



SECOND EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3014111

Address: 3801 Stone Way North

Applicant: Matt Driscoll

Date of Meeting: Monday, March 04, 2013

Board Members Present: Joe Hurley
Christina Pizana
Martine Zettle

Board Members Absent: Salone Habibuddin
Peter Krech

DPD Staff Present: Bruce P. Rips

SITE & VICINITY

Site Zone: Commercial One with a forty foot height limit. (C1 40)

Zoning Pattern: C1-40 zoning extends north to N. 39th St. and south to the Burke Gilman Trail along Woodland Park Ave N. South of N. 38th St., C2 40 and C2 30 zoning extends along Stone Way N. Multi-family Lowrise One (LR1) begins midway between Stone Way N. and Interlake Ave N. The commercially zoned corridor along Stone Way changes to LR 3 to the west of Albion Place N. The site lies within the Fremont Hub Urban Village.



Lot Area:	<p>The ten parcel site comprises roughly 72,390 square feet including 200 linear feet of frontage on Woodland Park Ave N., 216 feet on N. 38th St. and 290 feet on Stone Way N. The development site includes a large portion of the block bounded by Bridge Way, N. 39th St., Stone Way N., N. 38th St. and Woodland Park Ave N. Its irregular shape occurs, in part, due to the presence of parcels not controlled by the developer at the northeast, northwest and southwest corners. The only true corner within the boundaries of the proposal lies at Stone Way N. and N. 38th St. The site slopes roughly 20 feet from the northwest to the southeast corner.</p>
Current Development:	<p>Existing uses on the site include single family and duplex residential uses, retail, commercial (office and retail), warehouse and surface parking lots. Businesses occupying the site consist of Michaelo Espresso Inc. a coffee equipment supplier, Rockler Woodworking, and Hy-Lite Mirror and Glass.</p>
Access:	<p>The development site fronts onto Woodland Park Ave N., North 38th St., and Stone Way North</p>

Others businesses sharing the block include University Reprographics, Sea Gear, the Episcopal Bookstore, Kane Environmental, Dovetail, Inc., and the Bridgeway Building (offices).

Surrounding
Development
&
Neighborhood
Character:

Most of the structures in the vicinity are one and two stories with the exception of the Bridgeway Building and the Oslo Towers, a residential structure across N. 39th St. Construction trade businesses represent a considerable share of commercial land use along the Stone Way N. corridor. Other neighboring buildings include Stoneway Electric Supply to the south, Bastyr Center to the southeast, Pacific Rim Automotive, Seattle Interiors and Fusions Beads to the east.

A minor arterial street, Stone Way North runs north and south connecting Wallingford, North 45th Street, the Green Lake area, Fremont, and the north Lake Union waterfront. A separate bike lane travels north bound along Stone Way N. and a shared vehicle/bike lane (sharrow) runs southbound. Bridge Way North, also a minor arterial, connects Aurora Ave. N. to Stone Way N. North 39th Street, a local street, forms the northern boundary of the project site. Stone Way N. and N. 39th St. have curbs and sidewalks. Classified as a local street, Woodland Park Ave. N. connects to Bridge Way N. and provides southern views towards downtown Seattle. N. 38th St. is classified as a collector street.

ECAs: The site has a small, mapped steep slope environmental critical area.

PROJECT DESCRIPTION

The applicant proposes a mixed use structure with 280 residential units, ground floor commercial on Stone Way N., and live-work units on Woodland Park Ave N., and below grade parking for 274 autos.

DESIGN DEVELOPMENT

The applicant provided three design options. Commonalities of the three approaches include the desire to locate the primary residential lobby near the site's northeast corner, the garage entrance and solid waste storage on N. 38th St., commercial use along Stone Way N. with the larger portion of it anchoring the corner with N. 38th St., and live/work units on Woodland Park Ave N. The building mass of all schemes wraps, almost nautilus-like, around the site's lengthy perimeter leaving an open space at the center. Scheme # 3, unlike the other options, sets back from the north property line leaving an open space that also serves as a passageway.

The four to five-story massing of option # 1 varies little at the upper levels until it erodes somewhat as the volumes approach the southwest corner. Option #2's parti provides a cut or chasm (varying in width) along the east/west axis connecting Stone Way N. to Woodland Park Ave. The separation creates a rectangular shaped volume extending along the north property line and two other volumes, one defining the southeast corner and the other smaller rectangular volume extending from Woodland Park Ave to the site's center. The heights of Option # 3's volumes vary little from one another. The volume which houses the live/work units is the most distinct of the three schemes as the rectangular block's length extends parallel to Woodland Park.

Residential open space occurs generally in the center of the site directly above the parking garage and on one or two roof tops closer to the Woodland Park Ave frontage. Only scheme # 3 departs from this model by locating exterior amenity space on the north side and on a roof sandwiched between taller volumes.

By the second EDG meeting, the applicant submitted a revised concept featuring a slightly modulated Stone Way N. façade with a open portal leading into a courtyard enclosed on most sides. Characteristics of the scheme include commercial spaces at the north and south corners of the structure along Stone Way N. and double loaded corridors of residential units that wrap around the edges of the site along the north, east and south. On the western portion of the irregular shaped site, the façade contains live/work units at grade and additional apartments above the units. A secondary residential entrance occurs on the Woodland Park Ave N. elevation. This lies directly across the courtyard opposite the entry on Stone Way N. Another portion of the overall building mass extends from Woodland Park Ave eastward splitting the courtyard roughly two districts--- a narrow band extending east/west saddled between three wings of the building and a larger north/south court near the center of the site. In mass, the entire building appears to have a continuous roof line. Parking access would occur on N. 38th St. at a location topographically lower than the bulk of the complex.

PUBLIC COMMENT

Eighteen people affixed their names to the sign-in sheet. The attendees raised the following issues:

Programming

- Favors placing live/work units on Woodland Park Ave.
- Placement of live/work along 38th St. is preferable.

Open Space

- The amount of new residential projects in the area warrants creating a nice open space on N. 38th St. There is the potential for considerable amounts of pedestrian traffic.
- Create a significant open space along Stone Way.
- Likes how the architect described openings and terraces.
- Don't close off public access to the site.

Street front Amenities

- Create a 12 to 16 foot sidewalk along Stone Way.
- Provide continuous and deep overhead weather protection along the adjacent streets. Stagger the canopies along Stone Way to reflect grade.
- Each storefront entry should be at grade rather than above or below it.
- On N. 38th St. create a wide sidewalk with overhead weather protection.
- Adequate amounts of transparency on N. 38th St. are needed.

Massing

- Set back the structure at the upper levels.
- Chamfer the corners similar to the project under construction to the south of Tutta Bella restaurant further north on Stone Way.
- Focus on articulating the upper floors.

Other

- Provide a model for the next meeting.
- On the next iteration of drawings show roof top mechanical penthouses.

At the *second EDG meeting*, ten people signed-in. Comments included the following:

Open Space

- The open space concept is pathetic.
- The southeast corner does not provide sightlines for vehicles and pedestrians.
- The east/west open space will be cold and shadowed from the height and bulk of the proposed buildings.
- The roof open space should not face Stone Way. It ought to be located on the west side.

Relationship to the Streets

- Increase the width of the sidewalk on Stone Way.
- On Woodland Park Ave N. there should be more space between the sidewalk and the structure. This would create more space for personal safety reasons.

Massing

- The roof is a single horizontal plane. The roofline should follow the topography.
- The building should step back along Stone Way and Woodland Park.
- There are three major building elements of the complex. Each deserves the same attention as a separate building project.
- The east façade is too planar. It looks like paint was spilled on it.
- Create three distinct pavilions along Stone Way.
- Break the buildings vertically as well as horizontally.
- The mass on Stone Way should be divided into three pavilions which should step down the hillside with the topography.
- Step the elevation to echo the slope.

Materials

- The design should have the following characteristics: one predominant color, brick and overhead weather protection.
- The ground floor should be brick. It is a successful theme along the Stone Way corridor.

Context

- The booklet has no contextual analysis. It should have sketches depicting the proposal within the neighborhood.
- The building turns its back on the neighborhood.
- This is a really big project at a major location. The design disrespects the Wallingford and Fremont communities surrounding it.
- The drawings are not accurate in their depiction of the surroundings. The true context is much different from what is shown.
- It is impossible to discern from the drawings what impacts this building will have. There is no context.

Safety

- The design ought to follow Crime Prevention Through Environmental Design (CPTED) practices. The north end will be dark and narrow.
- There are not good enough sight lines. Crime in this area is a concern.
- The designer makes assumptions about the commercial space. However, the spaces do not look safe.

Commercial Use

- Commercial uses should extend the length of Stone Way. The height of these spaces should be no less than 15 feet.
- The commercial spaces are too small. They will be worthless.
- The property takes up one-half of a super block. Most of the ground floor should be commercial.
- There should be more commercial use on Stone Way.

Other

- The proposed design doesn't follow the guidelines.
- The drawings presented are incomprehensible. The architect has done an "excellent job of not showing anything".
- This project needs a lot of work.
- The Board should not give up on this project. There is a lot to be done.
- The applicant didn't respond to the first EDG meeting.

DPD received one letter expressing skepticism that the project will provide safe and comfortable work or living spaces for its residents. "Those facing on the 'courtyard' may find themselves feeling like little creatures held hostage every time there is a barbeque party just outside their own 'patios' The rooftop design seems quite broken into small spaces that will become disincentives for use by residents. Units opening onto the street will feel very exposed while those on the north side will feel as if they've been stashed away in a cave."

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.**

EDG Meeting # 1: Acknowledging the site's slope toward Lake Union, potential views, and the irregular shape of the development site provides inherently exciting possibilities for the design.

EDG Meeting #2: The Board objected to a roof that forms one horizontal plane. The roof line should step down the hillside echoing major shifts in massing needed along Stone Way N.

- 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: See guidance for A-4.

EDG Meeting #2: The Board objected to the architect's characterization of Woodland Park Ave., noting the street's commercial character. The design should match the lovely, smaller scale commercial character along this street.

For both commercial edges (Stone Way and Woodland Park), the Board expects to see a great commercial edge. These uses should have overhead weather protection to enhance the quality of the pedestrian experience along the two streets. On Woodland Park, the fronts of the live/work units should be articulated to express its clear commercial use.

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

EDG Meeting #2: The residential entry on Woodland Park Ave. N. is not clearly distinguished from the commercial live/work units (see A-2). The architect will need to show how the entry sequence functions as well as how the access to the courtyard works.

See guidance D-12 for the Board's discussion of the residential entrance on Stone Way.

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

EDG Meeting # 1: The Board emphasized the importance of this guideline as it pertains to both the corner of N. 38th St. and Stone Way and along the Stone Way corridor. Plazas should connect the residential and commercial uses to the street. The placement of live/work units on Woodland Park Ave implicitly creates a need for a pedestrian oriented

design approach to these commercial units. The fronts of the units, whether they sit at the property edge or provide a transitional space in front of the unit, should encourage pedestrian activity.

EDG Meeting #2: The Board reiterated its earlier guidance for A-4, human activity. Characteristics need to comply with this guideline include commercial storefronts along the entire Stone Way façade, functional plazas at or near mid-block on Stone Way and at the corner of Stone Way and N. 38th St., a well defined commercial base, and commercial storefronts for the live/work units along Woodland Park Ave. N.

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 #2: The lack of accurate and realistic illustrations of the surrounding context in the EDG packet baffled the Board. Without this essential information, the Board stated that it hampered the ability to provide informed guidance regarding the relationship of the proposed structure with the adjacent buildings. The residential units and live/work units at the north property lines, adjacent to University Reprographics, and near the corner building at N. 38th St. and Woodland Park Ave N. are problematic as they will likely create dark outdoor spaces and inhibit natural light into the units. Together these issues warrant security concerns. The units and their outdoor spaces along the edges of the property should either have greater setbacks from the property lines or the architect must show how the units at the edges and those with outdoor patios would create a positive living environment.

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

EDG Meeting # 1: Along all three street edges, the design must celebrate the transition between the residential use and the streetscape. The Board will want to see an imaginative contribution to the streetscape.

EDG Meeting #2: The Board observed that the applicant did not respond to the earlier guidance to create comfortable and secure transitions between Woodland Park Ave and the live/work units and between Stone Way and the commercial/leasing uses. Wider sidewalks on Stone Way would contribute to a more pleasant pedestrian environment and wider landscaping along Woodland Park Ave N. between the live/work units and the sidewalk is required.

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 large site offers ample room for a variety open spaces that differ in size and amount of privacy. Open spaces along Stone Way N. and at the corner of 38th Ave. may accommodate both residential and commercial tenants.

EDG Meeting #2: The open space concept(s) did not succeed on several levels. A significant open space fronting Stone Way should work in concert with a major break in the massing. This open space may lead to the inner courtyard but there needs to be a

plaza fronting Stone Way that acts as a forecourt to the inner open space formed by the three masses. The portal alone does not succeed as a significant element of the Stone Way elevation.

The Board asked for a larger open space at the southeast corner, possessing extensive transparency into the commercial space, and better sight lines for pedestrian and vehicular traffic along the N. 38th St. right of way.

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.

EDG Meeting # 1: The placement of the garage access on N. 38th received Board endorsement.

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 # 1: See the Board deliberation (guideline D-1) on the value of creating open space at the corner of N. 38th St. and Stone Way N. Attributes of the open space should include a strong connection to the commercial uses at the corner, openness to the sky rather than sheltered underneath the building mass, and a strong connection to the pedestrian realm.

Given the project's close proximity to the corner of Bridge Way N. and Woodland Park Ave N., the project design should acknowledge the intersection. Renderings of the design should illustrate a perspective from the intersection.

EDG Meeting #2: The Board noted that the open space at the southeast corner did not meet the expectations that the earlier guidance above provided. A significant reworking of this open space must be completed before returning to the Board.

The design presented at the 2nd EDG meeting did not acknowledge the corner at Bridge Way N. and Woodland Park Ave. N as requested at the earlier meeting. The Board reiterated the importance of distinguishing the massing and the detailing at this visible location as a singular element of the overall architectural composition.

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: The transition of the Stone Way corridor from a warehouse and building supply district to a vital and pedestrian oriented mixed use center with residential, retail and some office is well underway. Relatively new mixed use buildings at N. 45th St and the future offices of Brooks Shoe, establish bookends with a series of large mixed use buildings including Stone Way Village at N. 40th and Bridge Way, a nearly complete mixed use structure between N. 44rd St. and N. 43rd, smaller infill projects and

a proposal at Stone Way Roofing Supply. Commonalities of the larger new construction projects include generous open spaces associated with the pedestrian realm, retail uses fronting Stone Way and use of brick as a significant building material.

EDG Meeting #2: Disagreeing with the architect's assumptions about the use of brick along the southern portion of Stone Way and the nature of commercial uses along Woodland Park Ave N., the Board noted that several buildings had brick facades including the well designed Stone Way Electric Supply (across 38th Ave N.). The Board strongly urged the use of brick either at the building base to define the commercial base or use it as a means of defining one or more of the distinguishing masses that will be developed along Stone Way. The pervasive industrial character of the existing surrounding structures represents one convincing leitmotif as way of informing the proposal's design. The horizontality, clean lines, use of one dominant color, and minimum of material changes that characterize these structures should influence the building design.

- 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: The Board considers this guideline a high priority. The architect's reworking of the conceptual design and massing must clearly convey a strong architectural concept endowed with an understandable hierarchy of massing and uses. The structure should have a significant shift and change in the mass at a point one-third or one-half the length on Stone Way which may accommodate the open space.

The Board generally favored the massing of the live/work as shown on Option # 3.

EDG Meeting #2: Reiterating the earlier guidance above, the Board members emphasized the need for a simpler organizational hierarchy on the Stone Way façade than presented at the second meeting. Three separate pavilions with a major break structured around a significant open space and roof lines stepping down the grade were discussed as one possible approach.

- 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: Due to the project's considerable size, in particular its length along three streets, the architect must find solutions to provide a level of detail, modulation and compositional arrangement that clearly contributes to a sense of human scale. Strive to show clearly how the grade is managed along the slope and its relationship to the proposed program.

EDG Meeting #2: The renderings presented at the meeting did little to convince the Board that the development team met the expectations sought at the first EDG meeting. Distinguishing a commercial base from the upper residential floors, use of brick or stone at the base, expansive amounts of transparency along the frontage at Stone Way, and open space integrated with the structure on Stone Way and the uses at the base would

all act to provide a convincing sense of scale that reduces the overall composition from the larger massing ideas based on urban form and neighborhood character to one that has an intimate appeal to the senses.

- 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: Board members expressed a desire for a clean, elegant Stone Way façade free of frequent changes in color, texture and modulation, citing the Stone Way Electric Supply (in debt to the Dutch de stijl movement) as an example of strong horizontal lines, subtle variations in mass and minimal fluctuations in color and materials.

EDG Meeting #2: Restating its earlier guidance, the Board discussed the desire for brick as a means of defining the commercial base or using it to clad one or more of the major building masses. The design ought to take its cues from some of the better nearby structures.

The color rendering presented with muted, subtle colors was preferred to the elevations with multiple color combinations. The Board did not want color applied to the façades to indicate minor shifts in the vertical plane or to imply changes in massing that do not actually occur.

- C-5 Structured Parking Entrances. The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.**

EDG Meeting # 1: The quality of the N. 38th street frontage will depend upon minimizing the size of the garage entrance and enhanced detailing of the garage door and the façade of the adjacent trash area.

EDG Meeting #2: The Board did not dwell on this issue at the 2nd EDG meeting.

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: The Board endorsed the placement of a significant open space along Stone Way. The open space should inform the massing of the complex. Locating open space along the site's north portion (as in Option #3) met with resistance. The open space ought to introduce porosity to the revised parti by creating a permeable connection to the courtyard. Open spaces should generally not be covered by building mass. Level changes may signify the extent of residential privacy.

The Board also supported a smaller plaza at the corner of Stone Way and N. 38th St. to support the commercial uses located there. Again, the space should not be covered as shown in Options # 1 and 3. The space ought to spill out into the right of way.

EDG Meeting #2: The applicant did not address the earlier guidance. The Board reiterated its expectation outlined in the above guidance. See also A-7 and C-2.

- 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 proximity of the solid waste storage to the garage made sense. Its presence along the N. 38th St. streetscape should not form a blank wall. At the Recommendation meeting, the applicant will need to represent whether solid waste pick up occurs internal or external to the structure. The latter may require screening.

EDG Meeting #2: The operations and screening of service areas did not receive attention at this meeting. The guidance from the earlier meeting remains relevant.

- 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: Design of open spaces should provide safe and secure environments. Depending upon the open spaces' relationship to the street frontages, the open space will have lesser or greater amounts of defensible spaces.

EDG Meeting #2: Responding to concerns conveyed during the public comment period and their own observations, the Board members noted that considerable work needs to be accomplished to show that the edges of the site are secure, yet at the same time, inviting to the building residents. See guidance for A-5, Respect for Adjacent Sites. Realistic perspectives and other architectural drawings will need to be presented at the Recommendation meeting. Design of fences, gates and other landscape elements shall be included.

- 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: At the Recommendation meeting, the applicant will need to show the placement and style of signage.

EDG Meeting #2: The applicant will need to present concept signage ideas at the next meeting.

- 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: Incorporate the Wallingford community's specified pedestrian lighting fixtures along the rights of way, if allowed by SDOT, or in the plazas and other open spaces adjacent to the ROWs if not.

EDG Meeting #2: Provide a concept lighting plan at the Recommendation meeting.

- 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: The Board noted the guideline's high priority for them.

EDG Meeting #2: At the very least, the design of the commercial fronts on both Stone Way and Woodland Park Ave should comply with the Land Use Code regulations; the Board would not likely consider a departure from transparency or blank wall regulations.

- 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.**

EDG Meeting # 1: Both the safety of the residential entries and their visibility will be an important Board consideration.

EDG Meeting #2: The major residential building entry/portal sequence perplexed the three reviewers. Circulation should be simpler and more apparent. The open space to be designed on Stone Way should be formed by the building structure and not sheltered by an overhead ceiling or soffit.

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.**

EDG Meeting # 1: Provide a well developed landscape plan at the Recommendation meeting.

EDG Meeting #2: The landscaping along the site's edges appeared meager and enervate. The Board expects a much more robust landscape plan that forms special places in the courtyard, helps define the open spaces along Stone Way and N. 38th St. and provides a pleasant pedestrian experience along the three conterminous streets.

The location of the roof deck on the east side of the complex overlooking Stone Way received support.

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 Early Design Guidance meeting, the applicant indicated an interest in the same two departures for all three of the options. These included proposals to reduce the required amount of transparency on Woodland Park Ave. N. and to allow the floor of units to be closer than four feet from the Woodland Park Ave N. grade. The Board indicated that the revised massing would vary considerably from the three options and did not deliberate on whether the departure requests had merit.

The applicant did not present departure requests at the second EDG meeting but intimated that a possible request might be considered for the live/works at the northwest corner. The Board stated its disinclination of allowing departures for transparency at this corner.

BOARD DIRECTION

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

The Board devoted considerable attention to whether the project needed a third EDG meeting since the proposal did not meet much of the guidance set forth at the first EDG meeting. Given the concerns, the Board observed that two Recommendation meetings might be necessary if the issues outlined remain unresolved or unsatisfactory.

Throughout the deliberation, the Board members expressed their dismay at the drawings' lack of coherence, incomplete contextual information, and the disregard for earlier guidance. At the next meeting the architect must provide clearer and larger drawings, much more detail, realistic renderings including adjacent buildings (some of the drawings must be perspectives) and compliance with the guidance provided.

Finally, the Board urged the applicant and architect to meet with neighbors and community organizations.