



**Department of Construction and Inspections**  
Nathan Torgelson, Director



**RECOMMENDATION OF THE  
EAST DESIGN REVIEW BOARD**

Project Number: 3019219

Address: 1050 James Street

Applicant: Andrew Hoyer of Encore Architects

Date of Meeting: Wednesday, January 27, 2016

Board Members Present: Natalie Gualy, Chair  
Dan Foltz  
Curtis Bigelow  
Amy Taylor  
Cristina Orr-Cahall  
Barbara Busetti

Board Members Absent: None

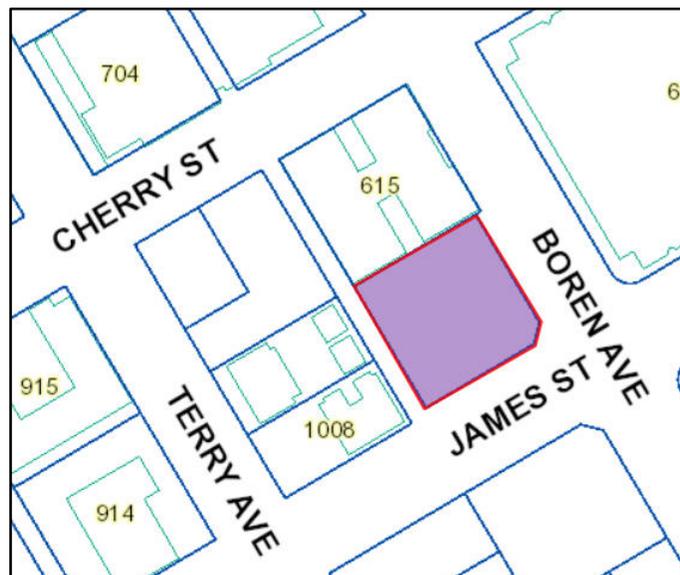
DPD Staff Present: Holly J. Godard

## SITE & VICINITY

Site Zone: High Rise (HR)

Nearby Zones: (North) High Rise (HR)  
(South) High Rise (HR)  
(East) Major Institution Overlay  
High Rise (MIO-240-HR)  
(West) High Rise (HR)

Lot Area: 13,140 Square feet



**Current Development:**

Currently there is a parking lot on the site.

**Surrounding Development and Neighborhood Character:**

The development site is a one quarter city block bordered by a platted alley on the west, James Street on the south, Boren Avenue on the east and The Old Colony condominiums on the north within the southwestern portion of the First Hill neighborhood. The site is directly east of the Harborview Medical Center campus, one block southwest of the Swedish Medical Center campus, and one and a half blocks to the west of the Seattle University campus. There are also low and midrise residential developments in the area; a service station and small commercial structures dating from the early 20<sup>th</sup> century to the 1960s. A community garden is located across the alley. Boren is a major arterial. The neighborhood includes a stable residential population who value the First Hill neighborhood for its proximity to many Seattle attractions; work, recreation, and commercial establishments. The residents have been active in creating the Terry Street Concept Greenway and in establishing a neighborhood garden.

**Access:**

Access to the site is required to be from the platted alley.

**Environmentally Critical Areas:**

There are no Environmentally Critical Areas (ECA) mapped at this site.

**PROJECT DESCRIPTION**

The project proponents plan on building a seven story residential building with approximately 70 residential units, parking for 30 cars, and ground level commercial space.

EARLY DESIGN GUIDANCE January 27, 2016

The packet includes materials presented at the meeting, and is available online by entering the project number (3019219) 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 SDCl:

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

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**EARLY DESIGN GUIDANCE June 10, 2015**

**DESIGN DEVELOPMENT**

The architect presented an area analysis of uses and traffic patterns near the site and described some of the opportunities and constraints of the site. Three building concepts were presented to the Board. The first, a “Prominent Corner” concept, shows the required building setbacks from property lines and garage access off of the alley at the north end of the site. The second concept is labeled the “Traditional Block” and eliminated setbacks along the alley and along James Street. This concept includes at-grade parking for cars and bicycles and a garage entry ramp at the north end of the building off the alley. The third concept is labeled “T-Bar” and is the preferred concept. This concept show a larger setback from the Boren Avenue and alley property lines at the northern portion of the building, no setback along James Street, no building setback at the alley and sidewalk intersection, and on-grade parking and vehicle ramp off the alley at the north end of the site. The site property lines area configured with a chamfered corner at Boren Avenue and James Street and the building responds to this condition in all three concept massings. Retail and building amenity space is contemplated along James Street.

**PUBLIC COMMENT**

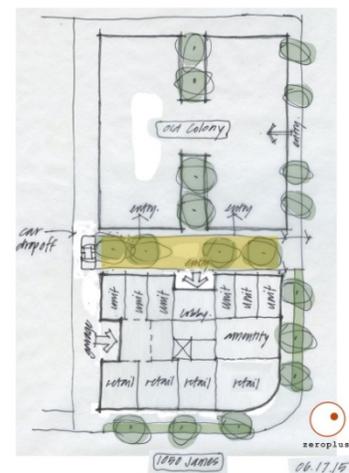
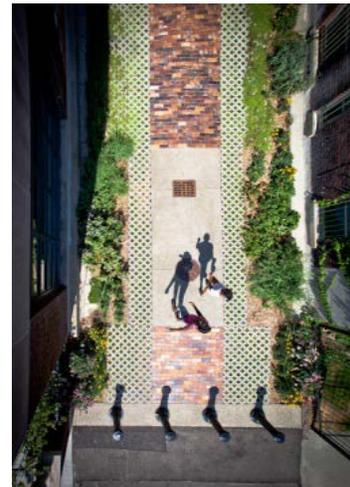
There were many comments offered at the Early Design Guidance meeting. They included the following:

- Create a design that maximizes natural light to the neighboring building to the north, The Old Colony condominium.
- Provide as much parking as possible.
- The alley is currently a multimodal right of way which is heavily used by pedestrians, bicyclists, cars, moving trucks and deliveries. Create a design that supports the active alley by providing traffic calming measures such as alley paving, a load and unload spot, landscaping, and pedestrian walk.
- Include ground level retail on James Street.
- There is a community garden at Cherry and Terry that demonstrates the neighborhood care and activity.
- A quiet patio for residents will need to be located off of noisy Boren Avenue.
- The alley should be an extension of the proposed Terry Pedestrian Priority Street due to the heavy pedestrian use.
- The area residents are a tight-knit group and are interested in working with the developer to craft a creative and useable design for the new building residents and residents of The Old Colony.
- Provide as much space as possible at the north end of the subject lot to retain as much light and air as possible for the Old Colony residents.

- Create a courtyard or similar landscaped area between the buildings. (Commenters provided images to illustrate their ideas. )



- Design the alley as a *woonerf* for multiple uses; cars, pedestrians, bicycles, container gardening and others.
- Retain the building setback from the alley to allow for pedestrians.
- Taper or cutback the north building edges to maximize light and air for The Old Colony residents.
- The Old Colony residents enter and exit from the alley. New building residents will probably find their use pattern to be similar since Boren and James are busy, noisy streets for a building entry. Consider using the building setback at the alley or courtyard between the buildings for entry and exiting.
- Provide a courtyard and entry between the two buildings similar to the site plan design shown in the image to the right. ( Image provided by a commenter.)



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## 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 June 10, 2015

#### 1. Integrate the building into current neighborhood patterns.

The Board gave guidance to encourage integrating the new proposal into the urban use patterns and form.

- a) Design the building to allow light and air into the neighboring Old Colony building.
- b) allow the maximum sunlight to reach the south façade of the Old Colony.
- c) Reduce shading on the Old Colony building from architectural elements or stair and elevator overruns.
- d) The building site sits at a natural gateway to First Hill. Propose a building with architectural presence without reverting to pastiche and which, in a modern idiom, reinforces the substantial sense of place exhibited by the Old Colony.
- e) Create commodious and usable connections to the Old Colony.
- f) Increase the building setback along the north property line, design a useable courtyard for both projects employing interesting site elements such as unique paving, site furniture, dimmable catenary lighting, feature lighting, and an interesting and full planting plan.
- g) Coordinate and design the courtyard feature with input from residents of the Old Colony. Create a “front door” connection to the much used alley by retaining the lobby entry on the corner of the alley and James Street.
- h) Consider expanding the building-to-alley relationship with at grade apartment courtyards and entries, walking space, opportunities for landscaping while encouraging bicycle and pedestrians to feel welcome.
- i) Explore a woonerf condition at the alley.
- j) Surface parking via the alley should be eliminated.
- k) Generate an intentional building design which moves the bulk of the building to James Street and carves away the mass fully along the north property line. Massing choices should show deference to the Old Colony and recognition of the continued uses at that site.
- l) The Board notes that there should be a fit of old and new together at this neighborhood transition site by providing a counter point and mindful solution to increased setbacks at the north property line to give way to the Old Colony.
- m) Consider the nearby garden and alley gardening, and the alley as pedestrian walkway as design cues to inform the building design. (CS B, CS2 A, C, CS2 B, CS2 D, CS3 A)

#### 2. Enhance connections.

The Board directed the applicants to design building and site connections including the following:

- a) Enhance the alley open space for pedestrians and bicycle use.
- b) Create eddies and pathways to gardens, entries, desire lines in woonerf style.
- c) Provide alley and courtyard connection for a visible and functionality to provide a sense of security for residents.
- d) Create space for informal community uses along the alley and space between the Old Colony and this project, i.e. a courtyard and avoid Boren and James for outdoor uses and activities due to the high volumes of vehicular traffic.
- e) Reinforce the alley as open space and connect it to a north edge/Old Colony open space.
- f) Provide “eyes” on the alley.
- g) Consider the ensemble of elements-for-entries solutions included in the priority guidance, common residential entries, and individual unit entries.
- h) Communicate the hierarchy of entries and provide way-finding design cues for the public, visitors, and private courtyard use or pass-through. (PL1 A, B, C, PL2 C, PL3A)

### **3. Design to the existing context.**

The Board directed the applicant to be mindful of vehicle access on the alley as new development will need to integrate safe entry and exit with alley pedestrian and bicycle traffic, landscaping, and traffic calming. The Board thought the preliminary T-bar massing was good design direction to explore.

- a) The visual impacts of the parking entry to the underground carpark should be minimized.
- b) Surface parking should not be contemplated at this location.
- c) Commercial space along James Street is appropriate and a residential lobby at the alley and James Street intersection is a good idea.
- d) Avoid blank walls; choose architectural features, scale and texture to complement the Old Colony.
- e) Specify high quality, durable building materials for this important site.
- f) Create a sense of place vis-a-vis the alley landscaping and interconnectivity to the building and north edge courtyard space.
- g) Include a landscaping concept at the Old Colony south property line; marry the two sites along the property line for a building to building courtyard experience.
- h) Design full and striving landscape with native plants, “right plant right place” precepts and a sense of urban community in a garden.
- i) Find ways to bring landscaping elements to James Street.( DC1 A,B,C; DC2 A,B,C,D;DC3 A,B,C; DC4 A, 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.

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## 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.

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

**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

**PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.**

### **PL1-A Network of Open Spaces**

**PL1-A-1. Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

**PL1-A-2. Adding to Public Life:** Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

### **PL1-B Walkways and Connections**

**PL1-B-1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

**PL1-B-2. Pedestrian Volumes:** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

**PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

### **PL1-C Outdoor Uses and Activities**

**PL1-C-1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

**PL1-C-2. Informal Community Uses:** In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

**PL1-C-3. Year-Round Activity:** Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

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

**PL2-C Weather Protection**

**PL2-C-1. Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

**PL2-C-2. Design Integration:** Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

**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-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.**

**DC1-A Arrangement of Interior Uses**

**DC1-A-2. Gathering Places:** Maximize the use of any interior or exterior gathering spaces.

**DC1-B Vehicular Access and Circulation**

**DC1-B-1. Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

**DC1-B-2. Facilities for Alternative Transportation:** Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

**DC1-C Parking and Service Uses**

**DC1-C-1. Below-Grade Parking:** Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

**DC1-C-2. Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

**DC1-C-3. Multiple Uses:** Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

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**DC1-C-4. Service Uses:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

**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-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-A Building-Open Space Relationship**

**DC3-A-1. Interior/Exterior Fit:** Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

**DC3-B Open Space Uses and Activities**

**DC3-B-1. Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

**DC3-B-2. Matching Uses to Conditions:** Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

**DC3-B-3. Connections to Other Open Space:** Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

**DC3-B-4. Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

**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.

**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-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.

## **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). The Board's recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance the following departures were requested:

1. **Building Setback. (SMC 23.45.518):** The Code requires seven foot average and five foot minimum front setback. The applicant proposes no building setback for a portion of the façade on Boren Avenue.

The Board indicated they will consider the request with more information on how the departure will help the project better meet development standards.

2. **Building Setback. (SMC 23.45.518):** The Code requires seven foot average and five foot minimum side setback. The applicant proposes no building setback on James Street.

The Board indicated they will consider the request with more information on how the departure will help the project better meet development standards.

3. **Building Setback. (SMC 23.45.518):** The Code requires ten foot building setback from the alley. The applicant proposes no building setback.

The Board indicated they will consider the request with more information on how the departure will help the project better meet development standards.

### **BOARD DIRECTION**

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.

<b>RECOMMENDATION January 27, 2016</b>
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The design team presented the project and responses to early design guidance. They introduced the landscape plan and outlined departure requests.

### **PUBLIC COMMENT**

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Members of the public had the following comments:

- James and Boren are busy streets. The alley is used for deliveries and pick up which makes it somewhat crowded at times. The interstitial garden between this building and the Old Colony is a good plan. The commenter would like to see no fence in garden at the east and west ends. The garden may need to be wider.
- There needs to be more set back from the Old Colony Condominiums to provide more light for the building units. Choose a façade color as reflective as possible. Control by design uses in the shared courtyard such no smoking, no vaping, no pets, no table and chair to reduce noise and impacts to both building's residents. Provide more planting and omitting the gate would be fine.
- The alley is very frequently used by Old Colony residents. If the new building does not setback from the alley, property line, then pedestrians and vehicles will be in conflict. Provide a walking edge of the property next to the alley for a walkway for safety.
- Locate the bicycle storage so they can't be stolen en masse from an interior storage.
- Materials on the east and west facades are a mix of brick and fiber cement. Brick would be better to retain and not change to the fiber cement. The light material on the north side of the building is good, but the dark fiber cement at the bottom is not desirable. Use the light material. Brick in the middle stair tower is ok. Use a light material at the bottom. Would like new paving in the courtyard to extend fully to the Old Colony to replace old paving. Preferences are for no gate at the courtyard and retail uses on James. Control building signage. Provide signage at the base on James and Boren and place no signage at the top.
- The alley is used a lot much so make it safe for access and pedestrians.
- Shared amenity spaces in buildings are usually dead space. It seems a missed opportunity. There is so much new housing density in First Hill that is should be easy to support retail.
- It is important to keep Boren active and not a building backside with poor materials. High quality materials should be used throughout. The community needs more retail at this site. Retail on the corner would be a good idea.

## **BOARD RECOMMENDATIONS**

Board deliberations centered on appropriateness of height, bulk, and scale, courtyard design, fencing and screening, ground level uses, building materials, and departures. The Board thought the building massing addressed the streets and alley well. There was discussion on ground level units, fencing and screening options and the Board clarified and discussed proposed uses on James Street, weather protection, leasing office location, and material colors. The Board further discussed the building relationships to the alley for access, trash, bicycle access and how residential units relate to the alley.

The Board thought that a more opaque street level fencing design would better serve the project to meet early design guidance to integrate into current neighborhood patterns. After discussion, the Board

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thought that fence transparency midway between the proposed fence fabric and the intermittent decorative panels would be a better solution. The Board was split on the design as presented with the “two buildings” concept, one brick section at the corner and a northern section clad with fiber cement panel. The Board was curious to know if the northern section would look better with all brick or brick at the base for siding solutions. They approved of the west side façade and emphasized approval of the important brick wrap around to the alley. The Board directed the applicant to omit any signage at the top of the building and to keep signage at the base of the building.

The Board considered the response to early guidance to enhance connections. The Board thought the north façade on the courtyard between the project and Old Colony Condominiums should be a lighter color and either a light color or brick base. The Board approved the courtyard garden between the two buildings, planting, paving and fencing. They thought the fence at the east and west ends of the courtyard should be visually transparent. The Board thought the courtyard design was a very good response to the existing Old Colony Condominiums and directed the applicant to design and install it as shown. The Board noted that they understand that access for the Old Colony through the larger courtyard is anticipated, expected, and approved. They did concede that there may be extenuating circumstances that might require a transparent fence at the property line, but that would be a last resort solution.

The Board considered the project response to early guidance to design to the existing context. The Board thought the streetscape facades and uses at the base of the building were acceptable. They directed the applicant to energize the amenity and lobby spaces with a variety of activities for residents and visitors. The Board thought a dog area on the roof would be a good idea.

The Board felt the project meets the early design guidance and presents a cohesive design. The Board supports efforts to work with SDOT to repave the alley to SDOT standards. The Board felt that the applicant responded to all early design guidance and was supportive of the materials proposed for the building with direction to the applicant to work with the planner to explore alternate materials at the northern portion of the building, but did not condition the project in this regard.

All members of the Design Board recommended approval of the following departure requests.

**DEPARTURES**

SUMMARY OF REQUESTED DEPARTURES

	<b>Standard Requirement</b>	<b>Required</b>	<b>Request</b>	<b>Rationale for Departure</b>	<b>Board Direction</b>
1	SMC 23.45.518 Front setback (Boren)	5 minimum	1’-10” for 50.5’	DC2 C3 fit with neighboring buildings and DC2 A1, Site characteristics. CS3A3	Recommend Approval

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				working with established neighborhoods.	
2	SMC 23.45.518 Rear setback (alley)	10 minimum	1'-10" for 83.5'	DC2 C3 fit with neighboring buildings and DC2 A1, Site characteristics. CS3A3 working with established neighborhoods.	Recommend Approval
3	SMC 23.45.518 Side setback (James)	7 average, 5 minimum	2'-0"	CS3A3 working with established neighborhoods. DC1 B1	Recommend Approval

The recommendation summarized above was based on the design recommendation packet dated January 27, 2016 and the materials shown and described by the applicant at the Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the Design Review Board members unanimously recommended APPROVAL of the subject design and departures with no conditions.