City of Seattle

Department of Construction & Inspections
Nathan Torgelson, Director

DESIGN REVIEW

RECOMMENDATION OF THE
EAST DESIGN REVIEW BOARD

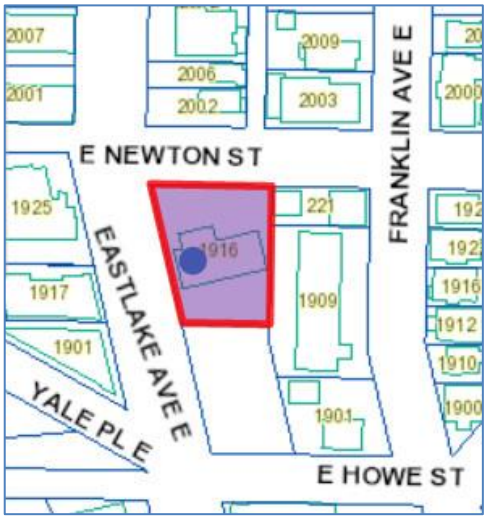
Project Number:	3023368
Address:	1916 Eastlake Avenue E
Applicant:	David Webb, Ankrom Moisan Architects, Inc.
Date of Meeting:	Wednesday, November 15, 2017
Board Members Present:	Curtis Bigelow (chair) Melissa Alexander Andrew Haas
Board Members Absent:	Barbara Busetti Kenny Pleasant
SDCI Staff Present:	Crystal Torres, Land Use Planner

SITE & VICINITY

Site Zone: Commercial 1 (C1-40)

Nearby Zones:		
	(North)	LR2
	(South)	C1-40
	(East)	LR2
	(West)	LR3

Lot Area: 15,261 sq. ft.



Current Development:
The subject site is located on the southeast corner of Eastlake Avenue E and E Newton Street. The subject lot is zoned Commercial One (C1-40). Lots to the south are also zoned C1-40. Lots to the north and east are zoned Lowrise Two (LR2) multifamily. Lots to the west are zoned Lowrise Three (LR3). The site contains one parcel with an existing commercial building and surface parking lot. The site contains approximately 35 feet of grade change from the northeast corner, the high point of the site, to the southwest corner, the low point of the site. To the east is an existing apartment building and three story single family structure. The site contains an Exceptional Tree, a Vine Maple.

Surrounding Development and Neighborhood Character:
This neighborhood, located within the Eastlake Residential Urban Village, includes multifamily housing, community services, restaurants, and shopping. Eastlake Avenue E contains several multi-story multi-family mixed use structures and one-story commercial structures. To the west, five blocks, is Lake Union. Three blocks to the east is Interstate 5. Uses along Eastlake Avenue Street are varied and include single family homes, multifamily apartment buildings, multi-story mixed used building and commercial structures. Zoning along Eastlake Avenue E is primarily Commercial with heights ranging from 30-40 feet. Pockets of Lowrise multifamily zoning are also located on Eastlake Avenue E. Most buildings in the immediate vicinity range from one to four story structures. Within walking distance from the site, services include restaurants, grocery stores, shopping, and parks. Natural amenities in the area include Lake Union.

Eastlake Avenue E is a major Metro bus corridor providing service from Downtown Seattle to many districts north of Lake Union. Eastlake Avenue E provides connections to the Burke Gilman Trail. Eastlake Avenue E is designated as a principal arterial street.

Access:
Eastlake Avenue E and E Newton Street.

Environmentally Critical Areas:
Steep Slope Environmentally Critical Areas have been identified on site.

PROJECT DESCRIPTION
Design Review Early Design Guidance application proposing a 6-story structure with 79 assisted living units, ground level retail and parking for 19 vehicles. Existing structure to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the project number at this 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 SDCI:

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

Email: PRC@seattle.gov

EARLY DESIGN GUIDANCE February 8, 2017

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Noted that project will require parking for staff and trucks providing supplies. Felt project will not be as low impact as represented in the project presentation.
- Noted that the cost of living in the facility will likely be too high for nearby residents.
- Concerned that the projected roof structure will block views from adjacent residential uses.
- Questioned the need for the large roof form. Would like to see other energy conservation or generation techniques employed to minimize the roof structure.
- Expressed concern that the Living Building Petals related to place and beauty lack meaningful City guidelines.
- Expressed support for the building massing stepping down the hill.
- Noted Newton Street is quiet and dark. Expressed concern regarding a potential lighted roof and the light spillage to the adjacent right-of-way and residential uses.
- Would like to know where vehicular traffic will turn around in a right in, right out access scenario.
- Expressed support for vehicular access from Eastlake.
- Felt construction noise will impact the children nearby the construction site.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Stated objection to the proposed additional height for the Living Building Challenge.
- Expressed concern regarding the windows facing adjacent residential building to the east.
- Felt existing Exceptional Tree should be maintained.
- Would like to see the roof treated as a 5th façade.
- Would like to see the streetscape along Newton Street treated with care.
- Would like to see all exhaust vented to the roof.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

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.

1. **Architectural Concept.** The Board applauded the Living Building Pilot Program proposal, noting that green building is a great addition to the City. The Board discussed the merits of each design option, noting that the design option maintaining the Exceptional Tree did not provide the best design option for the site. The Board acknowledge public concern regarding removal of the tree, but agreed that preserving the tree would cause the be a detriment to the street facing façade on Eastlake, detracting from the pedestrian experience. The Board preferred the massing options that maintain a strong street wall and provide active uses at ground level and the 2nd level. Ultimately, the Board preferred the design options that include vehicular access from Eastlake and subterranean parking. The majority of the Board preferred Option C but also felt additional design efforts were necessary to make this scheme most successful.
   a) Echoing public comment, the Board expressed concern regarding the roof form, size, and location. At the Recommendation phase the Board would like to better understand the minimum roof size necessary to meet Living Building Challenge energy requirements. The Board also noted that the applicant should research alternative energy strategies to minimize the roof size (CS1-A, CS2-D).
   b) The Board supported the low point of the sloped roof to the east, adjacent to low-rise residential uses. In agreement with public comment, the Board noted that the roof elevation is a critical elevation and directed the applicant study the roof form and location to minimize impacts to the E Newton right-of-way and balance impacts across the site (CS-1A, CS2-D).
   c) The Board expressed concern regarding the treatment of the Newton Avenue façade near the corner of Eastlake. At the Recommendation phase the Board would like to see additional fenestration, at all levels, composed to accentuate the corner of the building CS2-C, PL3-C, DC2-C).

2. **Streetscape.** The Board expressed concern regarding the location of ground level uses. The Board felt the retail space was hidden at the center of the site, and the dining space at the corner would be less engaging and not activated throughout large portions of the day.
   a) The Board felt strongly that the retail space should be relocated to the corner of Newton and Eastlake Avenue E to better integrate with the neighborhood (PL3-C, DC1-A).
   b) At the Recommendation phase, the Board requested additional information about the anticipated circulation patterns of vehicles coming to and from the site. The Board directed the applicant to work with SDOT to design a garage entry that maximizes pedestrian, bicycle, and vehicle safety while minimizing vehicular circulation in the adjacent neighborhood (DC1-B).
   c) At the Recommendation phase, the Board would like more detail demonstrating how the garage access is designed to minimize the impact to the pedestrian streetscape (DC1-B).

3. **East Façade and Setback.** The Board noted that the proposed Living Building is located at a Lowrise zone edge. The Board noted that the east façade of the structure and the ground level setback require specific attention.

a) At the Recommendation phase, the Board noted public comment and requested additional detail demonstrating how the east façade has been designed to minimize privacy impacts to adjacent residential units (CS2-D5).
b) In response to public comment, the Board noted that the point of the sloped roof should be maintained to the east to minimize height impacts (CS2-D4).
c) At the Recommendation Meeting the Board would like additional detail demonstrating how the 15-foot setback will be treated to provide a successful transition and buffer between the proposed building and existing residential use. The Board noted that it would be great for the proposed water feature to be visible to adjacent uses (CS2-D).

4) Materials. The Board encouraged high quality, durable materials, contextual to the Boys in the Boat architectural concept, and consistent with the representation in the EDG packet.
a) At the Recommendation phase the Board requested fenestration studies demonstrating how the preferred proposal was developed (DC1-A, DC2).
b) The Board noted that that multiple public comments expressed concern regarding off site light glare. The Board directed the applicant to work with SDCI to develop an appropriate lighting plan that balances the need for safety while taking care to avoid light impacts to adjacent use (DC4-C.

RECOMMENDATION November 15, 2017

PUBLIC COMMENT
The following public comments were offered at this meeting:

- Concerned with the meeting location and scheduling as there are no direct bus lines to the meeting space.
- Noted that the project will require parking for staff and trucks providing supplies. Felt project will not be as low impact as represented in the project presentation.
- Concerned with the spillover of visitor parking.
- Concerned that the projected roof structure will block views from adjacent residential uses.
- Expressed concern for the interior window shades being incongruous with the overall building design.
- Concerned with emergency vehicle access.
- Concerned with the height and overall large size of the building

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Concerned with the proposed height and impacts to views. Also expressed concern that the proposed design does not meet the “Beauty petal” of the Living Building Pilot Program which emphasizes that the project will “contain features solely for human delight.”
- Concerned with impacts to views, “roof scaling and angling, opposite the natural grade of the hillside, doubles the impact of the roof protrusion in Massing Study C on surrounding sightlines and vistas.”

- Concerned with neighborhood compatibility.
- Concerned with placement of roof top elements further creating shadow and view impacts.
- Concerned with light impacts, specifically requesting no exterior building lights along Newton and no up-lighting on underside of roof surfaces especially at the top floor. Also, expressed concern with any 24-hour lighting on the interior escaping and creating light pollution impacts.
- Would like to see lush streetscape with street trees, especially along Newton.
- Concerned with the commercial kitchen venting and exhaust placement.
- Would like to see the street art at the corner of Eastlake Avenue and Newton maintained.
- Not supportive of any additional departures, stating the additional 10' encroachment over the property line to the north is not a bonus program allowed in the LB program and should be denied.
- Concerned with privacy impacts from roof top amenities.
- Supportive of the proposed restaurant location.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

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.

1. **Height, Bulk, Scale:**
    a. The Board remained supportive of the massing concept overall which created a 2-story base along Eastlake, pulling back the building at the 3rd and 6th story as it increased in height. The Board acknowledged the transitioning neighborhood in terms of growing density and increased height, and expressed support for the design development since EDG. (CS2-D)
    b. At the EDG meeting, the Board was concerned with the size of the roof form and directed the design team to minimize the roof expression. At Recommendation, the Board acknowledged the reduced size of the roof form, however they recommended a condition to further minimize the roof form. The Board suggested further refining the placement of the photovoltaic panels and perhaps utilizing the elevator roof. (CS2-D)

2. **Street-Level Activation and Public Realm:**
    a. Corner (Newton and Eastlake)
        i. At the EDG meeting the Board expressed concern regarding the location of ground level uses and directed the design team to relocate the proposed retail use to the corner with the goal of activating the corner and better integrating with the neighborhood. CS2-C, PL-2 B, PL3-A)

ii. At Recommendation, the Board discussed the unchanged location of the retail use at the center of the building along Eastlake. The Board remained concerned with both the use at the corner and the architectural treatment of the corner which lacked connection to the sidewalk, lacked windows along Newton, and created a sunken condition. As a result of the design strategy the Board noted the corner transitioning from the neighborhood to Eastlake appeared less engaged. (CS2-C, PL-2 B, PL3-A)

iii. In order to resolve outstanding concerns related to the corner the Board recommended a condition to further accentuate and activate the corner, specifically directing the design team to:

1. Locate the retail use at the corner;
2. Create an at grade entry near the corner for the retail;
3. Provide retail for a minimum of two bays; and
4. Wrap the window expression from Eastlake to Newton to create visual interest, transparency and address the blank wall condition for the depth of the first bay (CS2-C, PL-2 B, PL3-A)

b. Eastlake

i. In addition to the concern expressed regarding the corner, the Board was also concerned with lack of entry off of Eastlake and grouping all the entrances next to the garage entry. As such, the Board recommended a condition to add an additional point of entry along Eastlake Avenue E. (PL3-A)

3. Façade Composition:

a. *North Façade*. The Board acknowledged the improvements to the north elevation since EDG, supporting development of the upper level façade composition including the additional fenestration, as well as, the wood "waterfall" treatment along the NE corner. However, the Board remained concerned with lack of transparency at the street level and recommended a condition to wrap the window expression from Eastlake to Newton as noted above. (PL2-B)

b. *East Façade*. The Board applauded the design response along the zone transition, specifically commenting on the thoughtful application of materials, including carrying the materials from Newton to the east façade. (DC2-B)

c. *South Façade*. The Board was supportive of the south façade and mural concept. The Board recommended the design team work with the community in the final selection of a mural design. The Board was concerned with the blank cementious panel along the south façade and recommended a condition to incorporate the mural as presented on slip sheet 129-130 of the Recommendation packet. (DC2-B)

d. *West Façade*. The Board discussed the fenestration development, noting the narrow windows above the entry which seemed to differ from the overall fenestration pattern. However, given the location the Board was not concerned that this change would diminish the overall composition and remained supportive of the west façade. (DC2-B)

4. **Landscaping:**
    a. The Board supported the proposed landscape plan and commended the design team for development of a thoughtful and inventive landscape design along the east property edge.
    b. The Board further discussed the landscaping and retaining wall materials including the basalt columns commenting the design was inventive and thoughtful. The Board recommended a condition to maintain the landscape design as shown including materials and specifically calling out the basalt retaining wall. In addition, the Board recommended a condition to incorporate trees along the rear landscaped area as possible. (DC2-B, DC-4)

5. **Signage.**
    a. The Board discussed the signage plan, expressing some concern for the placement and compatibility. The Board recommended a condition to revisit the proposed signage plan to integrate more seamlessly with the character of the proposed building. (DC4-B)

6. **Materials**
    a. The Board was supportive of the material application as shown and presented at the Recommendation including brick, metal panel and trim, and cedar wood cladding. The Board recommended a condition to utilize all black brick as illustrated in the Recommendation packet. The Board also recommended a condition to maintain the materials and application as shown within the Recommendation packet (with the exception of the brick color). (DC4-A)

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.

1. **Parking Location and Access (SMC 23.47A.032 A):** The Code requires access from E Newton Street. The applicant proposes vehicular access from Eastlake Avenue E.

   The Board supported access from Eastlake as access from E Newton Street would be very difficult, if not impossible, for utility services given the substantial grade change in the right-of-way. Further, if access was provided from E Newton, the 2nd level street façade would be a parking use, which is a less desirable urban design condition. The Board agreed that access from Eastlake Avenue E was supported by SDOT and proposed access point better met the intent of adopted Design Guideline. The Board voted unanimously in favor the departure request. (PL3 Street -level interaction, DC1-A arrangement of interior uses and DC1-B Vehicular Access and Circulation.)

2. **Street-Level Development Standards –Transparency (SMC 23.47A.008.B.2)** The Code requires a minimum of 60 percent transparency for street facing facades between 2 feet and 8 feet above the sidewalk. The applicant proposes 2.5 percent transparency along Newton.

   The Board was not supportive of the requested departure and requested additional glazing be added to the brick massing volume with the goal of improving the activation and vibrancy of this corner. Per the recommend condition, the window expression from Eastlake should wrap on to Newton to create visual interest, transparency and address the blank wall condition for the depth of the first bay. The Board acknowledged that a departure from transparency would still be needed, however the transparency reduction would be less than shown in the packet. The remainder of the departure is supported by the Board given the challenging and unusual topographical conditions, quality material detailing and proposed landscaped buffer. (PL3 Street-Level Interaction, DC1-A Arrangement of Interior Uses, PL2-B Safety and Security, DC4-D-1. Choice of Plant Materials, CS1-C-1. Land Form, DC2-C Secondary Architectural Features)

3. **Street-Level Development Standards –Blank Façade SMC 23.47A.008.2.A)** The Code limits 1) blank segments of the street facing faced between 2 and 8 feet above the sidewalk may not exceed 20 feet in width and 2) limits the amount of all blank façade segments to 40 percent of the width of the structure along the street. The applicant is proposing 100 percent blank façade along Newton Street.

   The Board was not supportive of the requested departure and requested additional glazing be added to the brick massing volume with the goal of improving the activation and vibrancy of this corner. Per the recommend condition, the window expression from Eastlake should wrap on to Newton to create visual interest, transparency and address the blank wall condition for the depth of the first bay. The Board acknowledged that a departure from transparency would still be needed, however the transparency reduction would be less than shown in the packet. The remainder of the departure is supported by the Board given the challenging and unusual topographical conditions, quality material detailing and proposed landscaped buffer. (PL3 Street-Level Interaction, DC1-A Arrangement of Interior Uses, PL2-B Safety and Security, DC4-D-1. Choice of Plant Materials, CS1-C-1. Land Form, DC2-C Secondary Architectural Features)

DESIGN REVIEW GUIDELINES

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

CONTEXT & SITE

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

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

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

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

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

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the 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-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-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.

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-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-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.

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

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.

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

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.

RECOMMENDATIONS

BOARD DIRECTION

The recommendation summarized above was based on the design review packet dated Wednesday, November 15, 2017, and the materials shown and verbally described by the applicant at the Wednesday, November 15, 2017 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with no conditions/ with the following conditions:

1. Further minimize the roof form.
2. Further accentuate and activate the corner, specifically directing the design team to:
    a. Locate retail at the corner;
    b. Create an at grade entry near the corner for the retail;
    c. Provide retail for a minimum of two bays; and
    d. Wrap the window expression from Eastlake to Newton.
3. Add an additional point of entry along Eastlake Avenue E.
4. Incorporate the mural as presented on slip sheet 129-130 of the Recommendation packet.
5. Maintain the landscape design as shown including materials and specifically calling out the basalt retaining wall.
6. Incorporate trees along the rear landscaped area as possible.
7. Revisit the proposed signage to integrate more seamlessly with the character of the proposed building.
8. Utilize all black brick as illustrated in the Recommendation packet.
9. Maintain the materials and application as shown within the Recommendation packet (with the exception of the brick color).