



City of Seattle

Department of Planning & Development
D. M. Sugimura, Director



SECOND EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3011924

Address: 2200 24th Ave E

Applicant: Neal Thompson

Date of Meeting: Wednesday, July 06, 2011

Board Members Present: Evan Bourquard (Chair)
Dawn Bushnaq
Chip Wall
Wolf Saar

Board Members Absent: Clint Keithley
Lisa Picard

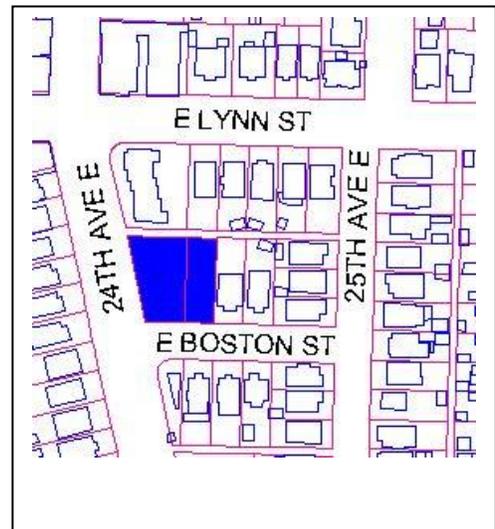
DPD Staff Present: Shelley Bolser, Senior Land Use Planner

SITE & VICINITY

Site Zone: Split zoned Neighborhood Commercial (NC1-30) on the west parcel, and Multi-family Lowrise/Residential Commercial (L1-RC) on the east parcel

Nearby Zones: (North) NC1-30
(South) Single Family (SF 5000)
(East) Single Family (SF 5000)
(West) Single Family (SF 5000)

Lot Area: 12,428 square feet



Current Development: The existing site is a vacant fenced lot. The previous use was a small medical office with surface parking areas, which was demolished in 2007. The site is bordered by two streets, 24th Ave E. and E. Boston St. Both streets are improved with sidewalks, curb, and gutter. A King County Metro power substation is located on the northeast portion of the parcel. An approximately 11' wide alley is located adjacent to the north property line.

Access: The site is currently enclosed by a chain link fence. The previous use was accessed from two curb cuts, one at 24th Ave E and one at E. Boston St.

Surrounding Development: The surrounding development and the Montlake neighborhood is characterized by a small neighborhood commercial node bordering 24th Ave E, surrounded by single family residential development. The small mixed-use commercial and multi-family area continues north of this site for a few blocks. The surrounding areas are dominated by single family residential use.

The immediate surrounding development includes early 20th century single family residences to the south, east, and west. A three story apartment building remodeled in 1997 is located to the north across the alley.

ECAs: There are no Environmentally Critical Areas on site, but a steep slope ECA is located to the west across 24th Ave E. In the Arboretum two blocks to the east, there are peat settlement, wildlife, liquefaction, riparian corridor, and wetland ECAs.

The Montlake neighborhood is characterized by a small mixed-use low density commercial and multi-family area, surrounded by detached single family structures.

Neighborhood Character: The neighborhood is strongly oriented in a north-south direction, due to the constraints of the steep slopes to the west and the Arboretum to the east. 24th Avenue East is a busy arterial street and carries a large amount of transit and vehicles in a north-south direction. East Boston Street and many of the adjacent streets are low capacity non-arterial streets.

Most of the nearby commercial structures are 1-2 stories tall and appear to be constructed in the early 20th century. Newer development includes the Montlake Bicycle Shop addition one block to the northwest, and the Seattle Public Library Montlake branch two blocks to the northwest.

The Arboretum is located approximately two blocks to the east and provides open space and recreational areas.

PROJECT DESCRIPTION

The proposed development includes a mixed-use structure with residential and commercial areas on the west parcel, and townhouses on the east parcel. The east and west parcels would share a common wall with this proposal. The total development would include 24 residential units (21 apartments and 3 townhouses), one 1,000 square foot live-work unit, 4,926 square feet of commercial space, and 30 structured and below grade parking stalls. The applicant preferred option would place parking access at the alley.

EARLY DESIGN GUIDANCE MEETING: March 2, 2011

DESIGN PRESENTATION

Four design schemes were presented. All of the options include a three story mixed-use structure with commercial space and townhouses at the ground floor. All the options place the commercial space on the NC-zoned portion of the site and the townhouses on the L1-RC zoned portion of the site. The NC-zoned portion of the site would include a three story building, and the L1-RC portion of the site would include a two story building, in response to the maximum zoning heights. The applicant indicated that the new Lowrise Multi-family zoning allows additional height in the L1 zone at this site, and the townhouses may be 3 stories if he opts to apply under the new zoning regulations.

The first scheme (Scheme 1) was a zoning compliant option and showed a mixed-use structure with below grade parking access from the alley, commercial storefronts facing 24th Ave E, with apartments above, and townhouses on the east portion of the parcel.

The second scheme (Scheme 2) was an option that was developed by another architect for the purposes of showing possible development in order to market the property. This option did not previously go through any permitting or design review process. Scheme 2 included commercial space, two live-work units, and two townhouses at the ground floor, with apartments above. Below grade parking was accessed from the alley. The street facing facades had a large number of vertical windows, a masonry base, a heavy cornice, and a flat roof. The southwest corner was chamfered and emphasized by strong vertical framing on either side. This design may have been a response to nearby early 20th century commercial structures.

The third scheme (Scheme 3) was an option that was developed by a previous applicant and architect. This option went through the design review process and had an issued MUP and building permit, but the former applicant chose not to construct this proposal. Scheme 3 included a mixed-use structure with commercial space and townhouses at the ground floor, offices at the second floor, and apartments at the third floor. Below grade parking was accessed from the alley. The street facing facades included what appears to be wood siding and tiled storefronts, with a large amount of horizontally oriented glazing at the corner and vertically oriented glazing on the street fronts. The southwest corner was chamfered and emphasized by

strong vertical framing on either side. The proposal included a hip roof and balconies. Below grade parking was accessed from the alley.

The fourth scheme (Scheme 4), the applicant preferred option, was developed by the applicant in response to the property owner's desired program. Scheme 4 included a mixed-use structure with commercial space and townhouses on the ground floor, and apartments above. Below grade parking was accessed from a complicated configuration designed to avoid a departure for the building cantilevering over the alley/driveway. The parking access was proposed from the alley and a driveway to be located adjacent to the alley, but separated from the alley by a triangular curb. The driveway would be one-way in and direct vehicles approximately halfway down the lot to the east, and then ramp down to parking. Vehicles would exit the parking garage to the alley.

The applicant showed three additional possible façade treatments at the March 2, 2011 Design Review Meeting. These options appeared to be modeled on the same floor plan and access as Scheme 4, but with different architectural styles.

The first two possible façade treatments divided the building into several different bays, separated by inset balconies and emphasized with differently angled shed roofs. The first treatment included red and gray siding with beige panels between the second and third story windows, giving the fenestration a vertical appearance. The balconies extended beyond the building bays and were clad in beige material to match the panels between the second and third story windows. The storefronts appeared to be developed in a continual horizontal plane, separated from the upper stories by a solid canopy.

The second treatment differed from the first by removing the beige panels between the second and third story windows and making the balconies flush with the building bays on either side. The result was a 'frame within a frame' emphasizing vertical building bays and horizontal punched openings. The storefronts were inset in the same building bays with no canopy. This resulted in a more uniform appearance between the street level and upper stories.

The third and fourth possible façade treatments were modeled on the nearby early 20th century commercial structures, with masonry facades, an emphasized cornice line, and punched openings with vertical double hung windows. The storefronts were recessed with individual canopies in each building bay. Masonry framing emphasized the building bays and the punched openings in the facades. The third and fourth façade treatments were very similar, with slightly different window mullions and different exterior colors.

Scheme 4 would require a departure from the minimum 22' driveway width.

PUBLIC COMMENT

Approximately 19 members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised:

- Noted that this area has been designated by Washington State as an historic district
- Avoid additional traffic to the narrow 11' alley, given the proximity of houses and garages to the edge of the alley and the access needs for existing alley users
- Encouraged making the vehicular access exit only to the west in the alley
- Suggested the applicant should examine an option for vehicular access from E. Boston St
- Need more analysis in the EDG packet and presentation
- Design proposed driveway at 24th Ave E – to reduce impacts to pedestrians and increase safety for vehicles entering and exiting busy traffic on 24th Ave E.
- Include businesses that won't generate much traffic and parking demand.
- Need more design response to nearby historic structures – a modern expression could work, but it would have to at least respond to the mass and architectural expression of nearby context (the Montlake Library is an example of how this was done well)
- The applicant should have developed three design options for the preferred program, rather than using previous architect's work
- There are inconsistencies between the plan and elevation drawings in each option – it's hard to understand what the proposal would really look like
- Need high quality of the finish materials and architectural details
- Encouraged a uniform architectural treatment for the apartments, and another for the storefronts to reflect context of nearby development
- Encouraged use of the beige masonry option shown in the third possible façade treatment for Scheme 4
- Disagreed with the angled parapet and corner emphasis in the options; these architectural treatments aren't related to the building program, and don't relate to the nearby context
- Disliked the angled façade in Scheme 4 shown in the online EDG packet
- The uphill topography to the west means that neighbors in that direction will look down on this roof. The roof should be carefully designed with this in mind. A green roof would be ideal.
- The 500 square foot units would be too small for this area. It's not an area with many services that can support small living units, such as Capitol Hill or University District.

SECOND EARLY DESIGN GUIDANCE MEETING: July 6, 2011

DESIGN PRESENTATION

The Land Use Code and zoning designations have changed for this site since the EDG application. The multi-family portion of the zoning at this site is now designated LR1-RC, and the applicant is choosing to design the proposal to meet the new Land Use Code requirements for that zone.

Four design schemes were presented. All of the options include a three story mixed-use structure with commercial space and townhouses or live-work at the ground floor. All the options place the commercial space on the NC-zoned portion of the site and the townhouses on the LR1-RC zoned portion of the site. The applicant indicated that the new Lowrise Multi-family

zoning allows additional height in the LR1 zone at this site, and the preferred scheme now includes a ground floor live-work unit with two stories of apartments above.

The first scheme (Scheme 1) was a zoning compliant option and showed a mixed-use structure with below grade parking access from the alley, commercial storefronts facing 24th Ave E, with apartments above, and a separate building with three townhouses on the LR1-RC portion of the parcel. The design was shown with a flat roof.

The second scheme (Scheme 2) was similar to Scheme 1, but with vehicular access from E. Boston St instead of the alley, and two story instead of three story townhouses.

The applicant explained that Schemes 3 and 4 include a separation between the west and east building masses, which allows pedestrian access and a recessed residential entry, but also pushes the building mass closer to the single family development to the east. Schemes 3 and 4 also include vehicular access from the alley, with an area next to the alley at grade for drop-off and flexible vehicle circulation. The applicant explained that this area could be used to accommodate the two-way traffic near the alley entrance from 24th Ave E.

In Schemes 3 and 4, the live-work unit would be set back from E. Boston St, and raised on a plinth that would serve as a lid for the garage below. The plinth roof would offer courtyard space for the live-work unit, and would be 2-4' above the sidewalk at E. Boston St. Schemes 3 and 4 also include commercial storefront design that responds to nearby context, with rhythmically spaced bays, recessed storefront entries, protruding columns between bays, and possible wall sconces or hooded light fixtures above the storefront windows.

The third scheme (Scheme 3) included three commercial spaces fronting 24th Ave E, two stories of apartments above, and a live-work unit facing E. Boston St with apartments above. A three story open area with a recessed residential entry separated the retail and live-work space. The east and west parts of the building were connected at the third story near the middle of the building.

The fourth scheme (Scheme 4), the applicant preferred option, was similar to Scheme 3, but with a one-story tall recessed residential entry, varied flat and shed roof forms with a 900 square foot rooftop terrace, and more building mass at the second and third stories. This option was shown in more detail, with upper level modulation corresponding to the regularly spaced bays at the commercial storefront.

The flexible vehicular area adjacent to the alley was shown with a trellis at the street front to screen this area from the sidewalk. The recycling and trash area was shown with solid screening at the alley, next to the Metro substation. The conceptual landscape plan included food cultivation planters at the rooftop terrace, a landscaped buffer at the east property line, green walls at the Metro substation and plinth edge on E. Boston St, and street trees and landscaping at the two street fronts.

The applicant clarified that they have been working to meet Code requirements, and now are only proposing two departures instead of the four departures listed in the EDG packet on page 30. One requested departure is to reduce the required side yard setback by 5' at the east property line to allow the plinth in that area (up to 4' tall). The area would be landscaped, and a green fence provided as a buffer for the neighbor to the east.

The second requested departure is to reduce the minimum 13' floor to floor height for the commercial spaces facing 24th Ave E. The applicant intends to break the slab to allow on-grade pedestrian access to each of the three retail spaces, but due to grade change some of the space may have less than a 13' floor to floor height and other areas may have more. Additional height would be added to the upper residential units, where possible.

PUBLIC COMMENT

Approximately 3 members of the public attended this Second Early Design Review meeting. The following comments, issues and concerns were raised:

- Appreciation for the applicant's design response to the first EDG meeting
- The roof terrace should be as large as possible
- Concerned about parking and traffic at the alley

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 preliminarily identified the Citywide Design Guidelines (as applicable) of highest priority for this project.

A. Site Planning

A-1 Responding to Site Characteristics. The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

At the Early Design Guidance Meeting, the Board directed the applicant to provide further study of the architectural response to the nearby topography changes. Specifically, the roof design should respond to the presence of uphill residences to the west.

At the Second Early Design Guidance Meeting, the Board agreed with the design direction of the rooftop terrace and roof forms, in response to the visibility of the roof from nearby properties. The Board noted that the shed roof forms should use a material consistent with nearby commercial context, rather than the residential roof finishes nearby.

The Board also gave direction that the applicant should modify the design to meet the 13' floor to floor height for the commercial spaces, in spite of the grade change in the sidewalk. The Board stressed the importance of creating viable leasable commercial spaces with minimum ceiling heights. The applicant should provide sections showing the commercial spaces in relation to the sidewalk to demonstrate the proposed design.

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

At the Early Design Guidance Meeting, the Board said the packet lacked sufficient context analysis and a design response to street level development. The Board directed the applicant to provide additional analysis and demonstrate how the proposed design will respond to the context of the nearby pedestrian environment. This analysis should include consideration of the storefront design and the pedestrian experience at the northwest corner.

At the Second Early Design Guidance Meeting, the Board expressed appreciation for the level of context analysis, compared with the first Early Design Guidance meeting. The Board gave direction to provide the minimum commercial floor to floor height as described in response to Guideline A-1.

A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.

At the Second Early Design Guidance Meeting, the Board identified this additional priority guideline, based on the proposed design. The residential entry was shown as deeply recessed into the south façade. The Board was concerned that this design may detract from the visibility and identification of the entry. The applicant should demonstrate how the proposed residential entry will meet this guideline, possibly by bringing the entry door further towards E. Boston St and using techniques such as a different style of overhead canopy, lighting, landscaping, and special paving.

A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

At the Early Design Guidance Meeting, the Board expressed disappointment with the lack of context analysis. The Board noted that the applicant should provide additional design analysis of the area, and indicate how the proposed development will respond to the context of the single family development to the south, east, and west.

At the Second Early Design Guidance Meeting, the Board noted concerns with the proposed plinth and departure related to the plinth at the south and east property lines. The plinth is the result of capping the below grade parking, and the Board noted that open parking would not be acceptable. However, a better solution is needed to provide

a cover for the parking, access to the live-work unit, and a graceful approach to the adjacent single family structures to the east. The Board suggested the possibility of cutting stairs into the plinth near the south property line, with terraced planters leading up to the live-work courtyard area, and replacing the east edge of the plinth with landscaping. The applicant should provide sections and landscape details at the Recommendation stage of review to demonstrate the proposed design approach for this area.

The Board noted that the proposed setback departure at the east property line would not be supported.

A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian safety.

At the Early Design Guidance Meeting, the Board expressed confusion over the Scheme 4 proposed vehicular access configuration. Concerns included pedestrian safety, impacts to the nearby residential neighborhood that shares the alley, and safety for vehicles entering and exiting. The Board noted that the applicant preferred access option seems to be driven by a desire to avoid a design review departure for building overhang. The Board also noted that the additional curb cut will create a wide area of the sidewalk that's inhospitable to pedestrians, in a commercial corridor that should encourage pedestrian activity.

The applicant should provide further analysis about vehicular access options for the site. In general, the Board noted that vehicular access should be designed to maximize pedestrian safety and minimize impacts to the narrow alley east of the site. A widened alley with access to parking appears to be the best option. Additional curb cuts and driveways separated from the alley by a curb don't appear to be good options.

At the Second Early Design Guidance Meeting, the Board responded that vehicular access from the alley is preferred, and the proposed flexible vehicle/delivery area adjacent to the alley could be a benefit to the design and alley circulation. However, this area should be modified to create clearly defined pedestrian and vehicular areas, allow open views to the sidewalk, and increase the 'pedestrian' zone near the sidewalk. Possible methods to achieve this include removing the trellis adjacent to the sidewalk, wrapping the storefront glass into the alley, using special paving in the vehicular area, and using bollards or benches to designate a pedestrian area adjacent to the sidewalk. The pedestrian area should be larger than the triangular area shown in the EDG packet.

A-10 Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

Early Design Guidance reflects the comments about vehicular access in response to Guideline A-8.

The Board also noted that the corner treatments shown in Schemes 3 and 4 appear to be unnecessary at the corner of E. Boston St. and 24th Ave E. This isn't a significant intersection, and the corner treatment should instead reflect the nearby context and the transition to single family residential development to the east and south.

At the Second Early Design Guidance Meeting, the Board expressed support for the proposed vehicular access and circulation, as described in response to Guideline A-8.

B. Height, Bulk and Scale

- B-1 Height, Bulk, and Scale Compatibility.** Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

At the Early Design Guidance Meeting, the Board noted that the building needs additional study to determine a scale that is compatible with nearby commercial and residential structures. Items the applicant should consider include the commercial height in relation to the upper stories (proportion), the treatment of storefront design in relation to nearby context (scale), and the transition of this scale to the nearby residential development.

The Board also stated that the proposed north overhang seems awkward and disproportional to the building.

At the Second Early Design Guidance Meeting, the Board noted that the proposed massing has developed in a positive direction since the first EDG meeting. The applicant should continue to modify the building roof and cornice line, with the intent of creating a proportional building relationship and a finished 'top' for the building. Additional information should be provided about the proposed inset storefront windows. Sections, detailed graphics, and shadowed elevations will be helpful at the Recommendation stage of review.

C. Architectural Elements and Materials

- C-1 Architectural Context.** New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

At the Early Design Guidance Meeting, the Board directed the applicant to return with a thorough analysis of nearby context and demonstrate how the proposed design will conceptually relate to this context. The context analysis should include at least the following elements:

- *Proportion of storefront to upper building stories*
- *Architectural treatments that add to the pedestrian experience*
- *Historic building design such as inset doors, transom windows and storefront awnings*
- *Materials*
- *Design cues from nearby residential development*
- *Any other development patterns that indicate design cues*

At the Second Early Design Guidance Meeting, the Board noted appreciation for the context analysis, and didn't have further guidance related to this Guideline.

C-2 Architectural Concept and Consistency. Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

At the Early Design Guidance Meeting, the Board directed the applicant to provide additional context design analysis and return to describe how that analysis will relate to the proposed design.

At the Second Early Design Guidance Meeting, the Board directed the applicant to provide continuous pedestrian weather protection and to demonstrate how the overhead weather protection will relate to the overall design concept. Glass or other materials that permit light to the storefronts are acceptable.

C-4 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.

At the Early Design Guidance Meeting, the Board noted that finish materials should be durable high quality materials that respond to neighborhood context.

At the Second Early Design Guidance Meeting, the Board noted that the possible use of composition roofing references the nearby residential development, and shouldn't be used on this type of mixed-use building. The applicant should include roofing materials and other materials that reflect the context of nearby commercial structures.

D. Pedestrian Environment

- D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.**

At the Early Design Guidance Meeting, the Board directed the applicant to continue design development of the pedestrian entrances. The primary residential entry on E. Boston St. seems to be a good configuration.

At the Second Early Design Guidance Meeting, the Board was concerned with the viability and accessibility of the live-work unit to the street. The proposed live-work unit is set back from the street and located on a 2-4' plinth. The live-work unit should be designed to provide open space that is consistent with the design of the live-work unit and provide direct pedestrian paths from the street. Comments also reflect the guidance in response to A-5.

- D-3 Retaining Walls. Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscapes.**

At the Second Early Design Guidance Meeting, the Board added this priority guideline in response to the proposed design of the plinth on E. Boston St. Comments reflect those found in response to A-5 and D-1.

- D-6 Screening of Dumpsters, Utilities, and Service Areas. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.**

At the Early Design Guidance Meeting, the Board asked for additional information about the proposed location and screening of these areas.

At the Second Early Design Guidance Meeting, the Board didn't provide any additional guidance related to this item. The applicant should demonstrate how the proposed screening meets this Guideline at the Recommendation stage of review.

- D-8 Treatment of Alleys. The design of alley entrances should enhance the pedestrian street front.**

Comments for the first and second Early Design Guidance meetings reflect those found in response to Guidelines A-8 and A-10.

- D-11 Commercial Transparency. Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.**

At the Early Design Guidance Meeting, the Board asked for additional information about the proposed commercial transparency.

At the Second Early Design Guidance Meeting, comments reflected those found in response to Guideline B-1.

- D-12 Residential Entries and Transitions. For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.**

At the Early Design Guidance Meeting, the Board asked for additional information about the proposed residential entries on E. Boston St.

At the Second Early Design Guidance Meeting, Board comments reflected those found in response to Guideline A-3.

E. Landscaping

- E-2 Landscaping to Enhance the Building and/or Site. Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.**

Comments for the first and second Early Design Guidance meetings reflect those found in response to Guidelines A-1 for rooftop design, and A-5 for transition to single family areas and the street front.

- E-3 Landscape Design to Address Special Site Conditions. The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.**

At the Early Design Guidance Meeting, the Board discussed the importance of landscaping to buffer the pedestrians from traffic on 24th Ave E, the use of landscaping in the transition to single family areas to the east and south, and the use of landscaping in the "hole" at the northeast corner of the property and between the townhouses. The

applicant should provide a conceptual landscape plan at the next EDG meeting that demonstrates how the design will respond to these items.

At the Second Early Design Guidance Meeting, comments reflected those in response to Guideline E-2.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) will be 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). The Board's recommendation will be reserved until the final Board meeting.

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

- 1. Side Setback (SMC 23.45.518.A):** The Code requires a 5' side setback for structures up to 40' deep in Lowrise Residential zones. The applicant proposes to reduce the side setback by an undefined amount to allow the two to four foot tall 'plinth' (concrete cover for the parking area). This area would be landscaped with planter and a green fence at the east property line.

The Board indicated that they would not support this departure at the east property line, since there are other possible design solutions that would better meet the intent of the Guidelines.

- 2. Street level standards (SMC 23.47A.008.B.2.b):** The Code requires a 13' floor to floor height for non-residential uses in Commercial zones. The applicant proposes to provide less than this height for some of the commercial spaces facing 24th Ave E, in response to slight grade changes across the sidewalk. The applicant proposes to provide entries on grade and add height to the commercial and residential areas where possible.

The Board indicated that the applicant should make an effort to meet the 13' floor to floor height in order to provide leasable commercial spaces with minimum ceiling heights. A departure may be possible, but the applicant will need to demonstrate how the proposal better meets the intent of the Design Review Guidelines.

BOARD DIRECTION

At the conclusion of the EDG meeting, the Board recommended the project should move forwards to MUP Application in response to the guidance provided at this meeting.