



City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN
REVIEW

RECOMMENDATION OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3019728

Address: 11202 Roosevelt Way NE

Applicant: Chris Jones, Nicholson Kovalchick Architects for Noren Development, LLC

Date of Meeting: Monday, March 14, 2016

Board Members Present: Eric Blank (Acting Chair)
Laura Lenss
Blake Williams

Board Members Absent: Ivana Begley
Julia Levitt (on temporary leave)

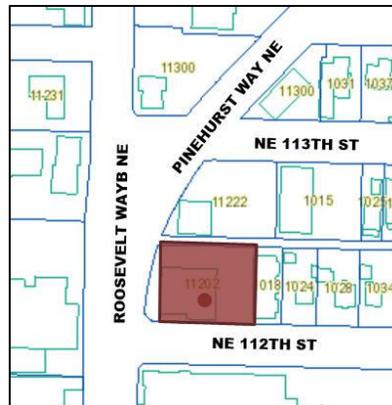
DPD Staff Present: Katy Haima, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial 3 – 40' height limit (NC3-40)

Nearby Zones: (North) NC3-40
(South) NC3-40
(East) NC3-40
(West) NC3-40

Lot Area: 16,485 square feet (sq. ft.)



Current Development & Site Characteristics:

The site consists of one parcel and contains a vacant structure previously used as a restaurant with surface parking. The project site located on the northeast corner of the intersection of Roosevelt Way NE and NE 112th St. An existing dead-end alley abuts the project site to the north. Proposed vehicular access is from the alley, pedestrian access is proposed from Roosevelt Way NE, NE 112th St, and the adjacent alley.

Surrounding Development and Neighborhood Character:

The site is located within the Northgate Urban Center, near the northeastern edge. The area to the north, south, and west of the site contains mostly low-rise commercial structures and is generally more auto-oriented.

The site is adjacent to Roosevelt Way NE, a principal arterial containing two travel lanes in each direction and two turning lanes. The sidewalk at this location is relatively narrow with no substantial landscaping or buffer between the street and sidewalk.

A four story, contemporary apartment building abuts the site to the east, with no setbacks or openings along the abutting façade. Across 112th St to the south of the proposed project site is a one story QFC grocery store comprised primarily of CMU with minimal fenestration along the street facing facade. East of the site, NE 112th Street transitions into single family residential and dead ends approximately a half block from the site. To the west of the site is a low-rise, auto-oriented commercial structure with minimal orientation to the Roosevelt Way NE streetscape.

Environmentally Critical Areas:

There are no mapped Environmentally Critical Areas (ECAs) onsite.

PROJECT DESCRIPTION

Proposal for a 4 story structure containing 13 residential units and 7 live/work units. Parking for 18 vehicles to be provided within the structure. Existing building to be demolished.

EARLY DESIGN GUIDANCE July 27, 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:

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

DESIGN DEVELOPMENT

At the first Early Design Guidance meeting, the applicant provided three schemes for the public and Board's consideration. The three options included some similar features including a mix of four story live-work units and townhomes.

Option One was code compliant and featured 22 units total, including 14 live-work units and 8 townhouses with no parking. The live-work units were located along the Roosevelt and 112th frontages, with townhomes located internal to the site and adjacent to the alley. The massing for all units featured 4-story structures with no upper level setback, penthouse roof structures to access the private rooftop amenity spaces, and some simple bay modulation along the street facing facades. This option provided a pedestrian connection between the alley and NE 112th St.

Option Two featured 6 live-work units and 12 townhomes, with a total of 18 units. Surface parking for 12 vehicles was proposed on the northeast corner of the site, accessed off of the alley. The proposed live-work units fronted Roosevelt and wrapped the corner onto 112th with two live-work units oriented to that street frontage. The remaining majority of the 112th frontage was occupied by townhomes with recessed stoop entries. The massing along Roosevelt included 4-story structures with vertical bays providing modulation for levels 2 through 4. The units fronting 112th included an upper level setback and vertical bays on levels 2 and 3. This option included a pedestrian connection into the site from Roosevelt and the alley. This option would require a departure for residential uses exceeding 20% of the street-level street-facing façade.

Option Three was the applicant's preferred option and included 7 live-work units and 13 townhomes with structured parking for 20 vehicles. The 7 live-work units fronting Roosevelt were a contiguous mass with setbacks at two points in response to the curvature of Roosevelt. The live-work units included a four story massing with vertical bays and a continuous canopy along Roosevelt. Three of the townhomes fronted 112th with entries and recessed stoops oriented to the street. The remainder of the 112th ground level frontage was occupied by structured parking with townhomes on levels 2 and 3 accessed from the podium level interior to the site. The massing along 112th included a setback at the upper level with rooftop amenity space along the southern portion of the structure. Six townhomes were located interior to the site, 2 at grade and 4 located on the podium. This option included a north south through block connection between 112th and the adjacent alley. Like Option 2, this Option would also require a departure for residential uses exceeding 20% on a street-level street-facing façade.

PUBLIC COMMENT

At EDG, several members of the public were present. Speakers provided comments and raised the following issues:

- Expressed concern with impacts to the alley and potential for illegal parking both in the alley on the adjacent surface lot to the north of the site.
- Stated that the alley is used considerably and needs to remain unobstructed.
- Supported redevelopment of the site and indicated general support for the proposed project.
- Expressed concern with access to neighboring properties and access to existing parking for the neighboring developments.
- Encouraged the property owners to gain control of the site to mitigate crime, dumping, and undesirable activity from taking place.
- Expressed concern with traffic and parking and encouraged the developer to consider vehicular, bicycle, and pedestrian traffic and circulation.
- Expressed concern with the lack of setbacks along the eastern portion of the building and questioned how the lack of setbacks would impact the adjacent property in regards to maintenance and existing utilities.
- Stated concern for potential construction impacts to existing tenants and residents in the area and encouraged the developer to be mindful and minimize impacts as much as possible.

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 July 27, 2015

1. Roosevelt Way NE Massing & Streetscape

- a. In general, the Board was supportive of the applicant's preferred option. The Board supported the four story massing along Roosevelt Way NE stating it read as commercial in character and better responded to the scale and intensity of Roosevelt Way NE. **(PL3-B-3, PL3-C-1, CS2-II.i, CS3-I-i)**
- b. The Board supported the ground level setback and upper level overhang along Roosevelt Way NE as well as the generous overhead weather protection and encouraged this to be further developed and included in the next iteration. **(PL3-B-3, PL3-C-1, DC3-B-1, CS3-I-i)**
- c. The Board noted that the pedestrian experience along Roosevelt Way NE was very harsh and the proposed landscaping appeared too residential in nature considering the location and adjacent live/work units. The Board noted that moving the landscaping away from the live/work units would allow for the uses within the

live/work units spill out into the street. The Board directed the applicant to move the landscaping between the street and the sidewalk, providing an intervening landscape buffer for pedestrians. **(CS3-I-I, PL3-B-3, PL3-C-1, DC3-A-1, DC4-D)**

- d. The Board directed the applicant to explore shifting the western structure closer to Roosevelt Way NE, possibly creating two setbacks instead of the three setbacks presented in the applicant's preferred option. **(CS2-B-1)**

2. NE 112th Street Massing, Streetscape, & Podium Parking Structure

- a. The Board supported the upper level setback along NE 112th Street as presented in the applicant's preferred option and stated that the upper level setback and row house character of the units fronting NE 112th St. responded well to the residential scale and character of the street. **(CS2-D-3, CS3-I-I, PL3-B-2)**
- b. At EDG, the Board did not support the proposed blank wall condition and parking structure location at grade along NE 112th St. The Board directed the applicant to explore a residential intervening use, such as a second entry, between the parking structure and the right-of-way. At a minimum, a landscaped setback similar to the adjacent townhomes to the west should be included but an intervening use would be preferred. The Board noted inclusion of a green wall on the proposed parking structure alone would not be an acceptable solution. **(DC1-III-ii, DC1-C-2, DC1-III-iv, DC4-D-1)**
- c. The Board directed the applicant to explore departures for a mix of smaller parking stalls in order to reduce the size of the podium structure and indicated initial support if this departure were to be requested. **(DC1-C-2, CS3-I-i)**
- d. For the next meeting, the Board directed the applicant to provide additional information on the podium, including structure and stall dimensions. **(DC1-C-2)**
- e. The Board noted that clear wayfinding for the parking from Roosevelt Way NE would be needed and directed the applicant to provide additional information on the parking wayfinding. **(PL3-A-1)**

3. Internal Units & Relationship with Adjacent Uses

- a. The Board expressed concern with the orientation and siting of the internal townhome units and their relationship to the woonerf/turnaround and existing blank wall condition to the east. The Board directed the applicant to explore ways to rotate or reorient the internal town home units to minimize the impacts from the existing blank wall and create the most successful outdoor spaces. The onus is on the applicant to demonstrate why the internal units cannot be reoriented and why the proposed siting and orientation is the most successful design solution. For the next meeting, the applicant should provide case studies and cross-sections. **(DC3-II-I, DC3-B-1,2,&4, DC3-A-1)**
- b. The Board directed the applicant to provide additional context on how the proposal responds to the adjacent uses and development, including vignettes. **(CS2-B-1, CS2-D-3, PL3-B)**

4. Wayfinding, Open Space & Interior Landscape/Hardscape

- a. The Board expressed concern with the amount of hardscape proposed, specifically internal to the site and directed the applicant to include additional landscaping to

soften the internal spaces including the “urban alley” and woonerf. **(DC3-B-1, DC3-II-I, DC3-IV-I, DC4-D)**

- b. The Board stated that the woonerf has the opportunity to be a successful plaza but needed to be further developed. For the next meeting, the applicant must provide additional information on how the woonerf and turnaround will function and details on the landscape/hardscape. **(DC4-D, DC3-II-I, DC3-B, DC3-A-1, PL3-C-1)**
- c. The Board directed the applicant to design the units adjacent to the woonerf and urban alley in a way that would encourage the uses, such as café seating, to “spill out” onto the public spaces. **(DC3-B, DC3-A-1, PL3-C-1, PL3-B-2, PL3-B-3, PL3-C-1)**
- d. The Board expressed concern with the proposed narrow width of the internal “urban alley” presented and stated that narrowness would likely have a canyon effect. The Board directed the applicant to provide case studies to demonstrate how this type of narrow public thoroughfare could be successful. **(PL3-B, PL3-C, DC1-A, DC3-A, DC3-B)**
- e. For the next meeting, the Board directed the applicant to provide additional information on the proposed open spaces including information on the intended primary users, public and private circulation plans for the entire site as well as to and from the garage to units and live/work uses, and wayfinding for all users and modes of travel. **(DC3-B, DC3-II-I, DC4-D)**

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PUBLIC COMMENT

The following comments and concerns were raised at the Recommendation Meeting:

- Noted the site constraints, including the grade change.
- Supported the stepping of the facades down Roosevelt Way.
- Noted that the color choices felt overwhelming.

PRIORITIES & BOARD RECOMMENDATIONS

The Design Review Board members provided the following guidance:

RECOMMENDATION March 30, 2016

1. **Corner Expression.** The Board discussed the composition of the corner element, and offered guidance on how to further refine the design to reinforce the established design language and architectural concept. (CS2.B, CS2.C, CS2.II, CS3.I, DC2.A, DC2.B)
 - a. The Board debated the relationship of the corner notch at grade to the mass above, as well as to the overall architectural theme and expression. The Board discussed resolving the notch by connecting the brick veneer at the corner, but also noted that the notch expresses the brick as a veneer rather than as structural and felt this could be an appropriate treatment. The Board noted that the single tree located in the notch appeared unrelated to the design concept, and recommended replacing the plant with a sculptural and/or playful element. The Board also noted that while not preferred, leaving the inverted corner without embellishment would reinforce the massing move at the corner.
 - b. The Board discussed the upper massing expression in regard to clarity of the architectural concept, specifically related to color choice and plane shifts. The Board recommended further study of the expression at the corner to make the frame read as the stronger element to provide a hierarchy of design elements. The Board encouraged care in the detailing of the joints at material changes, and recommended a condition that the detailing of the corner demonstrate a perceived change in plane between the corrugated metal frame and inset cementitious panels in a manner that relates to the expression of the construction of the building.
 - c. The Board discussed the subtle angle of the corner massing, and felt that while it did not appear to relate to the overall architectural concept, it appropriately provided subtle interest at the corner.

2. **Materiality, Design Concept, and Architectural Composition.** The Board appreciated the diagrams which explained the intent of the color distribution and application throughout the site, and provided guidance for further clarifying the architectural concept and composition. (CS2.B, CS2.A, DC2.A, DC2.B, DC4.A)
 - a. The Board was somewhat concerned with the inconsistencies in the scale and application of color from the Roosevelt Way façade and the interior façades, but eventually recommended that the dual concepts of color application was reasonable and responded appropriately to the varying context of each facade.
 - b. The Board supported the use of bold colors, but debated the concept and application of color on the Roosevelt Way façade. The Board expressed concern that the proposed colors and textures were too numerous and appeared frenetic, and suggested a more intentional application or pattern. In the end, the Board decided that containing the color to regulated areas was an interesting concept and could remain if desired.
 - c. The Board discussed the use of the cream color, noting that it did not appear to complement the bold orange and red hues, nor the shades of grey. The Board

recommended a condition that the cream color be revised to a light, cool toned grey, and suggested using 2C as shown on P13. The Board also recommended a condition that any reveals within the field of the board and batten be painted the same color as the panel.

- d. The Board supported the use of different colors to define groups of buildings, noting that it improved wayfinding within the interior or the site.

3. Streetscape Design.

- a. The Board supported use of the spiral stairs as an intervening use from the parking along NE 112th Street, noting that even when unoccupied, the stairs provide visual interest at the street. (PL3.B, DC1.A, DC1.C, DC1.III, DC2.B)
- b. The Board supported moving the sidewalk to the interior of the landscaping along Roosevelt Way, as it establishes a better relationship with the live-work units, improves the pedestrian experience, and enhances the commercial character of the ground-level uses. (CS3-I-I, PL3-B-3, PL3-C-1, DC3-A-1, DC4-D)
- c. The Board appreciated the study that showed the exploration of shifting the massing along Roosevelt Way, and supported the preferred “sawtooth” arrangement, as it relates to the curve of the street. (CS2.B)
- d. The Board discussed the use of concrete fin walls separating the stoops of the units on NE 112th Street. Some Board members thought that these fins isolated the entries and did not contribute to a welcoming entry. However, the Board did note that the walls were successful in achieving a design concept that demarcates the units. (PL3.A, PL3.B, DC3.B)

4. Open Space and Interior Pedestrian Realm.

The Board generally supported the design of the interior spaces, noting that inclusion of pedestrian elements such as stoops and seating encouraged “spilling out” of uses to the walkways and plaza. The Board noted that the fine-grained level of detail of the adjacent facades, paving, and other secondary elements creates a pedestrian-scaled environment with a high level of interest that largely resolved concerns about the narrowness of the walkways. (CS2.D, PL3.A, PL3.B, PL3.C, DC2.C, DC2.D, DC3.A, DC3.B, DC3.II, DC3.IV, DC4.D)

- a. The Board supported the paving details and addition of landscaping, noting that these elements soften the walkways and help define areas within the interior spaces.
- b. The Board supported the public nature of the walkways, and felt the project could be a destination.
- c. The Board expressed concern that the dark tone of the brick may accentuate the narrowness of the space, especially in shade or shadows, and requested a study that explores a lighter grey brick. The Board recommended using a light colored mortar between the dark brick to lighten the heaviness of the material and to provide another layer of visual interest in the facade.
- d. The Board expressed some concern about the movable furniture being removed from the site; and encouraged considering the design of security features as the design evolves.

- e. The Board recommended further defining the alley edge of the plaza space for an enhanced sense of enclosure to encourage more use, and suggested more movable planters or designed bollards.
- f. The Board noted that the reveals shown on the concrete walls on p.26 are successful at breaking down the scale and bulk and resolving blank wall concerns, and that these should remain.
- g. The Board discussed the study which explored the orientation of the interior units, and agreed that the proposed layout was effective in creating reasonable conditions and responding to context, especially in regards to the adjacent uses and the relationship of the structures to the open spaces.

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

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-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-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.

Northgate Supplemental Guidance:

CS2-II Corner Lots as Gateways

CS2-III. Gateways: New developments on corner lots can aid significantly in marking entry and defining an intersection by “announcing the block” through building forms and features that are visually stimulating and inviting. Consult map for locations.

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

Northgate Supplemental Guidance:

CS3-I Streetscape Compatibility

CS3-I-i. Response to Context: The architecture of individual buildings should relate to their surroundings. This does not necessarily mean a historical approach, but rather one that is sensitive to the surrounding urban, built and natural environments. In areas zoned for mixed-use development outside the retail core area, orient and design the commercial facade at street level to be compatible with the streetscape of the surrounding residential neighborhood. Compatibility can be accomplished through a combination of the following:

1. The overall proportion of the facade;
2. Building setbacks;
3. Placement of windows and bays;
4. Location of entries; and
5. Exterior materials.

PUBLIC LIFE

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-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-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.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

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

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-C Parking and Service Uses

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.

Northgate Supplemental Guidance:

DC1-III Parking Structures

DC1-III-ii. Design Quality: Design a well-proportioned and unified parking structure. Consider techniques specified in citywide design guidelines – those relating to height, bulk and scale compatibility; architectural concept and consistency; and fostering a human scale to achieve good scale and architectural design quality.

DC1-III-iii. Ground-Level Retail: Consider placing retail at the ground level of a parking structure along the primary facade, where appropriate.

DC1-III-iv. Quality Materials: Parking structure facades should be treated with high quality materials and given vertical articulation and emphasis similar to the principal structure. The façade should be designed to visually screen cars.

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-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.

Northgate Supplemental Guidance:

DC3-II Urban Plazas and Town Squares

DC3-II-i. Public Space: Space should be enclosed by active buildings around the perimeter to encourage its use and maintain its safety. Plazas and squares should be surrounded by pockets of activity: shops, stands, benches, displays, gardens. These various pockets of activity should all be next to paths and entrances to facilitate constant movement. The ultimate goal should be to gather enough people in and around these spaces so that they will overlap and spill in toward the center of the square. The following can help accomplish this goal:

1. Arrange open space elements in a manner that reduces the scale of the larger plaza into smaller spaces more suitable for pedestrian use.
2. Design retail spaces to comfortably “spill out” and enliven public space.
3. Provide landscaping that enhances the space and architecture.
4. Provide visual and pedestrian access (including barrier free access) into the site from the public sidewalk.
5. Site furniture, art work.
6. Consider pedestrian-scaled lighting and other amenities such as fountains, seating (steps provide excellent seating) and kiosks.
7. Design landscaping to assist in absorbing run-off from paved plaza areas.

DC3-IV Use Landscaping Design to Enhance the Site

DC3-IV-i. Natural Features; Consider design strategies to create natural features or systems that can be incorporated into the site design.

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

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 Recommendation meeting no departures were requested.

BOARD DIRECTION

The recommendation summarized above was based on the design review packet dated March 20, 2016, and the materials shown and verbally described by the applicant at the March 30, 2016 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the three Design Review Board members recommended APPROVAL of the project design with conditions, listed below.

1. Revise the detailing of the corner mass to demonstrate a perceived change in plane between the corrugated metal frame and inset cementitious panels in a manner that relates to the expression of the construction of the building.
2. Revise the cream color be revised to a light, cool toned grey, (the Board suggested using 2C as shown on P13), and paint any reveals within the field of the board and batten the same color as the panel.