



## RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3018148

Address: 1010 East Republican Street

Applicant: Hugh Schaeffer, S+HWorks, LLC

Date of Meeting: Wednesday, July 08, 2015

Board Members Present: Dan Foltz (Chair)  
Curtis Bigelow  
Krystal Brun  
Barbara Busetti  
Christina Orr-Cahall

Board Members Absent: Natalie Gualy

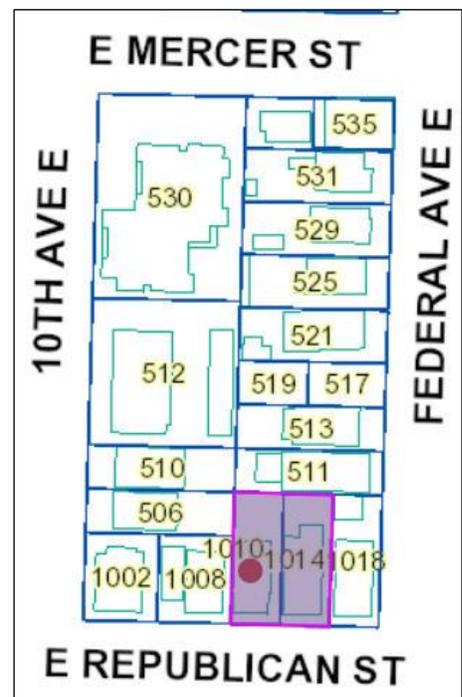
DPD Staff Present: Tamara Garrett, Senior Land Use Planner

### SITE & VICINITY

Site Zone: Lowrise 3 (LR3)

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

Lot Area: 5,970.7 square feet (sq. ft.)



**Current Development:**

The proposed project site is the consolidation of two mid-block parcels currently addressed as 1010 and 1014 East Republican Street which contains a single family residence with an attached garage and another single family residence with surface parking area.

**Surrounding Development and Neighborhood Character:**

Surrounding development includes single family residences north, east and south of the project site. A mix of small-scale residential uses (townhouses, duplex, and triplex) are west and south of the project property.

This mid-block site is located within the Capitol Hill Urban Center Village, situated on the north side of East Republican Street. A mix of multifamily residential, single family residential and institutional use defines the streetscape character of this block along East Republican Street. There are several commercial uses (retail, restaurants, etc.) in the immediate vicinity of the project along Broadway East which is one block west of the project. The neighborhood is evolving with blocks immediately surrounding the site having seen significant development of apartment and townhomes in the past several years. The site is situated in an area that is very pedestrian and transit oriented.

**Access:**

Vehicular access to the project site is possible from East Republican Street.

**Environmentally Critical Areas:**

The site's topography is generally uniform, sloping gently downward from the east to the west approximately 2'. There are no Environmentally Critical Areas (ECAs) mapped on or adjacent to the site.

**PROJECT DESCRIPTION**

The proposed project is for the design and construction of a four-story with basement residential building with approximately 36 residential units. No parking is proposed to be provided onsite.

**EARLY DESIGN GUIDANCE November 12, 2014**

The packet includes materials presented at the meeting, and is available online by entering the project number (3018148) 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).

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

**Mailing** **Public Resource Center**

**Address:** 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

## **DESIGN DEVELOPMENT**

Three alternative design schemes were presented to the Board. Additionally, the architect's presentation included information (massing articulation sketches of the preferred scheme) that was not included in the EDG design packets initially provided to the Board. The project team's goals were to design a project that represents the residential and commercial nature of the area; responds appropriately to adjacent residential uses; and, creates a strong, attractive and pedestrian friendly design. All three options included a four-story structure with basement structure comprising of approximately 36 residential units. Outdoor upper-level and ground-level amenity areas were also proposed in all of the schemes presented to the Board.

The first scheme (Scheme A) identified as the code-compliant option, showed a very simplified building mass with a large/bulky street façade and residential lobby/entrance sited within close proximity to the street front.

The second scheme (Scheme B) was labeled as the "Split Massings" option. This scheme showed a modulated massing with residential entrance/lobby centrally sited and setback from the street. This design would require a code departure from maximum façade length.

The third and applicant preferred scheme (Scheme C) was described as the "Courtyard" option. This scheme illustrated an "L-shaped" massing with an entry courtyard oriented near the western portion of the site and residential lobby setback from the street. This design would necessitate design departures from maximum façade length and rear setback requirements.

## **PUBLIC COMMENT**

Some members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised (with Board/applicant response in *italics*):

- Asked how the proposed project design would impact the property north of the project site (i.e. solar impacts, privacy, and noise).  
*The strategy being considered is designing appropriate window alignment along the north-facing facades, installing an abundance of landscaping (large trees) and minimizing ground-related amenity area at the rear of the property. There will be a solar impact.*

## RECOMMENDATION July 8, 2015

The packet includes materials presented at the Recommendation meeting, and is available online by entering the project number (3018148) 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).

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

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## PUBLIC COMMENT

Some members of the public attended this Final Recommendation meeting but no public comment was offered at this 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 provided the following siting and design guidance.

### EARLY DESIGN GUIDANCE November 12, 2014

1. **Design Concept and Massing:** The design and siting pattern of the new residential development should respond to specific site conditions, provide an appropriate complement and/or transition of scale to neighboring lower density residential buildings, be compatible with the anticipated scale of development, and respect adjacent properties.
  - a. The Board voiced strong support for the preferred design option Scheme C and enthusiastically endorsed the courtyard design concept. The Board agreed that the “L-shaped” building mass reduced the street-facing façade’s presence and created a more sympathetic fit with the existing streetscape. Hence, the Board proposed that the preferred design option Scheme C should move forward to the Master Use Permit (MUP) submittal with the following guidance:
    - i. The massing articulation sketches presented at the EDG meeting indicated intent to provide distinct massing elements to reduce bulk; to create building definition; and, to accentuate the massing articulation. The Board supported this design direction and looks forward to reviewing further refinement of this design’s development at the Recommendation meeting. (CS2.D, CS2.III CAPITOL HILL)

- ii. The Board expressed support of the contemporary design and felt that the inclusion of a generous well-designed entry courtyard is an important way for this new residential development to demonstrate compatibility with existing architectural context and establish a positive and desirable context for others to emulate in this evolving neighborhood. (CS3.A.1, CS3.A.2, CS3.A.4, DC3.I.ii CAPITOL HILL)
- iii. It is imperative that the design be respectful to adjacent properties. At the Recommendation meeting, the Board expects the applicant to explain and demonstrate how the new building will respond to those adjacency pressures (i.e. privacy, outdoor activities, access, etc.). (CS2.D.1, CS2.D.5)
- b. The Board stated that it is very important that building exteriors be constructed of durable, high quality, attractive and maintainable materials that will age well in Seattle's climate and be consistent/compatible with preferred materials in the neighborhood. The Board also mentioned that the fenestration detailing and composition will also be important because of its dominance applied to most of the building's facades. At the Recommendation meeting, the Board expects to review physical materials and a color palette that meets the intent of this guidance. The Board reminded the design team that the materials should set a precedent for future development in the neighborhood. (CS3.A.4, DC4.A, DC4 CAPITOL HILL)
- c. The Board complemented the design team for presenting three viable design concepts for the subject property.

**2. East Republican Street Frontage:** The design of the residential development should integrate architectural features, elements and details to enhance pedestrian comfort; provide security and privacy at the residential edges; and, reinforce the existing spatial characteristics of East Republican Street. (PL2.B, PL3.B.1, PL3.B.2, PL3.B.4)

- a. The Board encouraged a design that would maintain a safe environment at the street and provide security near residential entrances and at ground-level residential units throughout the project site. The Board liked how the preferred design allowed for eyes on the street and courtyard. At the Recommendation meeting, the Board stated that they expect to see an ensemble of elements (lighting, fenestration, landscaping, entries, screening, etc.) that addresses resident safety and security on the property appropriately. (PL2.B, PL3.B.1, PL3.B.2)
- b. At the EDG meeting, the applicant explained that the waste/recycling containers would be stored internally in a dedicated waste storage room situated at the building's easternmost area on the first floor, and directly accessed via an exterior ramp leading to the street. The Board appreciated that the waste/recycling room was located away from the residential lobby entrance area and not directly above a basement residential unit. However, the Board recognized that activity associated with access to the waste/recycling room will occur along that east property line and voiced that this area should be appropriately screened from the adjacent property. The Board understands that it is the applicant's intent to install fencing to address this concern. The Board voiced an expectation to review fencing details inclusive of high quality/durable materials and landscaping (if possible) at the Recommendation meeting. A diagrammatic demonstration on the circulation concept for trash access

- and feedback from Seattle Public Utilities (SPU) should also be presented to the Board at the next meeting. (DC1.C.4, DC1.II CAPITOL HILL)
- c. Conceptual residential lighting and signage designs proposed for the building's street facing and surrounding facades should be presented at the Recommendation meeting. (PL2.B, PL2.III CAPITOL HILL, DC4.B, DC4.C)
  - d. The Board recognized that the subject property line is setback approximately 5' from the existing sidewalk edge. The Board commented that the height and layering of the future plant materials within the right-of-way should be cohesive with proposed adjacent landscaping in the front yard on the site; and provide a buffer between the development and the street. Landscape and hardscape within the right-of-way are within the purview of the Seattle Department of Transportation (SDOT). Therefore, the applicant is directed to address this Board request directly with SDOT during the initial MUP review process and provide street improvement design specifics at the Recommendation meeting. (PL3.B.2, DC4.D)

### **3. Residential Open Spaces:**

- a. The Board stated that the courtyard was a very important aspect of this project and that it should be designed on par with the existing neighboring courtyards presented in the design packet (pg. 25). The Board was pleased with the design direction of the courtyard sketches presented at the EDG meeting and illustrated in the design packet. The Board voiced concern that the awning at the building entry located within the courtyard may become too prominent of an element which could result in minimizing views to this open space. At the Recommendation meeting, the Board expects to review a courtyard that is well designed with quality materials and landscaping; and absent of building elements that will visually dominant the courtyard space. (PL3.A.1, PL3.A.2, PL3.A.4, DC3.I.i CAPITOL HILL, DC4.D)
- b. The Board did not understand how the trellis on the rooftop would be integrated with the roof amenity area/building design. Therefore, the Board requested that more information about the trellis, in addition to all other residential elements (outdoor furniture, landscaping, etc.) planned for the rooftop open space, be presented at the Recommendation meeting. (DC3.B.4, DC3.C.2)
- c. The proposal should include residential ground-level amenity space that is sited to minimize disrupting the privacy of surrounding residential properties. The Board discussed the possibility of ground-level open space at the rear of the proposed residential structure. Upon further discussion about the applicant's rear setback request, the Board recognized that a design allowing active usage of this area as a common amenity space for the residents should be discouraged. Therefore, the Board requested that the ground-level rear yard be heavily planted to provide a landscaped buffer to the surrounding properties. The Board commented that it would support a future code departure request for common amenity area that, in meeting the intent of this design guidance, residential open space would be sited elsewhere on the project site in order to preserve the privacy buffer to the north. The Board stipulated that this code departure is also tied to the code departure request for rear setback. (CS2.D.5, DC4.D) (See Departure #1)

## RECOMMENDATION July 8, 2015

1. **Design Concept and Massing:** The design and siting pattern of the new residential development should respond to specific site conditions, provide an appropriate complement and/or transition of scale to neighboring lower density residential buildings, be compatible with the anticipated scale of development, and respect adjacent properties.
  - a. The Board reviewed the final building design and was very pleased with the evolution of the favored design option (Scheme C). The Board commended the design team for successfully responding to the Board's guidance offered at the past EDG meeting concerning massing, architectural context and neighboring adjacency concerns. (CS2.D.1, CS2.D.5CS2.III CAPITOL HILL, CS3.A.1, CS3.A.2, CS3.A.4, DC3.I.ii CAPITOL HILL)
  - b. The Board voiced strong support for the proposed material/color palette identified in the design packet and on the physical material/color samples board presented to the Board at the Recommendation meeting. (CS3.A.4, DC4.A, DC4 CAPITOL HILL)
  - c. The Board inquired about bike storage and access from the street-level. The applicant explained that the bike storage room would be located in the building's basement and accessed via the resident's lobby leading to the elevator. The Board supported the location of the bike facility in the basement but felt that an alternative route separate of the residential lobby was preferred. Therefore, the Board recommended a condition that the secondary egress door to the internal stairwell at the building's west ground-level façade be accessible to residents for the purpose of bike storage access. (PL4.B.1, PL4.B.2)
  
2. **East Republican Street Frontage:** The design of the residential development should integrate architectural features, elements and details to enhance pedestrian comfort; provide security and privacy at the residential edges; and, reinforce the existing spatial characteristics of East Republican Street. (PL2.B, PL3.B.1, PL3.B.2, PL3.B.4)
  - a. The Board voiced support of the conceptual lighting design and signage design as illustrated in the Recommendation design packet and presented at the Recommendation meeting. (PL2.B, PL2.III CAPITOL HILL, DC4.B, DC4.C)
  
3. **Residential Open Spaces, Landscaping, Exceptional Tree:**
  - a. The Board commended the design team for presenting a landscape design that was described as a simple palette inclusive of evergreen, vibrant and attractive planting materials. (DC4.D)
  - b. The applicant's materials included an illustration of an Exceptional Tree located on the neighbor's property to the west whose visible tree canopy extends onto the subject site (pg. 12). The Land Use Planner informed the Board about the status of the Exceptional Tree and explained that the development design presented to the Board at the Recommendation meeting took into account tree protection measures approved by the DPD Tree Expert prior to the meeting. Consequently, no further comments regarding this concern were offered from the Board at the Recommendation meeting. (CS1.D.2, CS2.D.2, DC4.D.4)

- c. The Board was very pleased with the design evolution of the ground-level courtyard, landscape ground-level rear yard privacy buffer area and the rooftop amenity space. (CS2.D.5, PL3.A.1, PL3.A.2, PL3.A.4, DC3.B.4, DC3.C.2, DC3.I.i CAPITOL HILL, DC4.D)

## DESIGN REVIEW GUIDELINES

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

### CONTEXT & SITE

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

##### **CS1-D Plants and Habitat**

**CS1-D-1. On-Site Features:** Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

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

##### **CS2-C Relationship to the Block**

**CS2-C-2. Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

##### **CS2-D Height, Bulk, and Scale**

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

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

**CS2-D-3. Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

**CS2-D-4. Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone.

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

**Capitol Hill Supplemental Guidance:**

**CS2-III Height, Bulk, and Scale Compatibility**

**CS2-III-i. Building Mass:** Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.

**CS2-III-ii. Views:** 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.

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

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

**CS3-A Emphasizing Positive Neighborhood Attributes**

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

**PUBLIC LIFE**

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

**PL2-B Safety and Security**

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

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

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

**Capitol Hill Supplemental Guidance:**

**PL2-I Human Scale**

**PL2-I-i. Building Entries:** Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.

**PL2-I-ii. Pedestrian Character:** Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian-scaled awnings; architectural detailing on the first floor; and detailing at the roof line.

**PL2-II Pedestrian Open Spaces and Entrances**

**PL2-II-iv. Residential Entrances:** Minimize the number of residential entrances on commercial streets where non-residential uses are required. Where unavoidable, minimize their impact to the vitality of the retail commercial streetscape.

**PL2-III Personal Safety and Security**

**PL2-III-i. Lighting/Windows:**

i. Consider:

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

ii. Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.

**PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

**PL3-B Residential Edges**

**PL3-B-1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

**PL3-B-2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

**PL3-B-4. Interaction:** Provide opportunities for interaction among residents and neighbors.

**DESIGN CONCEPT**

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

***Capitol Hill Supplemental Guidance:***

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

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

**DC1-II-ii. Screening:** For new development along Broadway that extends to streets with residential character—such as Nagle Place or 10th or Harvard Avenues East (see map on page 12)—any vehicle access, loading or service activities should be screened and designed with features appropriate for a residential context.

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

**DC2-A Massing**

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

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

**DC2-B Architectural and Facade Composition**

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

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

#### **DC2-D Scale and Texture**

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

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

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

#### **Capitol Hill Supplemental Guidance:**

##### **DC3-I Residential Open Space**

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

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

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

##### **DC4-A Exterior Elements and Finishes**

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

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

##### **DC4-C Lighting**

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

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

##### **DC4-D Trees, Landscape, and Hardscape Materials**

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

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

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

**DC4-D-4. Place Making:** Create a landscape design that helps define spaces with significant elements such as trees.

#### **Capitol Hill Supplemental Guidance:**

##### **DC4-I Height, Bulk, and Scale**

**DC4-I-i. Materials:** Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.

##### **DC4-II Exterior Finish Materials**

**DC4-II-i. Building exteriors:** Should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

1. Use wood shingles or board and batten siding on residential structures.
2. Avoid wood or metal siding materials on commercial structures.
3. Provide operable windows, especially on storefronts.
4. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terracotta details, and concrete that incorporates texture and color.
5. Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.
6. The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.

#### **DEVELOPMENT STANDARD DEPARTURES**

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

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

1. **Structure Façade Length (SMC 23.45.527.B.1):** The Code states that for an apartment structure, the maximum combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line. This equates to a structure façade length of 58'-2". The applicant proposes a structure façade length of 74' which equates to 83% of the side lot line

length. The applicant explained that this departure request reduces perceived building mass by shifting of the project mass off of the street; creating opportunity for a generous entry courtyard; and pulling the façade abutting the northeast property line back at the neighboring backyard.

The Board agreed that this departure would result in an overall design that would better meet the intent of Design Guidelines PL2.II Capitol Hill, DC2.A, DC3.B.4 and DC3.I.ii CAPITOL HILL by allowing an “L-shaped” massing design that reduced the street-facing façade’s presence and created a more sympathetic fit with the existing streetscape. The Board felt that this massing configuration supports the City’s intent of integrating substantial courtyard-style open space that is visually accessible to the public view.

The Board unanimously recommended that DPD grant the requested departure.

- 2. Required Rear Setback (SMC 23.45.518.A):** The Code requires the rear setback for an apartment structure be 15’ minimum. The applicant proposes a 10.5’ rear setback. The applicant’s justification for this departure is that, by allowing a smaller rear setback, the proposed building form with minimized frontage along the street would better support a viable courtyard design that is precedent in on Capitol Hill.

The Board acknowledged that this code departure was in response to Board feedback at the EDG meeting (see EDG 3.b) and was supportive of the applicant’s response to their guidance. This departure would result in an overall design that would better meet the intent of Design Guidelines CS2.D.5, DC3.I.ii CAPITOL HILL and DC4.D by allowing ample space for a well-designed courtyard at the street and a heavily planted landscaped privacy buffer to the surrounding residential properties at the building rear area.

The Board unanimously recommended that DPD grant the requested departure.

- 3. Landscaped Amenity Area (SMC 23.45.522):** The Code states that for an apartment structure, the required amount of amenity area is equal to 25% of the lot area (1,493 sq. ft.). The Code further states that a minimum of 50% of the required amenity area shall be provided at ground level and 50% of the ground-level common amenity area provide shall be landscaped with grass, ground cover, bushes and/or trees. The applicant proposes a required amenity area less than 25% of the lot area (3% or 174 sq. ft.). The applicant’s design illustrates only the landscaped planters in the courtyard (940 sq. ft.) as qualified common landscaped ground-level amenity space. The applicant explains that, due to the residents’ limited access to the ground-level landscaped rear yard due (840 sq. ft.); this area cannot be considered towards the project’s common area amenity area requirement.

This departure would result in an overall design that would better meet the intent of Design Guidelines CS2.D.5, DC2.A.2, PL2.II Capitol Hill, PL3.B.1 and DC3.B.4 by allowing a ground-related landscaped privacy buffer for the adjacent properties. The Board

recognized that this code departure was also in response to Board feedback and the EDG meeting.

The Board unanimously recommended that DPD grant the requested departure.

## **RECOMMENDATIONS**

### **BOARD DIRECTION**

The recommendation summarized above was based on the design review packet dated Wednesday, July 08, 2015, and the materials shown and verbally described by the applicant at the Wednesday, July 08, 2015 Design Recommendation meeting. 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 condition:

1. The secondary egress door to the internal stairwell located at the buildings west ground-level façade should be accessible to residents for the purpose of access to the basement bike storage room. (PL4.B.1, PL4.B.2)