



SECOND EARLY DESIGN GUIDANCE OF THE EAST DESIGN REVIEW BOARD

Project Number: 3012930

Address: 1321 Seneca Street

Applicant: Jim Westcott

Date of Meeting: Wednesday, July 18, 2012

Board Members Present: Dawn Bushnaq
Ric Cochrane
Lisa Picard
Wolf Saar
Chip Wall

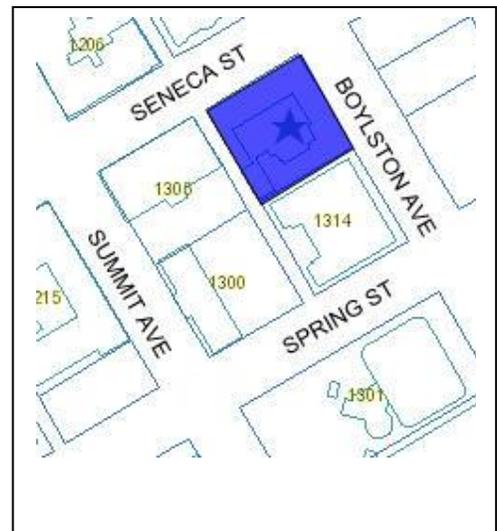
Board Members Absent: Bo Zhang

DPD Staff Present: Bruce P. Rips
Lindsay King

SITE & VICINITY

Site Zone: Highrise (HR)

Nearby Zones: North: At E. Union St., zone changes from HR to Midrise (MR) and Neighborhood Commercial Three with a 65' height limit (NC3P-65) in a pedestrian zone.
South: At Madison St., zoning shifts to NC3P-160' and Major Institutional Overlay (MIO) with 70' height limits.
East: East of Harvard Ave, the zoning changes from HR to NC3P-65.
West: Mostly HR zone with a MIO west of Summit St.



Lot Area: 14,400 sq. ft.

Current Development: Temporary parking lot.

Access: Alley access

The site occupies the northeast portion of the block at the intersection of Boylston Avenue and Seneca Street. An alley services the site off of Seneca St. Across the alley lies a two story wood framed structure housing a clinic. Sharing a property line to the south is the Hilltop Court, a six story apartment building with retail on the ground floor. The Seattle First Baptist Church, a designated city landmark, occupies the block to the east.

Surrounding Development & Neighborhood Character:

This portion of the First Hill neighborhood lies within an area defined by Madison Ave Boren Ave, Broadway and Union St. Two major institutions define the area's borders ---Swedish Hospital and Virginia Mason. The street grid changes at Union St. and Broadway lending interest and complexity to the neighborhood. In general, the area is characterized by lowrise and midrise apartment and commercial buildings. The First Hill Plaza, the tallest building in the neighborhood, lies to the southeast. Landmarks in the immediate vicinity include Seattle First Baptist Church, Stimson Green House and Dearborn House. Several other city landmarks lie just north of E. Union St.

ECAs: No mapped environmental critical areas.

PROJECT DESCRIPTION

The applicant proposes a 23-story structure containing 215 residential units above 1,475 square feet of commercial space (live/work units) and five levels of below grade parking. Access to the parking garage would occur from the alley.

DESIGN DEVELOPMENT

The applicant illustrated three basic massing schemes with commonalities of a four-story plinth, below grade parking accessed from the alley, retail or live/work units lining Boylston Ave. and residential lobby/amenity areas fronting onto Seneca St. Scheme A, a code compliant option, comprises a four-story plinth, approximately matching the heights of other structures in the vicinity, and a larger, undifferentiated vertical shaft slightly stepped back from the buildings to the south and to the west. Less significant setbacks occur on the Seneca and Boylston streets. The pronounced four story podium remains in Scheme B; however, the upper mass has greater modulation at the corners and a smaller floor plate at the three uppermost levels. Scheme C

resembles a series of five stacked boxes. The shifting boxes appear somewhat engaged or interlocked with one another. The largest setback for the structure occurs at the south property line, ranging from 15 to 20 feet. The setback at the alley varies from two feet to ten feet for most of the structure's height.

At the second EDG meeting, the applicant presented a fourth massing option. The design of Option # 4 deemphasized a bold manipulation of the mass (Option # 3) for subtle distinctions in the building skin. The architect established most of the setbacks at grade allowing the mass to rise to nearly the full height of the building with the exception of the south façade. The differentiation in the elevations occurs in the use of materials, color and detailing. The intended effect, the articulation of a podium and two engaged shafts, is conveyed by reddish hued terra cotta at the plinth, a dark grey volume that rises uninterrupted from the Seneca and Boylston corner to the building parapet, and a lighter grey volume setback two feet from the darker grey shaft, representing the predominant elevation above the podium on the south and west elevations. It wraps the corners to flank the higher and darker grey shaft on Seneca and Boylston streets. The overall impression, at least from the northeast, is a four-story base or plinth of terra cotta and glazing that relates in height to several of the surrounding buildings and visually supports a tower with slight modulations emphasized by color and detailing variations. At the corners of the tower, balconies extend outward from the mass.

PUBLIC COMMENT

At the first EDG meeting forty members of the public affixed their names to the EDG meeting sign-in sheet. The speakers raised the following comments:

Appearance & Character

- The proposal is humongous and doesn't fit the neighborhood. (Repeated by other speakers.)
- The building does not relate to First Hill Plaza. 1st Hill Plaza which has a two story base and a substantial amount of surrounding open space.
- Use brick, stone and terra cotta---materials in keeping with the neighborhood. (Mentioned frequently by the speakers.)
- The building resembles a commercial tower.
- The building is scary and unsettling. It doesn't look like a residential building.
- Make this building look residential in appearance. This will set a precedent for neighborhood development. The methadone clinic is temporary. Lots of new development will occur on underutilized properties.
- This is a very threatening structure. An aluminum and glass structure is not what the neighborhood supports.
- The design should be residential in character. It should respect the people who live in the neighborhood.
- Where is the DNA (the character) from the neighborhood buildings in the proposed structure? The building should resemble the existing structures in the vicinity.

Parking

- The ratio of .6 parking spaces per unit is insufficient for the number of dwelling units.

Open Space/Streetscape/Setbacks

- The building should not have setbacks at Seneca and Boylston streets. Greater setbacks should occur at the south property line (adjacent to the Hilltop Court) and the alley. Do not grant a departure for a two foot setback at the south property line.
- Add amenities for the exterior open spaces. Install benches. Treat Boylston Ave. as a green, pedestrian oriented street.
- Place amenities and setbacks on Boylston St.
- Install low-level lighting shielded to project downward.
- Install places for canines to defecate as their waste kills the landscaping.
- 15' setbacks along the streets will create places for undesirable people to hang out. Any open space is going to create problems.
- The entrances need to be accessible for the retirees who live in the area. There are lots of children on the sidewalks during the day.
- The methadone clinic is committed to the property. Its presence generates heavy pedestrian traffic.

Traffic

- The traffic on Summit Ave is generated by the clinics.
- Note that the future streetcar station at Marion St. and Broadway will cut off traffic on Boylston Ave.

Miscellaneous

- Ensure that the service functions operate well.
- First Hill Plaza gave up air rights to be built.
- There is a large, drug dependent community requiring the use of clinics in the area.

DPD received approximately 25 letters reiterating many of the same comments received at the EDG meeting. Additional themes included the following:

Circulation

- The proposal increases the potential for exacerbating neighborhood traffic congestion.
- Construction safety near the Sound Transit tunnel is an important consideration.

Impacts on Neighbors

- Blockage of sunlight.
- Glare produced from a predominately glazed building.

Recommendations

- Limit the building's height to 160 feet.
- Minimize setbacks from the rights of way.
- Design an aesthetically appealing roof with screening for mechanical equipment.
- Give special priority to those guidelines which seek to provide for compatibility with the surrounding community while respecting adjacent properties.
- Locate loading and solid waste storage underneath the building.
- Deny the three departure requests.

Other considerations

- The proximity of the methadone clinic.
- The area's shallow water table.

- Develop a new zoning overlay for the vicinity.

2nd EDG Meeting. At the second EDG meeting, 58 people added their names to the sign-in sheet. Speakers made the following comments.

Appearance & Character

- Design a shorter tower that doesn't disrupt views from nearby apartment units.
- The balconies are unusable and too small. Residents will store bikes and other items on them. (Several speakers mentioned this.)
- The decks will be eyesores. They make the building look tacky.
- The balconies ought to be enclosed or removed.
- The building has too much glazing. It won't fit into the neighborhood.
- An historic appearing building doesn't have to look "faux". Use solid materials to create a quality building.
- The neighborhood is full of historic buildings. There are 11 city landmarks nearby and seven of these are on the national register. The materials for the proposal should be compatible with these historic structures.
- The applicant should be aware of the historic characteristics of the neighborhood. A contemporary building can be disruptive to the neighborhood's fabric. Consider scale, proportion, materials and finishes and how the building relates to the neighborhood.
- The roof top amenity area is useless. It will be too windy for people to use. Better to lower the building's height.

Impacts upon Neighborhood

- A building with so many windows will cause inordinate amounts of glare.
- Glare from the building will impact residents of the lower floors of First Hill Plaza.
- Consider the views to the landmarks from neighboring buildings.
- The proposed structure lies in an area of height transition. The building will have an impact on zoning.
- This project is domino #1 in the densification of First Hill.
- The building's shadow will reach Seattle University.
- The Board has the authority to preserve private views. The proposal should be similar to Option #2 and should be shorter.
- The proposed garage entrance lies directly across from the client drop-off area for Therapeutic Services. This may cause conflicts in the alley.
- The project should be referred to the city's historic preservation officer.

Other considerations

- Granting the departure would add approximately 3,900 square feet. Use this area for open space.
- The departure is problematic.
- Supportive of the project (mentioned twice). The new design is consistent with the area's zoning. The proposal is responsive to the city land use code.

By the second EDG meeting, DPD received ten additional letters. The themes reiterated many of those described in the earlier public comments and letters. New issues include the following:

Appearance & Character

- The Board’s guidance for the Coppins Wells project on Madison St. should be applied to the subject proposal. With the former project, the Board did not want glass panels as they felt the glazing was out of the character with the neighborhood.
- Although Option # 4 has better references to the historic nature of First Hill than the original preferred option, the proposal has too few design references to the area’s historic character.
- Reduce the height of the proposed structure to 160’.
- The dominant use of glass will result in an “office building/glass tower” appearance.
- Building materials should more closely align with those that provide a sense of history and place.

Impacts upon Neighborhood

- Provide studies of glare impacts on the neighborhood.
- The project will remove approximately 40 parking spaces.
- Consider construction impacts such as street and alley closures on the neighborhood.
- We welcome new development (several letters mentioned this) but there is a concern over the impacts of spillover parking.
- How will the developer manage the impacts from the adjacent methadone clinic? Relevant issues include security, lighting, traffic and parking.

Code compliance

- It appears that the project lacks the required amount of amenities.
- The proposal has an inadequate amount of open space.
- Bonus residential floor area allowed under the code provision should go to the acquisition of open space for parks in the immediate area.

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](#).

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.**

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

EDG meeting #1: The Board characterized the proposed setback widths at the ground plane along Seneca St. and Boylston Ave. as overly generous (even heroic). This is particularly true for Option # 3. The diagrams presented at the meeting do not reveal enough information about the character of the neighborhood for the Board to know whether these wide setbacks are appropriate and how their design responds to security concerns of the neighbors.

The different characteristics of Seneca and Boylston should inform the design at the ground plane. Boylston appears to be more pedestrian oriented. Further analysis of the neighborhood character is necessary. In addition, the programming of uses within the first level should also influence the design of the streetscapes.

EDG meeting #2: Given the lack of a code requirement for commercial use at street level (the property lies within the city's Highrise zone) combined with a minimum of businesses on Boylston Ave between Seneca and Union Streets, the Board expressed its willingness to allow the two live/work units to appear less engaged with the street than were Boylston a more intensively commercial street. The proponent's conceptual illustration of a ten foot setback and fencing generally satisfied the Board. More design detail will be expected at the next meeting.

The Board emphasized a need for greater porosity or transparency along the Seneca St. elevation. See guidance for A-4.

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

A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

EDG meeting #2: Dissatisfied with the clustering of back of house services fronting Seneca St., the Board requested that the uses facing Seneca relate to or enhance pedestrian and street life. Devote this area to residential amenities that lend themselves to transparent facades. Visually connecting the interior activity with the life on the street will ensure the building's greater affinity with the First Hill neighborhood.

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.

EDG meeting #1: The Board noted its reluctance to consider recommending departure request #3, reducing the ground plane setback at the south property line to two feet, given a representative of the Hilltop Court's opposition. The added depth of the setback at the upper portions of the podium seemed reasonable.

A-6 Transition Between Residence and Street. For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

EDG meeting #1: See guidance for A-2. The Board registered its consternation with the overly generous setbacks along Seneca and Boylston and asked for further analysis.

EDG meeting #2: Option # 4's setbacks at Seneca and Boylston (ten feet) were less than those of Option # 3 and equal to or more than Option #2 and #1 respectively. The Board did not discuss the width of the setbacks from these property lines at the 2nd EDG meeting.

A-7 Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

EDG meeting #1: The 15 foot setbacks along the streetscape (Option # 3) would create problematic open spaces. As mentioned in other guidance, the Board requests more analysis of how the proposal adopts established urban patterns on First Hill.

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.

EDG meeting #2: Design an entry with a strong statement of arrival at the corner. The Board encouraged a visually significant canopy integrated with the overall building concept. The canopy should reinforce the podium.

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.

EDG meeting #1: The Board conveyed its reticence to encourage a bold or ambitious design such as Option # 3 without additional information describing the applicant's attitude toward the structure's relationship to its context. The issue of setbacks along Seneca and Boylston has been discussed in other sections. If the applicant pursues Option # 3, the architects will need to provide 1) more analysis of the urban patterns, buildings and landscapes within the neighborhood and 2) character studies of the tower and how the stacked or engaged boxes, the leitmotif of the proposal, addresses issues of neighborhood scale, materials and prevailing architectural elements (fenestration patterns, pier and spandrel, and building form).

The massing and the street level setbacks for options #2 and 3 resemble more traditional building forms (albeit the grids inadvertently suggest office rather than residential structures). The Board expressed its comfort with the applicant proceeding to the Master Use Permit (MUP) stage should the applicant choose to develop one of these massing approaches. Concerns regarding these options' relationship to their context, scale etc., as described for Option # 3, would still be germane.

EDG meeting #2: Discussion of massing follows in the guidance for C-2.

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.**

EDG meeting #1: P. 14 of the supplementary information and pp. 14-15 of the booklet begin to suggest underlying urban patterns and building forms within the neighborhood in spite of the salmagundi of architectural styles. As design development of any of the three options proceeds, the architect must produce a convincing visual argument that the choices made represent a thorough understanding of this portion of the First Hill context.

EDG meeting #2: The illustrations at the 2nd EDG meeting defined a four story base of mostly glazing and terra cotta piers capped with a wide entablature. The Board supported the general concept of the base and its relationship to the larger hierarchy. It did not comment upon the materials or the detailing of the podium.

- 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.**

EDG meeting #1: Although it goes without saying that any elaboration of one of the three options requires architectural consistency from small detail to building form, the third scenario, in particular, has a higher hurdle due to its unusual form.

EDG meeting #2: Although it endorsed the overall building form and appreciated the clarity of the layers expressed on the exterior, the Board preferred that the taller volume, rising from the Seneca and Boylston corner, possess the lighter coloration, and the flanking mass possess the darker color. This reversal would endow the taller corner volume with lightness and lift as it emerges from a slightly heavier dominant mass that flanks it on the two streets. In addition to color, the two engaged volumes that represent the tower would be further defined by distinctions in the detailing of the glazing pattern. The changes should support the implicit hierarchy established by the heavier appearing base, the enfolding dark grey tower and the lighter volume at the corner.

The Board could not discern how the balconies fit into this hierarchy. It asked for a reconsideration of their location and design. One possible change is to recess the balconies into the mass rather than to project them outward from it.

The south and west (alley) podium elevations, the Board observed, speak a visual language variant from the podium's dominant composition of terra cotta and glazing.

These elevations should possess the same design leitmotif as the lower portion of the Seneca and Boylston facades.

C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.

EDG meeting #1: Depending upon the execution of the stacked boxes (Option #3) concept, the design's scale should not overwhelm the intimate residential character that much of the neighborhood exudes.

The architect's investigation should recognize that the building will be experienced from a variety of distances. The proposed structure should speak to those distances just as the First Baptist Church is experienced differently from both a variety of directions and distances.

EDG meeting #2: As the design evolves, this guideline should govern much of the architect's thinking.

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.

EDG meeting #1: Should the architect choose to create a mostly transparent or porous base, then the programming of the uses along the two perimeter streets should engage the streetscape. Alternatively, a design emphasizing the street wall lined with residential uses and composed of predominantly opaque materials is also a suitable strategy. At the next Board meeting, the choice should be evident.

Do the stacked boxes have different materials depending upon their height? Do the base and possibly the lower boxes want to be a different material than the upper boxes?

These considerations should be studied by the architect and brought forward at the next meeting.

The applicant will need to produce character sketches that illustrate the choice of materials or the range of materials being considered. The Board emphasized the desire for a richness of materials and noted that stone and brick were commonly found on First Hill.

EDG meeting #2: The Board did not dwell on the type and nature of materials shown at the 2nd EDG meeting with the exception of recognizing the potential variations in detailing of the fenestration at the upper levels.

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.

EDG meeting #1: Use principles of crime prevention through environmental design (CPTED) to influence the decision making for the landscape and streetscape designs.

EDG meeting #2: The earlier guidance continues to apply.

D-2 **Blank Walls.** Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

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.

EDG meeting #1: The Board requested more descriptive information showing how the services areas function. Where is the waste storage area? How will it be delivered to the recycling and garbage trucks? Will there be an exterior storage area on the alley?

EDG meeting #2: The earlier guidance continues to apply.

D-7 **Personal Safety and Security.** Project design should consider opportunities for enhancing personal safety and security in the environment under review.

EDG meeting #1: See guidance for D-1.

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

EDG meeting #1: A considerable portion of the alley has exposure to Seneca St. Materials should wrap around the corner from Seneca into the alley.

EDG meeting #2: Based on a statement by a representative of Therapeutic Health Services, the Board requested that the applicant meets with its neighbor to solve issues of access from the alley. The applicant should provide a diagram of the relationship of the garage and driveways in the alley and intended vehicular movements. The Board noted the requirement to widen the alley by two feet.

D-9 **Commercial Signage.** Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

EDG meeting #1: As design development occurs, the quality and placement of signage for the live/work or commercial spaces will be reviewed by the Board.

EDG meeting #2: The earlier guidance continues to apply to the proposed live/work units.

D-10 **Commercial Lighting.** Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

EDG meeting #1: The Board expects the submittal of a lighting plan for the exterior commercial spaces prior to the Recommendation meeting.

EDG meeting #2:The earlier guidance continues to apply.

- 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.**

EDG meeting #1: As design progresses, the character of the storefronts or live/work units facing Boylston Ave will need to meet the aspirations for a pedestrian oriented streetscape.

EDG meeting #2: Please see A-2 guidance.

- 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.**

E. Landscaping

- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.**

EDG meeting #1: Other than offering vicinity photos and some text, the applicant has not fully investigated the context in which landscaping choices should be considered. How do the insights from this analysis inform the design? Is the proposal a tower in a garden or does it evoke a more traditional urban pattern in which the building sits close to the adjacent streets?

EDG meeting #2: Although the Board did not discuss this guideline at the second EDG meeting, it will continue to have relevance as the design evolves.

- 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.**

EDG meeting #1: The concerns noted by the public and the Board as reflected in the guidance provided in A-2, A-6, A-7 and E-1 should influence the decision making as the landscape design develops.

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 first Early Design Guidance meeting, the following departures were requested:

1. The applicant proposes a departure from SMC 23.45.518 requiring lot lines abutting neither a street nor alley to have a minimum 20 foot setback above 45 feet. The applicant initially requests a 15' setback above 150 feet on the south side.
2. The applicant proposes a departure from SMC 23.45.518 requiring lot lines abutting a street to have a 10' minimum setback above 45'. The applicant diagrammed a five foot setback above 150' on the west side.
3. The applicant proposes a departure from SMC 23.45.518 requiring lot lines abutting neither a street nor alley to have a seven foot average (five foot minimum) setback at or below 45'. The applicant proposes a two foot setback on the ground floor and 15' setback on floors two through four.

In order to provide meaningful consideration of the departure requests, the Board requested more information regarding the impacts of this project to future construction around it. The setbacks on the south and west sides, the non-street conditions, would have the most impact on existing and future development of the adjacent sites. The Board also noted its concern about the setback departure close to the Hilltop Court after the representative spoke in opposition to it.

By the second EDG meeting, the applicant identified one departure from the land use code which reiterated the # 3 request from the earlier meeting. The Board preferred to wait and see how the negotiation between the Hilltop Court and the applicant proceeded.

BOARD DIRECTION

At the conclusion of the EDG meeting, the Board recommended that if the development team chooses to pursue Option # 3 the applicant would need to return for a second EDG meeting. Should the team decide to pursue Options #1 or 2, the Board expressed its confidence that the guidance was sufficient enough for design development to proceed to Master Use Permit and ultimately a Recommendation meeting.

The Board concluded the 2nd EDG meeting by recommending that the applicant continue to develop Option # 4 and pursue a MUP application.

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