



## RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3018712

Address: 120 10<sup>th</sup> Ave E

Applicant: Hugh Schaffer, S+H Works

Date of Meeting: Wednesday, December 09, 2015

Board Members Present: Dan Foltz (Alternate Chair)  
Curtis Bigelow  
Barbara Busetti  
Cristina Orr-Cahall  
Amy Taylor

Board Members Absent: Natalie Gualy

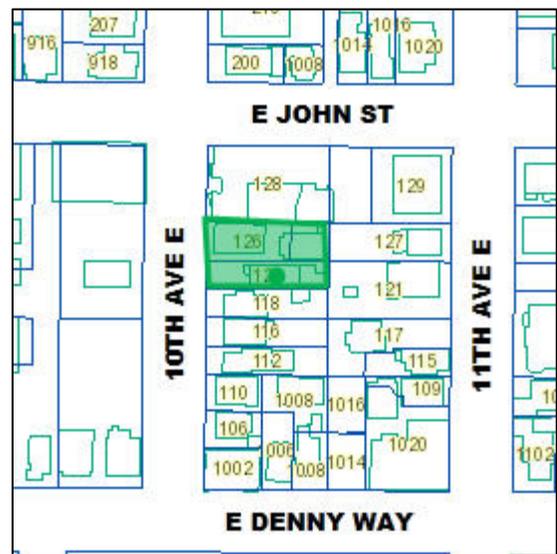
DPD Staff Present: BreAnne McConkie, Land Use Planner

### SITE & VICINITY

Site Zone: Lowrise 3 (LR3)

Nearby Zones: LR3 (North)  
LR3 (South)  
LR3 (East)  
Neighborhood Commercial 3  
Pedestrian - 40 (NC3P-40)(West)

Lot Area: 8,960 square feet (sq. ft.)



**Current Development:**

The project site contains two duplexes with surface parking. The existing driveway easement on the southwest corner of the site will remain.

**Surrounding Development and Neighborhood Character:**

The project site is located in the Capitol Hill Urban Village Center across the street from the future Capitol Hill Light Rail Transit station that is currently under construction. The site is one block to the east from the Broadway Commercial District and less than one block north of Cal Anderson Park.

The site is in a transitional area between the busy commercial Broadway corridor to the west and lower density residential area to the east. The surrounding development and neighborhood character features an eclectic mix of building typologies and architectural styles. The vicinity includes early 20<sup>th</sup> century single family structures alongside traditional brick and mid-century apartment buildings as well as more contemporary multifamily and low-rise infill development.

**Access:**

The proposed pedestrian access to the site is from 10th Ave E. There is no parking proposed and no vehicular access. As previously stated, the existing driveway easement on the southwest corner of the site will remain to provide access to the adjacent single family structure. The existing curbcut that spans approximately half of the site frontage will be reduced to still provide access to the driveway easement. The remainder of the curbcut is no longer needed and will be restored to SDOT right-of-way standards.

**Environmentally Critical Areas:**

There are no Environmentally Critical Areas onsite.

**PROJECT DESCRIPTION**

The applicant is proposing to build a four story structure containing 48 residential units. No parking is proposed. The existing structures are to be demolished.

**EARLY DESIGN GUIDANCE April 22, 2015**

The packet includes materials presented at the meeting, and is available online by entering the project number at the following website:  
<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>.

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

At the Early Design Guidance meeting, the applicant provided three schemes for the public and Board's consideration. All options proposed 48 small efficiency dwelling units with no vehicular parking. Option One included an open circulation floor plan that was mostly internal to the building and open to south. The lobby and bike room were proposed to be located along 10<sup>th</sup> Ave E. Open amenity space was provided on each level and located along the southern portion of the building, accessed from the open circulation. The street facing façade was relatively flat with little modulation. This option included one departure for façade length.

Option Two proposed a more articulated mass with the lobby and bike room stepped back from the front, street facing façade. The circulation was enclosed in this option. The building stepped down from four stories to three stories along the northern edge, allowing for additional sun light to the building to the north to maintain exposure to that building's solar panels. The primary amenity space in this option was consolidated and in the form of a large rooftop deck oriented towards the front of the building. This option required a departure from the required at grade amenity space.

Option Three was the applicant's preferred option. Like Option Two, the circulation was enclosed in this option. The primary entry and lobby were proposed to be recessed and located at the northwest corner of the site. The mass in this option was more broken up and modulated, stepping back both at the northwest corner and at the top of the second story. The north, south, and eastern facades also included additional modulation with vertical breaks in the massing. Option Three created more of a two story mass along the street facing façade adjacent to single family structure to the south, shifting the bulk of the mass to the north and more internal to the site. The proposed amenity space was broken up into several smaller amenity spaces in the form of rooftop decks as well as some at grade amenity space in the rear yard. This option did not propose any departures.

## PUBLIC COMMENT

At the Early Design Guidance meeting, several members of the public were present. Speakers raised the following issues:

### Massing & Siting

- Supported the preferred option massing and siting.
- Appreciated how the preferred option related to the adjacent single family structure and multi-family structures to the north and east.

- Stated support for how the proposed development reestablished the street edge by removing the existing surface parking in the front yard setback and siting the building closer to the street.

#### Aesthetics & Architectural Details

- Expressed support for simple form and details including the black, set in windows.
- Appreciated the thought that went into the different options and expressed support for the design of the third option.

### **RECOMMENDATION December 9, 2015**

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#### **DESIGN DEVELOPMENT**

At the Recommendation meeting, the applicant provided a more detailed proposal based on the applicant's preferred option from EDG. The code compliant option included 49 small efficiency dwelling units and featured larger massing shifts with a simplified material palate. The design included several smaller rooftop deck amenity spaces as well as some at grade amenity space in the rear yard.

#### **PUBLIC COMMENT**

At the Early Design Guidance meeting, several members of the public were present. Speakers raised the following issues:

- Noted a desire for more warm colors and textures such as wood but does not need to be bright or bold. (The applicant provided the Board with a hand out containing images of materials and colors he thought would work well).
- Supported the verticality of the windows and would like to see the verticality further expressed.

- Suggested sectioning off the windows to further break down the scale and break down the horizontal nature and adding canopies for depth.
- Would like to see more greenery, such as evergreens, for year round color.
- Appreciated the shifting masses and restraint in the color palette, noting that the gray isn't necessarily cold and that often color isn't successful.
- Noted the proposed gray color and bold accent worked well and did not want cedar at the soffit because of issues with longevity, maintenance, and potential to age differently on the inside of the lobby verses outside exposed portion.
- Supported the higher quality, integral color panel proposed and horizontal lines that related to the neighboring buildings.
- Supported the arrangement of uses away from the single family.
- Appreciated the thoughtful, code compliant design.
- Supported the color scheme and did not want to see a large number of colors. Very supportive of the overall design.
- Preferred deciduous plants over evergreens and stated concern that the landscaping proposed along the southern edge may be too dense.
- Was very appreciative of the applicant's efforts to reach out to neighboring property owners.

## 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 April 22, 2015

1. **Height, Bulk, & Scale:** The Board expressed unanimous support for the applicant's preferred option which included larger shifts in the massing and a recessed entry and lobby at the northwest corner of the building.
  - a. **Modulation.** The Board supported the massing and modulation of Option Three because of the large, dramatic shifts in the mass and interesting building composition, specifically along the street facing (west) façade. Additionally, the Board showed support for the dramatic vertical breaks in the massing along the north, east, and west facades and the inclusion of the stepped two, three, and four story volumes along the southern façade. The Board also supported the recessed entrance and openness of the entry and lobby area. **(CS2-A-2, CS3-A-2, PL3-A, DC2-A&B)**
  - b. **Relationship to Adjacent Sites.** The Board expressed support for how the preferred option related to the adjacent sites, specifically how the two story mass along the street facing façade related to the datum and mass of the single family residential buildings to the south. The Board discussed how the strong setback at the third level and shift of the larger four story mass to the north was a successful solution to relate

to and respect the adjacent multifamily structure to the north and single family structures to the south. (CS1-B-2, CS2-B, CS2-D)

## 2. Architectural Details & Materials:

- a. **Materials & Details.** The Board expressed support for the quiet simplicity and singularity of the materials that were depicted in the renderings. At the time of the Early Design Guidance meeting, the materials had not been determined but the applicant stated that they would likely be a high quality cementations panel. The Board reiterated that quality details, installation, and finishes would be critical to making the architectural concept successful, especially because at the time of EDG, the material concept only included one primary exterior material. Specifically, the Board discussed the need for façade to include quality finishes and pedestrian scale details such as setting the black vinyl windows in several inches from the façade plane to create a sense of depth, as was presented by the applicant. This would create a similar window depth and shadows that would be found in buildings with high quality materials such as brick.

The Board directed the applicant to use as high quality of materials, details, and finishes as possible considering the probable use of cementations panel and to pay specific attention to the installation and finishes. Specifically, the Board directed the applicant to create a strong edge by using metal trim or similar quality finishing material and techniques.

The Board reiterated that this project would need to set a strong design and quality precedent for future development in the neighborhood. (DC2-C&D, DC4-A-1, DC4-I&II)

- b. **Accents & Colors.** The renderings provided by the applicant at EDG portrayed a simple dark gray color for the entire building. The applicant stated that they may explore using one shade lighter or darker for the different portions of the building created by the large shifts in mass. The Board showed general support for the color application presented by the applicant at EDG and directed the applicant to avoid overwhelming the exterior with large applications of bold colors. Bold colors should be included as accents in strategic, well thought out locations, as was presented at the EDG meeting. (CS3-A-2, PL3-A, DC2-C&D)

## 3. Safety & Security:

- a. **Window Wells.** The Board directed the applicant to design the window wells, specifically the well located in the front yard setback, in a way that maximizes safety and daylight to the units while being mindful of their impact on the relationship to the street and adjacent open spaces. The application should also consider how landscaping might provide a buffer to the window wells, while still providing lighting to the units. (CS1-B-2, CS2-B-2, PL3-B-2)

#### 4. Amenity Spaces & Bicycle Storage:

- a. **Rear Yard Area.** The Board supported the at-grade space located in the rear yard and discussed how this space could be either a passive landscaped buffer not intended to have users or could serve as a natural amenity space designed for individuals and small group of residents. The Board commented that both options could be successful, as long as they were thoughtfully designed with a concept and intent for the space in mind.

For the next meeting, the applicant should provide additional details on the amenity space concept for this area as well as a more detailed landscape plan. The final option should be respectful to the adjacent neighboring properties and should include a natural landscaped buffer for screening. Any amenity spaces and elements created for users should be small to limit group size and potential impacts on neighboring properties. **(DC4-D, DC3-I PL3-B-1. CS2-D-5)**

- b. **Rooftop Amenity Spaces.** The Board supported the variation and dispersed rooftop amenity spaces in the applicant's preferred option because they provided residents with more choice and diversity for accessible, outdoor space. The applicant should be mindful of how the amenity spaces relate to the adjacent units, paying specific attention to window placement in order to maintain privacy for those units.

Amenity spaces, both at grade and on the roof tops, should be designed to respect the neighboring properties in regards to noise, lighting, and privacy. Specifically, rooftop decks should include landscaped buffers to minimize impacts to the adjacent properties. **(DC3-C-2&3, DC3-I, CS2-D-5, DC4-C&D)**

- c. **Bicycle Storage.** The Board showed general support for the bicycle storage location in the applicant's preferred option. For the Recommendation meeting, the applicant should include additional study and detail of how the bicycle storage area will function, including details on storage methods and racks. The applicant should design the space to be user friendly and convenient. **(PL4-B, PL3-A, PL3-B-4)**

#### RECOMMENDATION December 9, 2015

##### 1. Massing & Composition:

- a. The Board expressed unanimous support for the proposal as presented and noted the interlocking forms created an interesting yet simple form. The proposal is an excellent example of successful infill responding to the two different neighboring building types.
- b. The Board commended the applicant for working with the neighbors and responding to their comments and concerns.
- c. The Board noted that the rooftop amenity spaces would still work well even if the property to the south was redeveloped because of where they were located and their orientation to the west.

## 2. Color & Materials:

- a. The Board supported the color palette presented with a singular warm gray and bold yellow accent noting that the color composition was simple and sophisticated and worked well with the interlocking forms.
- b. The Board supported the high quality integral color, fiber cement panels proposed, noting that it created a sense of richness and quality.
- c. The colors and materials carried through from the exterior of the entry into the lobby made for a strong entry and should be maintained. The Board noted that a wood material would not work well here because it would age differently on the exterior verses the interior of the lobby.
- d. The façade composition, fenestration, and attention to detail including the alignment of joints with fenestration, exposed fasteners, deeply inset black vinyl windows, and vent locations were well thought out and should be carried through to implementation.
- e. The inset window detailing was successful and created a sense of depth and high quality detailing.
- f. The Board encouraged the applicant to consider inclusion of Forsythia in the front landscaping.

## 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-B Sunlight and Natural Ventilation**

**CS1-B-1. Sun and Wind:** Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

**CS1-B-2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

**CS1-B-3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

**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-A Location in the City and Neighborhood**

**CS2-A-1. Sense of Place:** Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

**CS2-A-2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

**CS2-B Adjacent Sites, Streets, and Open Spaces**

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

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

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

**CS2-C Relationship to the Block**

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

**CS2-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-C-3. Full Block Sites:** Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

**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-I Streetscape Compatibility**

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

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

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

**CS2-I-iv. Townhouse Orientation:** Orient townhouse structures to provide pedestrian entrances to the sidewalk

**CS2-I-v. Multiple Frontages:** 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.

**CS2-I-vi. Zoning Sensitivity:** Where possible, new development in commercial zones should be sensitive to neighboring residential zones.

**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.

**CS2-III-iv. Broadway Scale:** Help maintain and enhance the character of Broadway by designing new buildings to reflect the scale of existing buildings.

**CS2-III-v. Broadway Storefronts:** The pedestrian orientation of Broadway should be strengthened by designing to accommodate the presence or appearance of small storefronts that meet the sidewalk and where possible provide for an ample sidewalk.

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

**CS3-A Emphasizing Positive Neighborhood Attributes**

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

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

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

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

**PUBLIC LIFE**

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

## **PL2-B Safety and Security**

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

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

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

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

## **PL2-III Personal Safety and Security**

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

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

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

### **PL3-A Entries**

**PL3-A-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**PL3-A-2. Common Entries:** Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

**PL3-A-3. Individual Entries:** Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

**PL3-A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

### **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-3. Buildings with Live/Work Uses:** Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

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

## **PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.**

#### **PL4-A Entry Locations and Relationships**

**PL4-A-1. Serving all Modes of Travel:** Provide safe and convenient access points for all modes of travel.

**PL4-A-2. Connections to All Modes:** Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

#### **PL4-B Planning Ahead for Bicyclists**

**PL4-B-1. Early Planning:** Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

**PL4-B-2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**PL4-B-3. Bike Connections:** Facilitate connections to bicycle trails and infrastructure around and beyond the project.

#### **PL4-C Planning Ahead For Transit**

**PL4-C-1. Influence on Project Design:** Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

**PL4-C-2. On-site Transit Stops:** If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

**PL4-C-3. Transit Connections:** Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

## **DESIGN CONCEPT**

**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 façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well-proportioned.

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

#### **DC2-C Secondary Architectural Features**

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

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

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

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

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

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

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

#### **DC3-C Design**

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

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

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

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

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

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

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

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

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

**DC3-I-v. Street Trees:** Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.

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

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

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

**DC4-A Exterior Elements and Finishes**

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

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

**DC4-C Lighting**

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

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

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

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

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

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

**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**

At the time of the Recommendation no departures were requested.

#### **BOARD DIRECTION**

At the conclusion of the Recommendation meeting, the Board recommended approval of the project.

The recommendation summarized above was based on the design review packet dated Wednesday, December 9, 2015, and the materials shown and verbally described by the applicant at the Wednesday, December 9, 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 with no conditions.