing the current design direction. Overall, the building has been simplified in the application of color and façade shifts more in keeping with its immediate surroundings. One controlling site characteristic informing the redesigned project is a required City Light utility line clearance along Summit Avenue. Street facing projections such as bay windows which is a prevalent design characteristic of the existing neighborhood fabric is not an option due to the required separation from the utility lines.

An analysis of the neighboring buildings revealed a tripartite (composed of three parts) design composition incorporating bay projections. The design team took this design characteristic and transformed the proposed structure by the alignment of windows into a tripartite composition above street-level within one bay feature.

The street-level access doors to the primary residential entry and solid waste utility rooms were redesigned to address visual impacts within the Summit Avenue right-of-way. The covered recessed pedestrian entry was removed and replaced with a more desirable entry with a distinctive overhead canopy. The ground level residential unit is slightly recessed with raised planters in front to increase privacy and a sense of security. Doors to the solid waste room have been set back to allow doors to open out towards the sidewalk without conflicting with pedestrians in the right-of-way. Robust landscaping in the planting strip and on private property has been proposed to give greater vibrancy to the development site.

Setbacks have been readjusted in direct response to the Board's direction. The building's footprint has been reduced and shifted, resulting in eight (8) fewer units. The reduced footprint also has eliminated a departure request to reduced rear setback; the redesigned building now meets rear setback standards. The building has shifted south to create a four (4) foot minimum side setback along the north property line where a zero lot line setback was previously proposed.

## **PUBLIC COMMENT**

The following comments, issues and concerns were raised during public comment:

- Wanted to know what the proposed setback along the north property is and how the north facing façade would protect privacy of adjacent residential tenants.

## **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.

### **RESPONSE TO DESIGN GUIDANCE:**

#### **1. General Board Comments.**

At the Initial Recommendation meeting:

- a. The Board acknowledged advances from the previous EDG meeting with the continuation of the existing street facing datum line at the fourth level. The Board was of the collective opinion that the design team did not provide an authentically designed building informed by the neighborhood context and area guidelines. Area buildings have more pronounced bay windows projections and feature monotone exterior colors. One major obstacle preventing a full evaluation of the proposal's addition to the neighborhood was a noticeable lack of street-level detail of the materials at points of entry. The Board did not support departure requests to reduce the north side setbacks and rear setback due in part to protecting privacy of adjacent uses and lack identifying specific design review rationale tied to neighborhood guidelines.

At the Final Recommendation Meeting:

- a. The Board generally agreed this project has come a long way in responding to previous recommendations with a tasteful design that is well proportioned. The presentation was well executed addressing the revisions from the previous meeting within the comprehensive scope of the development proposal and its surroundings. The redesigned building is a significant improvement to move this project forward.

## **2. Massing**

At the Initial Recommendation meeting:

- a. The design featured slight horizontal shifts along the vertical axis of the façade echoing the existing street massing context in a neighborhood. The Board agreed that additional refinement is needed to strengthen the building's form in the Capitol Hill Urban Center Village through greater articulated modulation. The Board is in favor of a more dramatic design expression (A-2, A-5, A-6, B-1 & C-1).

At the Final Recommendation Meeting:

- a. The Board supported the design direction of reducing the building's mass within the development site, with its horizontal and vertical shifts in the building's mass to strengthen the proposed building within the context of the existing neighborhood character. The Board acknowledged the design challenges when power lines are present and affecting design composition. Picking up on the tripartite façade expression was thoughtful and deliberate. Providing greater separation between the proposed building and property lines to protect neighboring privacy to the north and east is more in keeping with the development pattern in the area and is a high value element. In the context of the surrounding buildings, the proposed building is well composed. (A-2, A-5, A-6, B-1 & C-1)

## **3. Materials**

At the Initial Recommendation meeting:

- a. The Board indicated the design team presented a controlled design concept and was concerned with a number of design issues including materials wrapping the corners, appearance of the vents, and quality and design of street-level exterior doors. Greater clarity of design is required to reveal the element of craft in the design of the building:
  - i. The building's façade treatment with its panel scheme needs more detail showing how they are joined together. The exterior cladding should wrap the corners to create a more solid presence (C-1, C-2, & C-4).
  - ii. As previously identified at EDG, the adjacent structures' uniform use of material should inform the design moving forward utilizing a single material from street level to fourth floor (C-1, C-4).

- iii. There was concern the vents arrayed on the façades could interfere with establishing a cohesive design concept, and further refinement is needed to allow the building's full expression (C-2, C-4).

At the Final Recommendation Meeting:

- a. The Board was pleased with the analysis and proposed treatment of exterior wall materials. Reinforcing their commitment to respond to the Board's comments, the application of the proposed materials were simplified with a mass that now wraps the south façade by 18 inches, back to the next modulation façade, while the north wrap extends down to grade. As part of the materials presentation samples were provided with demonstrations of how they would be joined together. One lapse was noted during the presentation, a detail rendering addressing the vents on the exterior walls was missing in the presentation packet; the Board directed the applicant to work with the planner in the quality of design, placement and color of the proposed vents. The Board acknowledged support of the design direction with the understanding that the applicant will resolve the placement of vents on the exterior walls with the planner. (C-1, C-2, & C-4,)

#### **4. Facade**

At the Initial Recommendation meeting:

The Board acknowledged the design development of the facades, but further refinements are still needed:

- a. Where possible, the entire façade should be simplified (A-5, C-1, C-2, & C-4).
- b. In addition to reducing the number of applied colors, the introduction of a more simplified approach in color and materials might achieve this design element more successfully, especially given the existing neighborhood context (A-5, C-1, C-2, & C-4).
- c. Design east façade to maximize privacy for existing residents by providing sufficient setback and locating windows to minimize direct line of site between existing and proposed residential units (A-5, C-4, & E-2).
- d. Given the lack of sunlight and proximity to adjacent structures to the south and east, the installation of a green screen wall may not achieve the desired goal of softening the building's exterior shell. Other applications of materials to create a human-scale could be employed to enhance the facade (A-1, A-5, C-2, C-4, & E-2).

At the Final Recommendation Meeting:

- a. The Board felt the upper level façade was not fully conceived in its alignment of the upper level break line. The strong projecting architectural feature introducing a modulation shift above is less gracious to the building's overall composition. Further refinement is needed to give balance to the street facing façade. (A-1, A-5, C-1, C-2, & C-4)
- b. The east facade has been setback to respect the full depth of the zone required separation from the rear property line to maximize privacy for adjacent residential use. The design team overlaid the proposed fenestration on the adjacent buildings, to

successfully demonstrate the windows would be offset to further ensure privacy on abutting properties. (A-1, A-5, C-1, C-2, & C-4)

- c. Robust landscaping has been proposed in the setback areas to minimize exposed hard surfaces to increase a sense spatial separation with greenery. With the proposed structure's decreased mass and request to simplify the exterior, green screens were removed to give the building a cleaner presence. The Board agreed with the design direction with the understanding the upper level break line would be addressed with collaboration with the planner. (A-1, A-5, C-1, C-2, C-4, & E-2)

## 5. Street Level Façade

At the Initial Recommendation meeting:

The Board indicated the pedestrian realm along Summit Avenue needed a stronger "base" element. This can be accomplished by:

- a. Expressing a stronger "crown" to the ground floor through materials, colors, and use of railings (A-5, A-6, C-1, C-2, C-3, C-4, D-1 & D-7).
- b. The resulting ground-floor base should be more legible in revealing the design in a more direct fashion. The covered entryway and gate treatment should express warmth and depth of details to be inviting. On overcast days and in the evening, the entry should be well illuminated and welcoming. The materials should read quality throughout (A-5, A-6, C-1, C-2, C-3, C-4, D-1 & D-7).
- c. Use of more human-scaled façade materials. There was concern that the use of the large metal panels at the entry door sequence was not appropriate. A finer grain is more desirable to establish the human-scaled in materials to enhance the entry experience (A-3, C-1, C-2, C-3, C-4, D-1 & D-7)
- d. There was concern that the area leading to the solid waste and recycling room would deteriorate with trash bins rubbing and scratching its surface. A robust solution is required to resolve potential defacements to the building's base with the activity associated with trash pick-up days (A-6, C-1, C-4, & D-6).
- e. Develop and detail streetscape elements experienced by pedestrians demonstrating desirable spatial characteristics in the right-of-way (A-3, A-6, C-4, D-1, & E-2).

At the Final Recommendation Meeting:

The Board agreed that the street-level pedestrian experience was much improved along Summit Avenue. The design included a brick veneer tile frame and a limited volume of window glazing to accentuate entries to the building. The metal C-channel canopy over the residential entry offers a change in material and proportion extending from the brick veneer exterior wall, announcing access into building along the Summit Avenue.

- a. A lintel (horizontal beam) expression above the exit and solid waste room doors, mimicking the C-channel canopy, is less successful. The Board supported the location of the entries, but was concerned that the lintel did not look coherent. The Board sought a rationalization for why the lintel seemed disjointed. The Board acknowledged the difficulty of designing a building with unique constraints that the site presented. The Board directed the design team to further refine and make more coherent the lintel with

other horizontal elements along Summit Avenue. (A-3, A-5, A-6, C-1, C-2, C-3, C-4, D-1, D-7 & E-2)

- b. With the exceptions of additional refinements, the solid waste program is well executed; the doors have been recessed to allow the doors to open out without being in conflict with pedestrians in the sidewalk. The doors are proposed to be made of quality durable materials that will minimize scuff marks on its inside surface. The Board was pleased with the of right-of-way improvements, richly landscaped with moderately sized planter boxes on either side of the sidewalk. The width of the retained curb cut seemed to large an area to give up potential expanded plantings in the right-of-way. The Board directed the planner to work with SPU, SDOT and the applicant to minimize the curb cut's width and increase the planting strip. The Board supported a street-level design along Summit Avenue featuring a well detailed building at street level with the understanding the curb cut width would reduce in size to allow additional area for the planting strip. (A-3, A-5, A-6, C-1, C-2, C-3, C-4, D-1, D-7 & E-2)

## DESIGN REVIEW GUIDELINES

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

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

**Capitol Hill-specific supplemental guidance:**

- Retain or increase the width of sidewalks.
- Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest.
- Vehicle entrances to buildings should not dominate the streetscape.
- Orient townhouse structures to provide pedestrian entrances to the sidewalk.
- For buildings that span a block and “front” on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character.
- New development in commercial zones should be sensitive to neighboring residential zones. Examples include lots on Broadway that extend to streets with residential character, such as Nagle Place or 10th or Harvard Avenues East. While a design with a commercial character is appropriate along Broadway, compatibility with residential character should be emphasized along the other streets.

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

- A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.**

**A-6 Transition Between Residence and Street.** For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

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

**Capitol Hill-specific supplemental guidance:**

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

**B-1 Height, Bulk, and Scale Compatibility.** Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

**Capitol Hill-specific supplemental guidance:**

- Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.
- Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way.
- Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year.

**Broadway-specific supplemental guidance:**

- Help maintain and enhance the character of Broadway by designing new buildings to reflect the scale of existing buildings.
- Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The

Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.

- The pedestrian orientation of Broadway should be strengthened by designing to accommodate the presence or appearance of small store fronts that meet the sidewalk and where possible provide for an ample sidewalk.

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

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

Capitol Hill-specific supplemental guidance:

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

**C-4** Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Capitol Hill-specific supplemental guidance:

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

**D-1** Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Capitol Hill-specific supplemental guidance:

- Provide entryways that link the building to the surrounding landscape.
- Create open spaces at street level that link to the open space of the sidewalk.
- Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles.
- Minimize the number of residential entrances on commercial streets where non-residential uses are required. Where residential entries and lobbies on commercial streets are unavoidable, minimize their impact to the retail vitality commercial streetscape.

**D-6 Screening of Dumpsters, Utilities, and Service Areas.** Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

**Capitol Hill-specific supplemental guidance:**

- Consolidate and screen dumpsters to preserve and enhance the pedestrian environment.

**Broadway-specific supplemental guidance:**

- For new development along Broadway that extends to streets with residential character—such as Nagle Place or 10th or Harvard Avenues East—any vehicle access, loading or service activities should be screened and designed with features appropriate for a residential context.

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

**Capitol Hill-specific supplemental guidance:**

- Consider: pedestrian-scale lighting, but prevent light spillover onto adjacent properties; architectural lighting to complement the architecture of the structure; transparent windows allowing views into and out of the structure—thus incorporating the “eyes on the street” design approach’
- Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.

**E-2 Landscaping to Enhance the Building and/or Site.** Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

## **DEVELOPMENT STANDARD DEPARTURES**

The Board’s recommendation on the requested departure(s) will be based upon the departure’s potential to help the project better meet these design guideline priorities and achieve a better

overall design than could be achieved without the departure(s). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Recommendation meeting, the following departures were requested:

- 1. Front Setback (SMC 23.45.518):** The Code requires a 7' average, 5' minimum setback between a structure and the front property line. The applicant proposes an average of 3.58 feet, with a minimum 2.83 feet setback along the west property line adjacent to Summit Avenue.

At the Recommendation meeting, the revised design is more in keeping with the neighborhood context. Subtle horizontal modulation shifts respond well to the guidance; the Board voted unanimously in favor of the requested departure. (A-2, A-3, A-6, B-1, C-2, C-3, C-4, D-1, D-6, D-7 & E-2)

- 2. Side Setback – South (SMC 23.45.518):** The Code requires a 7' average, 5' minimum setback between a structure and the side property line for a structure up to 42'. The applicant proposes an average 3.58 feet, with a minimum 0 feet setback along the south property line (at ground level).

At the Recommendation meeting, the Board responded favorably toward the departure request. The applicant provided a gracious landscaped open space at ground level and the fenestration on the upper level has been arrayed to protect privacy of adjacent use; the Board voted unanimously in favor of the requested departure. (A-5, B-1, C-1, C-2, C-3, C-4)

- 3. Side Setback – South (SMC 23.45.518):** The Code requires a 10' average, 5' minimum setback between a structure and the side property line above a height of 42 feet. The applicant proposes a 6.51' average, with a 5.0 feet minimum setback along the south property line.

At the Recommendation meeting, the Board responded favorably toward the departure request. The applicant provided a fenestration overlay to demonstrate maximizing protection of the privacy of adjacent residential units. The Board voted unanimously in favor of the requested departure. (A-5, B-1, C-1, C-2, C-3, C-4)

- 4. Side Setback - North (SMC 23.45.518):** The Code requires a 7' average, 5' minimum setback between a structure and the side property line up to a height of 42 feet. The applicant proposes a 5.51 feet average, with 4.5 feet minimum setback along the north property line.

At the Recommendation meeting, the Board responded favorably toward the departure request. The applicant provided a gracious separation between the abutting property to the north and fenestration on the upper level was designed to protect privacy of adjacent use; the Board voted unanimously in favor of the requested departure. (A-5, B-1, C-1, C-2, C-3, C-4)

5. **Side Setback – North (SMC 23.45.518):** The Code requires a 10’ average, 5’ minimum setback between a structure and the side property line above a height of 42 feet. The applicant proposes a 5.63 feet average, with 4.5 feet minimum setback along the north property line.

At the Recommendation meeting, the Board responded favorably toward the departure request. The applicant provided a fenestration overlay to demonstrate maximizing protection of the privacy of adjacent residential units; the Board voted unanimously in favor of the requested departure. (A-5, B-1, C-1, C-2, C-3, C-4)

6. **Curb Cut (SMC 23.54.030.F.6):** The Code requires when a curb cut is no longer needed to provide access to a lot, the curb cut and any planting strip must be replaced. The applicant proposes to keep the curb cut open to allow access for solid waste pickup.

At the Recommendation meeting, the Board responded favorably toward the departure request. The Board wanted to see additional refinement by reducing the curb cut width and increase the planting strip, the Board voted unanimously in favor of the requested departure with the condition that the applicant work with the planner to decrease curb cut width and increase planting strip. (A-2, A-3, D-1, D-6, D-7 & E-2)

## **BOARD DIRECTION**

**The Board recommended approval of the proposed design with the requested departures along with the following recommended conditions:**

1. A conceptual design for the the placement and design of vents on the exterior walls should be developed. (C-1, C-2, & C-4,)
2. The street facing façade should respond to the upper level break line. (A-1, A-5, C-1, C-2, C-4, & E-2)
3. Further refinement of the lintel and other horizontal elements along Summit Avenue is needed to create a more coherent design. (A-3, C-1, C-2, C-4, & D-6)
4. Reduce curb cut width and increase in the planting strip. (A-3, A-5, A-6, C-1, C-2, C-3, C-4, D-1, D-7 & E-2)