



FINAL RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3022893

Address: 800 Columbia Street

Applicant: Carl Shumaker

Date of Meeting: Wednesday, June 22, 2016

Board Members Present: Curtis Bigelow
Barbara Busetti
Natalie Gualy
Peter Krech (substitute)

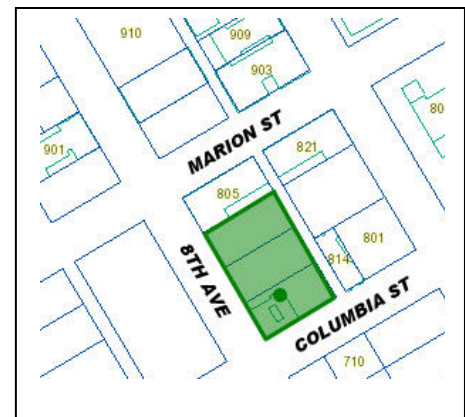
Board Members Absent: Dan Foltz (recused)
Christina Orr-Cahall
Amy Taylor

DPD Staff Present: Bruce P. Rips

SITE & VICINITY

Site Zone: Multi-family High Rise (HR)

Zoning Patterns: HR zoning extends to the east, north and south from the site. Across Eighth Ave. the zoning changes to Neighborhood Commercial Three with a 160 foot height limit (NC3 160). The NC3 zone forms a corridor along Madison St. Boren Ave divides much of the HR zone on First Hill from the NC zoning for the major institutions. West across I-5, zoning transitions to Downtown Office Commercial (DOC).



Lot Area: 21,600 square feet. Although much of the site was graded due to the parking lot and the former office building, the site's declension begins on the east at the alley and slopes approximately 18 feet to Eighth Ave.

Current Development: Surface parking and vacant lot.

Access: Alley and Eighth Avenue.

Surrounding Development & Neighborhood Character: The development site lies on the northeast corner of Eighth Ave. and Columbia St. Mid-rise apartment buildings occupy the adjacent parcel to the north and on two sites across the alley to the east. Larger residential towers rise across Marion St. (M Street) and Columbia (Skyline Retirement Community). Directly across Eighth Ave lies the Polyclinic parking garage serving its medical office building. Other notable nearby buildings include the Landis at Eighth and Marian and St. James Cathedral and its complex of buildings. While the greater First Hill neighborhood is home to several large major medical institutions, the Eighth Ave. corridor provides an intimate streetscape with mature street trees, small restaurants, a performing arts complex and retail uses. The recently constructed towers fronting Eighth Ave possess by and large sensitivity to the streetscape by forming a two to three story plinths and offering generous open spaces close to the street. Other land uses in the neighborhood include numerous surface parking lots and mid-rise brick apartment buildings.

ECAs: The site has a mapped steep slope extending parallel to the alley.

PROJECT DESCRIPTION

The applicant proposes a 30 story, residential building with 287 units in an environmentally critical area. Parking for 234 vehicles to be located below grade. Environmental and Early Design Guidance review conducted under previously approved MUP # 3013479. This project proposes changes to #3013479 consisting of revisions to the four elevations and the roof. An open space available to the public to be located at the northeast corner of Eighth Ave and Columbia St. remains the same as approved in # 3013479

DESIGN DEVELOPMENT

The applicant submitted a major revision to an approved Master Use Permit (MUP 3013479), a 30-story residential tower on First Hill's Eighth Avenue to the north of Skyline Retirement Community and to the west of St. James Cathedral. The building program and the design of the adjacent public open space at the northeast corner of Columbia and Eighth intended for use by the public did not change. Significant revisions include the three major portions of the tower: the base, shaft and top. The architect created a three-story, cream colored concrete masonry unit base on three facades to relate to the lower portions of Skyline and to M Street replacing elevations comprised mostly of fenestration, metal and concrete. The primary residential entrance shifted slightly to the south to align with a slender, mostly glazed vertical mass defining the tower's southwest corner. The new proposal revises the entry canopy that once echoed the chevrons highlighting the previous design's roof. The new orthogonal canopy, without the resemblance to a wing, comprises horizontal metal channels, extending the metal grid defining the corner massing, which project outward toward the sidewalk to create overhead weather protection for pedestrian entry.

The proposed changes to the building shaft include the elimination of three vertical columns of balconies on the south, west and east elevations yet leave the vertical gasket separating the four vertical masses that define the structure's composition. These elements wrap the corners with the corresponding southwest and northeast corners defined by a grid of dark metal channels at intervals of every three floors. The curtain wall extends above the highest residential units to form the enclosures of the mechanical penthouses. The corresponding northwest and southeast corners possess a greater horizontal emphasis as the spandrels have primacy over vertical elements of the glazing system. The three-story grid does not carry over onto these corners. The most significant change occurs on the north elevation. The symmetry of the previous scheme gives over to an asymmetrical composition similar to the other elevations with a recessed column of windows dividing the vertical masses.

At the top, the thin chevrons or wings that capped the previous scheme, echoing, in part, the neighboring Skyline tower's roof line, give way to two matching metal enclosures for the mechanical systems with shed or angular roof forms. These enclosures carry the pronounced gridded metal pier and spandrel system of the corners above the residential levels and reference the screen above the red metal greenhouse on the roof of the neighboring M Street tower.

PUBLIC COMMENT

Approximately 14 members of the public affixed their names to the Recommendation meeting sign-in sheet. Speakers raised the following comments:

Speakers praised the associated open space and appreciated that it had not changed since the original MUP plan. A spokesperson for First Hill Improvement Association wondered whether neighbors might have an opportunity to help refine the open space amenities and plantings

before installation. In general, the project revisions received commendation. One speaker praised the removal of balconies from the project design.

DPD received several letters from constituents. Issues raised include the need for retail uses, the desire for guest parking, and the sense that the proposal is out of scale. One letter focused primarily on the quality of design for the open space and the availability of public access.

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. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

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

CONTEXT & SITE

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

CS1-D Plants and Habitat

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

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

CS2-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.

The Board commended the changes to the roof top whose forms evoke the neighboring Skyline and M Street. The two steel lattice structures that enclose the mechanical systems are extensions of the tower's corner massing, the two predominantly glazed volumes that anchor the southwest and northeast corners, rising from near grade to the roof. The angular or sloped forms of these enclosures suggest kinship with the angular roof forms embellishing the Skyline and M Street towers.

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-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.

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.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

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.

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

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

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.

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.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

The applicant's revision of the canopy above the primary pedestrian entry more fully integrates the element into the overall tower concept. The horizontal canopy represents an extension of the metal channel that demarcates the bottom of the residential portion of the tower shaft from the glazed lobby. The channel serves as a grid to define the tower's corner massing at the southwest. The three-story grid in the vertical direction provides a middle scale to the corner massing as it acts to mediate between the finer scale of the spandrels, piers and mullions with the larger corner glazed volume. The canopy as defined by the metal channel appears integrated into the structure rather than an appendage attached to the larger structure.

During the deliberation, the Board recommended approval of the applicant's departure request to increase the height of the canopy to 17 feet, exceeding the code requirement by two feet.

Some members of the Board had reservations about the free-standing columns in front of the entry. However, these slender columns, in part, define the pedestrian entrance and make the transition at street level to the adjacent open space.

The Board observed that the applied paint to the concrete columns facing the open space and supporting the canopy ought to be wrapped in a material consistent with the rest of the structure. The architect told the Board that the columns would be wrapped in metal similar to the ribbon or framing elements on the building. The Board accepted this change.

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.

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-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.

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.

A proposed major revision to an approved MUP, the project preserves the spirit and intent of the earlier design. A Board member noted how the building is now experienced in the round rather than directionally, reflecting the strong composition of the four facades and the manner in which each elevation transitions to the adjacent elevation. The refinements provide greater clarity by simplifying much of the previous compositional complexity. Overall, the project design is well proportioned and nicely resolved.

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.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

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.

The adjacency of the lobby and the open space remains complementary. A side door provides access but is secondary to the primary entrance facing Eighth Ave. Situating the side door onto the open space reduces the appearance that the open space is a private realm for the tower residents.

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-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.

*The mismatch between the characterization of the concrete masonry unit's (CMU) color in the renderings and the material sample brought by the applicant did not escape the Board's attention. In the renderings the block is a warm yellow (or butter) and **mottled** comparable to the color of Skyline base. The material sample appeared bland and tan. The applicant will need to select a CMU that resembles the color on the renderings.*

Discussion focused on the use of stacked bond for the CMU as opposed to running bond. No change in the stacked bond was recommended.

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-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

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.

Recommendations: The recommendations summarized below were based on the plans and models submitted at the June 22, 2016 meeting. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plans and other drawings available at the June 22, 2016 public meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended APPROVAL of the subject design and the requested development standard departures from the requirements of the Land Use Code (listed below). The Board recommends the following CONDITIONS for the project. (Authority referred in the letter and number in parenthesis):

- 1) The CMU used at the base must closely match the pale yellow color shown on the renderings. The color will need to more closely resemble the hues on the Skyline tower. (DC4-A)
- 2) Wrap the free standing columns at the primary pedestrian entrance and on the south side with metal. (PL2-C)

DEVELOPMENT STANDARD DEPARTURES

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

STANDARD	REQUIREMENT	REQUEST	JUSTIFICATION	RECOMMENDATION (vote)
1. Highrise Setbacks SMC 23.45.518	At lot lines abutting neither a street nor an alley, portions of the structure above 45' shall be set back a minimum of 20'.	Portions above 45' on the north elevation would have a 15' 9" minimum setback.	<ul style="list-style-type: none"> Allows for a 5' larger open space for the park as there is a 15' setback below 45' which is greater than the 5' minimum, 7' average. 	Recommended Approval 4-0.
2. Highrise Setbacks SMC 23.45.518	At lot lines abutting a street, portions of the structure above 45' shall be set back a minimum of 10'.	On the west elevation, portions above 45': 1'9" setback minimum with 10'7" and 7'2" portions.	<ul style="list-style-type: none"> The setback on the west allows for a narrower building on the north/south axis, creating a larger open space at-grade. 	Recommended Approval 4-0.
3. Highrise Setbacks SMC 23.45.518	At lot lines abutting the alley, the structure above 45' shall have a 10' minimum setback.	At the lot line abutting the alley, most portions of the structure would have a 3' setback.	<ul style="list-style-type: none"> A greater length in the east/west depth allows for a reduction in the north/south width of the structure creating a larger open space to the south. 	Recommended Approval 4-0.
4. Screening of Parking SMC 23.45.536D.3.a	Garage doors may be no greater than 75' sq. ft. in area.	Proposed 189 sq. ft. area for garage door.	<ul style="list-style-type: none"> Allows for the required two-way traffic into the garage. The alternative would have two doors which would increase the apparent size. 	Recommended Approval 3-1.
5. Overhead Weather Protection SMC 23.49.018	The lower edge of the weather protection must be a minimum of 10' and a maximum of 15' above the sidewalk.	Increase the maximum above the sidewalk to 17'.	<ul style="list-style-type: none"> Allows the canopy to be an extension of the architectural detail at the base of the tower while also creating a hierarchy at the primary pedestrian entrance. 	Recommended Approval 4-0.