



City of Seattle

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



FINAL RECOMMENDATION OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3013751

Address: 4737 Roosevelt Way NE

Applicant: Tom Jordan of Fuller Sears Architects

Date of Meeting: Monday, June 02, 2014

Board Members Present: Martine Zettle (Chair)
Ivana Begley
Eric Blank
Julia Levitt
Joe Hurley (substitute)

Board Members Absent: Christina Pizana

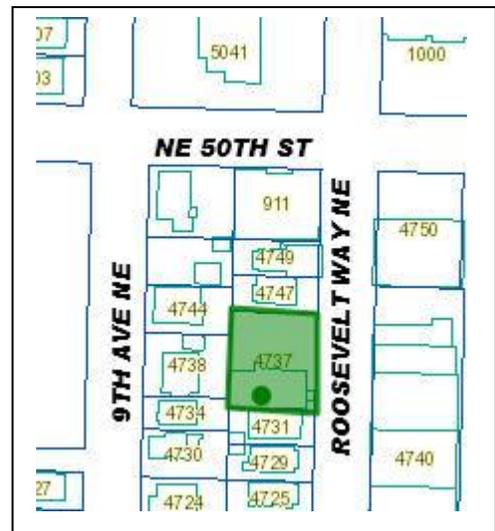
DPD Staff Present: Garry Papers, M. Arch, Senior Land Use Planner

SITE & VICINITY

Site Zone: NC3-65

Nearby Zones: (North) NC3-65
(South) NC3-65
(East) NC3-65
(West) LR2

Lot Area: 9,054 sf, rectangular, flat



Current Development: A 2-story commercial structure occupies the south half of the parcel, and the remainder is surface parking. An approximately 10ft high concrete retaining wall is on the west property line of the surface parking, with raised parcels beyond.

Access: No alley; vehicle and pedestrian access from adjacent Roosevelt Way NE

Surrounding Development: 1-2 story commercial structures in the NC3-65 zone adjacent, and across Roosevelt Way NE. 2-3 story residential structures adjacent to the west.

ECAs: None

Neighborhood Character: A mix of older commercial structures of various scale and styles to the east and south, with residential structures to the west. University playground is one block west, a Library is one block north, and diverse services are located within walking distance to the east and south.

PROJECT DESCRIPTION

The applicant proposes to demolish the existing commercial building and construct a 6 story structure of including about 65 units, plus about 9 parking spaces, bike parking and about 1,900 sf of commercial at the ground level, and an amenity roof deck.

EARLY DESIGN GUIDANCE MEETING: September 23, 2013

DESIGN PROPOSAL

The EDG Design Proposal booklet includes materials presented at the 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.

The booklet is also available to view in the DPD file, by contacting the Public Resource Center at:

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

Email: PRC@seattle.gov

PUBLIC COMMENT

Approximately 10 members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised:

- Concerned about safety and security, especially at the deep street level alcoves shown.
- Suggested maximizing greenery and landscape features wherever possible.
- Supported the deep modulation shown on the west façade as a good response to the zone change at the west property line.
- Suggested the 'parking gap' at the west edge be capped to create a usable deck that would be level with the adjacent grade.
- Encouraged the project to include more parking spaces.
- Concerned with drainage and storm water management at the retaining wall condition. [applicant responded that city codes and requirements fully address that aspect]

FINAL RECOMMENDATION MEETING: June 2, 2014

DESIGN PROPOSAL

The Recommendation Design Proposal booklet includes materials presented at the 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.

The booklet is also available to view in the DPD file, by contacting the Public Resource Center at:

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Seattle, WA 98124-4019

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PUBLIC COMMENT

There were no public comments provided at this Recommendation meeting.

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 (the Board) provided the following siting and design guidance. The Board identified the following **Citywide**

Design Guidelines & *University Community specific guidelines* (in italics) of highest priority for this project, while all guidelines remain applicable.

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

All page references below refer to the Recommendation booklet dated June 02, 2014.

A. Site Planning

A-3 Entrances Visible from the Street. 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 discussed how the residential lobby should be distinctive and identifiable from the commercial storefronts adjacent, and aspects of that identity might carry up the very visible northeast corner of the building, beyond the ground level. They suggested double doors at the lobby, and its canopy might be different or mounted higher. They also advised the lobby (and storefronts) be highly transparent with glazing as low as possible, to improve eyes-on-the-street security.

At the Final Recommendation Meeting, the Board agreed the commercial storefronts and lobby had sufficient transparency at the street, however see comments under C-3 for refinements to the storefronts. The Board discussed the residential lobby street entrance at length. The Board supported the full transparency of the opening, and appreciated the proposed efforts to distinguish this opening from the commercial storefronts adjacent, but agreed they did not go far enough to be clearly distinct and

legible to pedestrians (see pg 22/23). The Board recommended the following refinements:

- a) Double doors, which improve the identity and facilitate move-ins (the rear lobby door is single leaf); consider a more distinctive door design not identical to the adjacent commercial door frame/colors.
- b) Continue the distinguishing wood walls deep into the lobby, providing a larger visible surface for pedestrian visibility.
- c) Revise the canopy/soffit lighting to generously night-light the distinguishing wood walls; a cove fixture to wash the walls (and into the lobby) was suggested.
- d) Make the canopy frame more distinctive; changing the color and/or exposing more of the wood, especially to the north 'upstream' vehicle traffic.

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

University-specific supplemental guidance:

Context: Pedestrian orientation and activity should be emphasized in the University Community, particularly along Mixed Use Corridors. While most streets feature narrow sidewalks relative to the volume of pedestrian traffic, wider sidewalks and more small open spaces for sitting, street musicians, bus waiting, and other activities would benefit these areas. Pedestrian-oriented open spaces, such as wider sidewalks and plazas, are encouraged as long as the setback does not detract from the "street wall."

Guidelines: On Mixed Use Corridors, where narrow sidewalks exist (less than 15' wide), consider recessing entries to provide small open spaces for sitting, street musicians, bus waiting, or other pedestrian activities. Recessed entries should promote pedestrian movement and avoid blind corners.

At the Early Design Guidance Meeting, the Board discussed the ground level street interface at length, and agreed the 3 ft sidewalk setback should NOT be filled with landscape elements, but provide continuous walking space to the building edge. To complement, the curbside planter strip should be generous, mostly continuous and contain a rich variety of plantings, to provide a pedestrian buffer on a busy street. Select planter(s) at the recessed lobby entrance would help distinguish it, but should not diminish the walking width or safety.

At the Final Recommendation Meeting, the Board supported the revised landscape and streetscape design; see comments under D-1 and E-2.

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.

University-specific supplemental guidance:

Context: This Citywide Design Guideline is particularly important where a building's back side, service areas or parking lots could impact adjacent residential uses. Map 2 (page 8) shows potential impact areas—these are where Lowrise zones abut commercial zones.

Guideline: Special attention should be paid to projects in the zone edge areas as depicted in Map 2 to ensure impacts to Lowrise zones are minimized as described in A-5 of the Citywide Design Guidelines.

At the Early Design Guidance Meeting, the Board agreed the proposed open gap at the west parking level would create a moat-like space adjacent to the residential neighbors, create security issues and a visual discontinuity. The Board suggested a cap over the entire west portion of parking to the property line, which would screen the cars, minimize hideouts/security issues, and provide a possible amenity deck at that level. Also see comments under B-1 and Departures, for discussion of the façade above the parking.

At the Final Recommendation Meeting, the Board understood the parking gap is not capped over, and focused on the landscape and fence design along that edge. The Board agreed the proposed bamboo planter on the subject property would provide a landscape buffer for both properties, and acknowledged that the adjacent off-site wall and property would have to provide it's own fence to eliminate potential falls into the planter.

The Board supported the 4 ft wide x 5 ft high planter with irrigation, and 8-12 ft tall, hardy 'black or gold' bamboo as verbally described. The proposed fence to the east should be black woven wire mesh and 8 feet tall as shown on pg 35, and incorporate access hatches that are locked to prevent vagrancy, but allow for planter maintenance.

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.

At the Early Design Guidance Meeting, the Board agreed while no residential units are at grade, safety and transparency are primary considerations for the entire ground level façade. See A-3, A-4 and A-8.

At the Final Recommendation Meeting, the Board discussed the commercial storefront design; see comments under C-3.

A-7 Residential Open Space. 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 appreciated the proposed green screen and vines for privacy protection along the west parapet, but requested more detailed information on the roof amenity space, including seating, plant species and other social enhancing features. As the only common outdoor space, it currently appears very minimal and un-inviting.

At the Final Recommendation Meeting, the Board supported the revised roof amenity design; see E-2.

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

University-specific supplemental guidance:

Context: In Lowrise residential developments, single-lane driveways (approximately 12 feet in width) are preferred over wide or multiple driveways where feasible.

At the Early Design Guidance Meeting, the Board agreed the deeply recessed parking portal shown on pg 24 created a weak street wall and security issues. The Board encouraged that portal be as close to the street as sight triangles allow, have transparent sidewalls (and/or mirrors) for pedestrian visibility, and be an attractive door material compatible with the adjacent storefront. To address the car queuing concern, high-speed overhead doors are available. The retail bike racks could be in the curbside zone.

At the Final Recommendation Meeting, the Board supported the revised parking door location approximately 5 ft back from face of street façade (as shown on pg 18), which affords good street wall continuity and adequate sight triangles (see departure #4 comments). The Board support includes the metal slatted, silver/gray garage door shown on pg 29, and assumes the lighting conditions described under D-7.

B. Height, Bulk and Scale

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

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.

[NOTE: the project IS located in a designated impact area: “west of Roosevelt Way NE, north of NE 47th Street”]

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.

At the Early Design Guidance Meeting, the Board applauded the preliminary massing of the applicant-preferred scheme shown on pages 22 and 27, especially the modulation and material variety on the side walls, and the stepped form and modulation on the west façade facing the LR zone. Also see Departure discussion.

At the Final Recommendation Meeting, the Board supported the overall massing, the stepped side walls and material reveals (pg 19,26,28), the revised four bays facing the street, and the revised modulation and materials on the west façade (pg 27). Also see comments under departure #2.

C. Architectural Elements and Materials

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.

At the Early Design Guidance Meeting, the Board endorsed the modulations which afford side wall corner windows, and the reading of a harmonious four-sided form (not simply 2 facades), which might be visible like this for the foreseeable future.

At the Final Recommendation Meeting, the Board agreed the revised design presented a cohesive form, with the material refinements described under C-4 and the conditions.

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

At the Early Design Guidance Meeting, the Board endorsed the different materials shown and the scale they create, and supported additional studies to ensure the entire ground floor and storefronts achieve good scale. The Board also suggested more balconies and other scale-giving elements be explored.

At the Final Recommendation Meeting, the Board agreed the human scale of the upper floors was successful, but the ground floor residential lobby needed more refinement (see comments under A-3), and the two commercial storefronts should be revised to: maintain the low sill and high transparency shown on pg 22, but refine the mullions to create more human scale, relate to proportions and patterns above, and add visual interest for pedestrians. (Board suggestions included a more playful, asymmetrical mullion composition, more mullion hierarchy (they all appear single and equal), and/or the integration of a wider vertical mullion similar to the red accents above). It is important to retain the brick returns at each pier, shown at about 4" minimum on pg 22.

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.

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.*

At the Early Design Guidance Meeting, the Board supported the asymmetrical composition, end wall modulations, and the variety and distribution of the cladding materials shown in the preferred scheme, and endorsed the canopies and masonry base materials shown. The Board encouraged further development of these attributes, with special emphasis on the quality, durability and details at material/plane changes, and on the entire street facing ground level.

At the Final Recommendation Meeting, the Board discussed the material palette at length, and agreed the more symmetrical west façade succeeded because of the corrugated materials, the composition, and the yellow and red accents. These relieve an overall somber grey/black palette which the Board agreed was nearly too dark for a NW climate, but the dark end walls may not be visible for too long.

The Board supported the light grey corrugated bays facing east (assuming these are the narrow, circular style corrugations verbally described), but agreed the material quality of the street facing back wall behind those bays, should be upgraded from the ‘P-2 cement board siding’ (CBS) proposed (pg 25).

The Board agreed this street facing façade in a designated Urban Center, should exhibit a more urban character, with higher quality materials consistent with the intent of the University-specific guidelines above. The upper wall should not be more black brick (which should stay as a base, with the light mortar shown on pg 29), but a more durable material with solid edges and premium detailing; it should occur from the corrugated reveals on the north and south walls, wrapping the east corners and cladding the east face. The Board suggested exploration of stone, metal panel, “swiss pearl” or equivalent integral color cladding. The Board agreed the color shown is acceptable, as long as the material texture/ finish/quality is distinct from the large end walls of CBS.

D. Pedestrian Environment

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

University-specific supplemental guidance:

Context: The University Community would like to encourage, especially on Mixed Use Corridors, the provision of usable, small open spaces, such as gardens, courtyards, or plazas that are visible and/or accessible to the public. Therefore, providing ground-level open space is an important public objective and will improve the quality of both the pedestrian and residential environment.

Guidelines:

- 1. On Mixed Use Corridors, consider setting back a portion of the building to provide small pedestrian open spaces with seating amenities. The building façades along the open space must still be pedestrian-oriented.*
- 2. On Mixed Use Corridors, entries to upper floor residential uses should be accessed from, but not dominate, the street frontage.*

At the Early Design Guidance Meeting, the Board agreed the city-required 3 foot setback should be left open, for pedestrian walking and storefront interface. See comments under A-4.

At the Final Recommendation Meeting, the Board supported the revised landscape plan (pg 18 & 31) showing planting buffers at the curb edge and no plantings at the building edge.

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

At the Early Design Guidance Meeting, the Board strongly agreed lighting, transparency and good design for safety and security are essential at this location, and they requested detailed lighting plans, including fixtures and locations for the entire building perimeter. Also see comments about the ground level plan and alcoves under A-8.

At the Final Recommendation Meeting, the Board supported the lighting plan as presented, with the additional comments about the residential canopy/lobby under A-3, and with the addition of approximately four recessed soffit cans or similar to adequately illuminate the street façade recess at the parking entrance (see pg 30).

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

See Board comments under A-3.

At the Final Recommendation Meeting, the Board included this in comments under C-3.

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

At the Early Design Guidance Meeting, the Board agreed the lobby doors in this location should prioritize safety and transparency to ensure security (see A-3 and A-4), but a small planter or green wall element to identify and soften the lobby entry could be integrated.

At the Final Recommendation Meeting, the Board discussed the residential lobby street entrance at length; see comments under A-3.

E. Landscaping

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.

At the Early Design Guidance Meeting, the Board advised more landscape variety and density be added to the roof deck, and possibly to the amenity cap over the parking gap. Also see comments under A-5 and A-7.

At the Final Recommendation Meeting, the Board agreed the roof landscape design (pg 31/31) provided sufficient variety and plant density, and they supported the three street trees, dimensions and species of the four streetscape planters shown on page 31 and 23.

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 Final Recommendation meeting, the following departures were requested:

- 1. Reduce Average Depth of Street Level Commercial (SMC 23.47A.008.B.3):** The Code requires an average commercial depth of 30 ft minimum, and a 15 ft minimum at all locations. The applicant proposes a minimum depth of 25 ft at all locations, but the one southeast corner return reduces the average depth to be 29'-3".

The Board applauded the revisions that made the commercial depth 30 ft across the majority of the frontage, thus promoting viable commercial. This minimal departure is created when the storefront is notched to provide for safety sight triangles from the adjacent parking entrance, and the Board did not support compromising those sight lines to achieve the 9 more inches of average depth, promoting guideline D-7.

The Board unanimously recommended that DPD grant this departure.

- 2. Reduce Setbacks abutting Residential Zones (SMC 23.47A.014.B.3):** The Code requires a stepped setback at the west property line of 15 ft above 13 ft, then sloping to a point of 20 ft at the top of the 65 ft parapet. The applicant proposes modulated planes on the west façade,

with two 3-story planes encroaching 18” into the 15 ft setback, and the remainder of the façade setback 19 ft 6” (more than minimum required at most locations).

This departure, with the inclusion of transparent railings, material changes and other scale devices, recesses the primary volume further from the property line, better accomplishes guideline A-5. The Board agreed this variety of stepped planes, material changes and modulation is a superior overall response to the adjacent zoning, rather than a continuous unmodulated wall that is a pure reflection of the code setbacks.

The Board unanimously recommended that DPD grant this departure.

3. Reduce Required Screening for Parking Abutting Residential Zone (SMC

23.47A.016.D.1.c.2): The code requires a 6 ft high screen along ground level parking. The applicant proposes a 4 ft wide x 5 ft high planter with 8-12 ft of bamboo above that; both are in front of an approximately 10 ft high existing retaining wall that already screens the abutting property from the proposed parking.

This departure of planter depth from 5 ft to 4 ft still accomplishes the intent of the code screening with the addition of the proposed bamboo, fence screen and existing retaining wall, and promotes guideline A-5.

The Board unanimously recommended that DPD grant this departure.

4. Allow encroachments into Sight Triangles (SMC 23.54.030.G.1): The code requires a 10 ft x 10ft unobstructed sight triangle on both sides of the parking driveway. The applicant proposes these triangles be impacted by 2 ft of the adjacent building walls to allow the parking door to be closer to the street, reinforcing a pedestrian street edge.

This departure strikes a balance between the sight line safety concerns of guideline D-7, not creating a deep alcove attracting vagrancy (also guideline D-7) and the desire to promote a consistent commercial street wall (guideline A-2). Technically the triangles must be measured from the back of the required 3 ft setback, but the triangles are unobstructed if considered to be from property lines.

The Board unanimously recommended that DPD grant this departure.

BOARD RECOMMENDATION

The recommendation summarized below was based on the design review booklet dated June 02, 2014, and the materials shown and verbally described by the applicant at the June 02, 2014 Design Recommendation meeting (unless a condition below, the design should not

change, especially aspects explicitly noted in the above narrative, which the applicant should carefully read through).

After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the five Design Review Board members recommended APPROVAL of the subject design and departures, with the following conditions (Guidelines referenced): These conditions should be resolved prior to MUP issuance.

- 1) **Residential Lobby Street entrance:** Maintain the full transparency of the opening, and to better distinguish this opening from the commercial storefronts adjacent, implement the following refinements (see A-3):
 - a) Double doors, which improve the identity and facilitate move-ins (the rear lobby door is single leaf); consider a more distinctive door design not identical to the adjacent commercial door frame/colors.
 - b) Continue the distinguishing wood walls deep into the lobby, providing a larger visible surface for pedestrian visibility.
 - c) Revise the canopy/soffit lighting to generously night-light the distinguishing wood walls; a cove fixture to wash the walls (and into the lobby) was suggested.
 - d) Make the canopy frame more distinctive; changing the color and/or exposing more of the wood, especially to the north 'upstream' vehicle traffic.

- 2) **Planter along west property line:** Maintain the 4 ft wide x 5 ft high planter with irrigation, and 8-12 ft tall, hardy 'black or gold' bamboo as verbally described. The adjacent fence should be black woven wire mesh and 8 feet tall as shown on pg 35, and incorporate access hatches that are locked to prevent vagrancy, but allow for planter maintenance (see A-5).

- 3) **Commercial Storefronts:** Maintain the low sill and high transparency shown on pg 22, but refine the mullions to create more human scale, relate to proportions and patterns above, and add visual interest for pedestrians. (Board suggestions included a more playful, asymmetrical mullion composition, more mullion hierarchy (they all appear single and equal), and/or the integration of a wider vertical mullion similar to the red accents above) (see C-3).

- 4) **East Elevation Materials:** Revise the materials of the upper east wall (behind the bays) to be more refined and high quality. It should not be more black brick (which should stay as a base, with the light mortar shown on pg 29), but a more refined material with solid edges and premium detailing; it should occur from the corrugated reveals on the north and south walls, wrapping the east corners and cladding the east face. The Board suggested exploration of stone, metal panel, "swiss pearl" or equivalent integral color cladding. The Board agreed the color shown is acceptable, as long as the material texture/ finish/quality is more refined and distinct from the large end walls of CBS (see C-4).

- 5) **Street Soffit Lighting:** Add approximately four recessed soffit cans or similar to adequately illuminate the street façade recess at the parking entrance (see D-7).