



## EARLY DESIGN GUIDANCE OF THE DOWNTOWN DESIGN REVIEW BOARD

Project Number: 3019542

Address: 1920 Terry Avenue

Applicant: Robert Bruckner of Aedas, for Seattle Children’s Research Institute

Date of Meeting: Tuesday, May 12, 2015

Board Members Present: Murphy McCullough (Chair)  
Mat Albores  
Anjali Grant

Board Members Absent: Alan McWain  
Gundula Proksch

DPD Staff Present: Garry Papers, M.Arch, Senior Land Use Planner

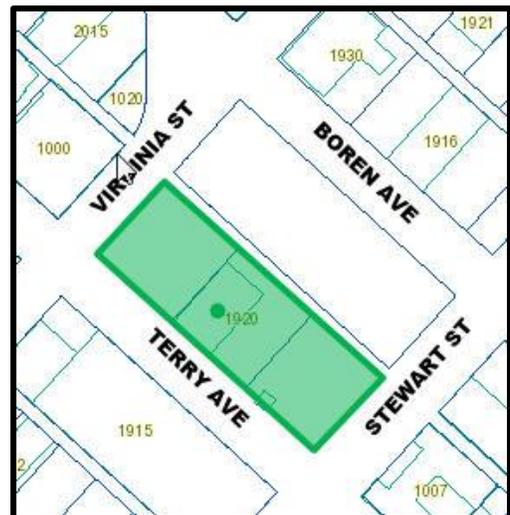
### SITE & VICINITY

Site Zone: DMC 340/290-400

Nearby Zones: (North) DMC 340/290-400  
(South) DMC 340/290-400  
(East) DMC 340/290-400  
(West) DMC 240/290-400

Lot Area: 42, 360 sq ft, flat

Note: Terry Avenue is a designated Green Street



**Current Development:**

Surface parking lot with one small, 1-story commercial building.

**Surrounding Development and Neighborhood Character:**

The rest of the block to the north is surface parking. A seven-story office building (occupied by Seattle Children’s Research Institute (SCRI), also owner/tenant of subject project) occupies the site to the south. The surrounding Denny Triangle neighborhood consists of mixed commercial structures and parking lots, rapidly transitioning to tall, dense mixed use structures, consistent with zoning and planning policies.

**Access:**

Pedestrian access from the three surrounding streets of Terry Avenue, Virginia and Stewart Streets. Vehicle access from the existing through-block alley.

**Environmentally Critical Areas:**

None

**PROJECT DESCRIPTION**

The proposed development includes a 13 story office/lab building of approximately 440,000 sf, with ground level café and educational functions. Parking for 180 cars is below grade; loading and parking access is off the alley. The preferred option includes a plaza at grade.

**EARLY DESIGN GUIDANCE May 12, 2015**

The packet includes materials presented at the meeting, and is available online by entering the project number (3019542) at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

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

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

## PUBLIC COMMENT

- Supported an attractive and safe alley design, but not as elaborate as proposed by the applicants, and instead requested more consistent and dynamic activation along the entire Terry Avenue frontage.

## 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 (the Board) provided the following siting and design guidance.

All page references below are to the EDG booklet dated 5/12/2015.

### **EARLY DESIGN GUIDANCE May 12, 2015** (Downtown Design Guidelines referenced)

#### **1. Ground Level Uses & Street Activation:**

- a) Plaza & Café: The Board supported the option 3 plaza and basic ground floor plan as it places a valuable open space in a sunny location, and at the core of the multi-building Seattle Children’s cluster (pg. 23). The Board strongly supported the publically accessible Café, its activation of the plaza, and its height and transparency as depicted on pg. 42. (A-1, C-1, D-1)
- b) Lobby: The Board also supported the transparent and double height primary lobby entrance at the southeast corner, as long as strong, legible elements mark that entry and extend between the entry doors and the Terry Avenue sidewalk (such as canopies, lighting, signage and/or site walls). (C-2, C-4)
- c) Terry Frontage: The Board strongly endorsed a transparent and porous edge along all of Terry Avenue, and cautiously supported the museum and forum functions shown there. Those uses should have multiple and generous public doors, and the exhibits within (preferably changing) should be well-lit and captivating to sidewalk pedestrians. The Board strongly endorsed a rich interaction between these uses and the adjacent green street, and fully expressing the mission of Seattle Children’s Research Institute (SCRI) beyond the building walls (see streetscape comments below). (C-1, D-3)
- d) Virginia Frontage: The Board agreed the Virginia Street frontage could be architecturally distinct from the Terry frontage, but still provide transparency and activation, particularly at the southwest corner. The Board supported a northwest corner public entry, as a context response to the Fairview Avenue axis, but if that entry is not pursued and/or public, porous and transparent retail should occur at that corner and the majority of the Virginia frontage. (B-1, C-1, C-2)

- e) Canopies: The Board did not support the limited extent of overhead canopies shown (pg 40/41) because they would not provide consistent protection over the sidewalks, especially along Virginia where the building wall is along the sidewalk. The Board is strongly committed to the intent of Design Guideline C-5, but will consider alternative overhead protection via recessed canopies with fully public walkways inside the property line (as suggested along the Terry Avenue Green Street, pg 41). (C-5)
- f) Alley: The Board agreed a safe and attractive alley is desirable, but that its function is primarily for vehicles and services, so the massing above does not need to be widened. Enhancements to the alley lighting, wall treatments, and paving are welcome – particularly to the alley ends adjacent to the plaza and northwest corner – but the alley should not be a form driver that creates negative impacts on the other three, more visible public street frontages. (C-6, D-6)
- g) Blank Facade, Type 1 Director Decision: The applicants presented this as departure #4 however it is actually an administrative Type 1 DPD Director determination. A ‘grounding element’ is proposed on Terry Avenue that is between 24 and 30 ft wide, with embossed or additive art element(s) that cover a large percentage of the street facing surface (pg 53). To exceed the 15 ft code maximum blank wall, “enhancements to provide visual interest” will be confirmed via large scale elevations and details of the materials and lighting of the artwork, and evaluated by staff.

## **2. Plaza and Streetscape Design:**

- a) Plaza: The Board strongly supported the location and proportion of the east plaza (and the usable deck above), but encouraged a more porous edge along Stewart than shown (pg.36 and 42). The Board suggested more pedestrian ‘gaps’ along Stewart Street, with landscape pockets that retain the hardscape/planting ratio shown. The Board encouraged a ‘jump’ of the plaza across the alley to a future SCRI facility/entrance to the north, and also requested detailed studies of integrated seating, lighting and other scale elements, including those that are specific to SCRI and give a distinct sense of place to the plaza. (D-1, D-3)
- b) Green Street-scape: The Board endorsed the basic lush character, species and planted proportion along the Green Street, as shown in the plan and sections, pg 36-39. However, the Board agreed the design reinforced only the linear sidewalk experience and did not fully engage or activate the adjacent building edge enough, especially at the mid-block (see comments 1c above).

The Board suggested the sidewalk ‘meander’ or split, and create memorable places-on-the-path; these should relate to the museum glazing/entries, integrate outdoor exhibits and other SCRI themes, and integrate lighting, seating and other amenity components. (B-3.3, C-1, D-2, D-3)

- c) Complete Green Street Treatment: Considering that SCRI occupies the building across the Green Street, functional connections and streetscape continuity are highly probable and a comprehensive streetscape design for the full street is warranted. Rather than the interim parklet design, the Board requested a full-block streetscape design for a more complete evaluation of the proposed Green Street streetscape. (D-1, D-2, D-3)

### 3. Tower & Massing Refinements:

- a) Tower Form: The Board supported the option 3 massing with the faceted treatments at the two ends, but agreed the tower should shift fully to the alley and thus afford 7 -15 ft of setback along Terry Avenue. The façade along Terry should be shaped within that setback to create a unified faceted form, with stronger, legible creases and/or breaks in the proposed 260 ft length (which addresses the code modulation requirement). This can be accomplished by varying the depth and offsets of the cladding system in the setback, and/or by angling or jogging the lab modules within (which could create a less monotonous interior work environment). (B-3, B-4)
- b) Exterior Materiality: The Board supported the preliminary tower materiality and cladding approach shown on pages 42-47, in particular the variable blades/shades, and diverse gradient of glazing ratios, which respond to environmental micro-climate and contribute scale and visual interest. See departure #4 comments regarding the proposed mass 'grounding elements'. (B-4, C-2)
- c) Program Expression: The Board was intrigued with expressing the tower program more overtly on the exterior, in particular the corner social spaces on both ends. This could be accomplished with a more distinctive glazing system tuned to the less sensitive functions within, and/or a more aggressive faceting or complex folds at those key locations. (A-2, C-2)

## DESIGN REVIEW GUIDELINES

The Downtown Guidelines **identified by the Board as Priority Guidelines** are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

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| <b>SITE PLANNING AND MASSING</b> |
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**A1 Respond to the Physical Environment: Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.**

**A1.1. Response to Context:** Each building site lies within a larger physical context having various and distinct features and characteristics to which the building design should respond. Develop an architectural concept and arrange the building mass in response to one or more of the following, if present:

- a. a change in street grid alignment that yields a site having nonstandard shape;
- b. a site having dramatic topography or contrasting edge conditions;
- c. patterns of urban form, such as nearby buildings that have employed distinctive and effective massing compositions;
- d. access to direct sunlight—seasonally or at particular times of day;
- e. views from the site of noteworthy structures or natural features, (i.e.: the Space Needle, Smith Tower, port facilities, Puget Sound, Mount Rainier, the Olympic Mountains);
- f. views of the site from other parts of the city or region; and
- g. proximity to a regional transportation corridor (the monorail, light rail, freight rail, major arterial, state highway, ferry routes, bicycle trail, etc.).

**A1.2. Response to Planning Efforts:** Some areas downtown are transitional environments, where existing development patterns are likely to change. In these areas, respond to the urban form goals of current planning efforts, being cognizant that new development will establish the context to which future development will respond.

## ARCHITECTURAL EXPRESSION

**B3 Reinforce the Positive Urban Form & Architectural Attributes of the Immediate Area.: Consider the predominant attributes of the immediate neighborhood and reinforce desirable siting patterns, massing arrangements, and streetscape characteristics of nearby development.**

**B3.1. Building Orientation:** In general, orient the building entries and open space toward street intersections and toward street fronts with the highest pedestrian activity. Locate parking and vehicle access away from entries, open space, and street intersections considerations.

**B3.2. Features to Complement:** Reinforce the desirable patterns of massing and facade composition found in the surrounding area. Pay particular attention to designated landmarks and other noteworthy buildings. Consider complementing the existing:

- a. massing and setbacks,
- b. scale and proportions,
- c. expressed structural bays and modulations,
- d. fenestration patterns and detailing,
- e. exterior finish materials and detailing,
- f. architectural styles, and
- g. roof forms.

**B3.3. Pedestrian Amenities at the Ground Level:** Consider setting the building back slightly to create space adjacent to the sidewalk conducive to pedestrian-oriented activities such as vending, sitting, or dining. Reinforce the desirable streetscape elements found on adjacent blocks. Consider complementing existing:

- h. public art installations,
- i. street furniture and signage systems,
- j. lighting and landscaping, and
- k. overhead weather protection.

**B4 Design a Well-Proportioned & Unified Building: Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.**

**B4.1. Massing:** When composing the massing, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- a. setbacks, projections, and open space;
- b. relative sizes and shapes of distinct building volumes; and
- c. roof heights and forms.

**B4.2. Coherent Interior/Exterior Design:** When organizing the interior and exterior spaces and developing the architectural elements, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- d. facade modulation and articulation;
- e. windows and fenestration patterns;
- f. corner features;
- g. streetscape and open space fixtures;
- h. building and garage entries; and
- i. building base and top.

**B4.3. Architectural Details:** When designing the architectural details, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- j. exterior finish materials;
- k. architectural lighting and signage;
- l. grilles, railings, and downspouts;
- m. window and entry trim and moldings;
- n. shadow patterns; and
- o. exterior lighting.

## THE STREETScape

**C1 Promote Pedestrian Interaction: Spaces for street level uses should be designed to engage pedestrians with the activities occurring within them. Sidewalk-related spaces should appear safe, welcoming, and open to the general public.**

**C1.1. Street Level Uses:** Provide spaces for street level uses that:

- a. reinforce existing retail concentrations;
- b. vary in size, width, and depth;
- c. enhance main pedestrian links between areas; and
- d. establish new pedestrian activity where appropriate to meet area objectives. Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity.

**C1.2. Retail Orientation:** Where appropriate, consider configuring retail space to attract tenants with products or services that will “spill-out” onto the sidewalk (up to six feet where sidewalk is sufficiently wide).

**C1.3. Street-Level Articulation for Pedestrian Activity:** Consider setting portions of the building back slightly to create spaces conducive to pedestrian-oriented activities such as vending, resting, sitting, or dining. Further articulate the street level facade to provide an engaging pedestrian experience via:

- e. open facades (i.e., arcades and shop fronts);
- f. multiple building entries;
- g. windows that encourage pedestrians to look into the building interior;
- h. merchandising display windows;
- i. street front open space that features art work, street furniture, and landscaping;
- j. exterior finish materials having texture, pattern, lending themselves to high quality detailing.

**C2 Design Facades of Many Scales: Design architectural features, fenestration patterns, and material compositions that refer to the scale of human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation.**

**C2.1. Modulation of Facades:** Consider modulating the building facades and reinforcing this modulation with the composition of:

- a. the fenestration pattern;
- b. exterior finish materials;
- c. other architectural elements;
- d. light fixtures and landscaping elements; and
- e. the roofline.

**C3 Provide Active — Not Blank — Facades: Buildings should not have large blank walls facing the street, especially near sidewalks.**

**C3.1. Desirable Facade Elements:** Facades which for unavoidable programmatic reasons may have few entries or windows should receive special design treatment to increase pedestrian safety, comfort, and interest. Enliven these facades by providing:

- a. small retail spaces (as small as 50 square feet) for food bars, newstands, and other specialized retail tenants;
- b. visibility into building interiors;
- c. limited lengths of blank walls;
- d. a landscaped or raised bed planted with vegetation that will grow up a vertical trellis or frame installed to obscure or screen the wall’s blank surface;
- e. high quality public art in the form of a mosaic, mural, decorative masonry pattern, sculpture, relief, etc., installed over a substantial portion of the blank wall surface;
- f. small setbacks, indentations, or other architectural means of breaking up the wall surface;
- g. different textures, colors, or materials that break up the wall’s surface.

- h. special lighting, a canopy, awning, horizontal trellis, or other pedestrian-oriented feature to reduce the expanse of the blank surface and add visual interest;
- i. seating ledges or perches (especially on sunny facades and near bus stops);
- j. merchandising display windows or regularly changing public information display cases.

**C5 Encourage Overhead Weather Protection: Project applicants are encouraged to provide continuous, well-lit, overhead weather protection to improve pedestrian comfort and safety along major pedestrian routes.**

**C5.1. Overhead Weather Protection Design Elements:** Overhead weather protection should be designed with consideration given to:

- a. the overall architectural concept of the building
- b. uses occurring within the building (such as entries and retail spaces) or in the adjacent streetscape environment (such as bus stops and intersections);
- c. minimizing gaps in coverage;
- d. a drainage strategy that keeps rain water off the street-level facade and sidewalk;
- e. continuity with weather protection provided on nearby buildings;
- f. relationship to architectural features and elements on adjacent development, especially if abutting a building of historic or noteworthy character;
- g. the scale of the space defined by the height and depth of the weather protection;
- h. use of translucent or transparent covering material to maintain a pleasant sidewalk environment with plenty of natural light; and
- i. when opaque material is used, the illumination of light-colored undersides to increase security after dark.

## PUBLIC AMENITIES

**D1 Provide Inviting & Usable Open Space: Design public open spaces to promote a visually pleasing, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be especially emphasized.**

**D1.1. Pedestrian Enhancements:** Where a commercial or mixed-use building is set back from the sidewalk, pedestrian enhancements should be considered in the resulting street frontage. Downtown the primary function of any open space between commercial buildings and the sidewalk is to provide access into the building and opportunities for outdoor activities such as vending, resting, sitting, or dining.

- a. All open space elements should enhance a pedestrian oriented, urban environment that has the appearance of stability, quality, and safety.
- b. Preferable open space locations are to the south and west of tower development, or where the siting of the open space would improve solar access to the sidewalk.
- c. Orient public open space to receive the maximum direct sunlight possible, using trees, overhangs, and umbrellas to provide shade in the warmest months. Design such spaces to take advantage of views and solar access when available from the site.

d. The design of planters, landscaping, walls, and other street elements should allow visibility into and out of the open space.

**D1.2. Open Space Features:** Open spaces can feature art work, street furniture, and landscaping that invite customers or enhance the building’s setting. Examples of desirable features to include are:

- a. visual and pedestrian access (including barrier-free access) into the site from the public sidewalk;
- b. walking surfaces of attractive pavers;
- c. pedestrian-scaled site lighting;
- d. retail spaces designed for uses that will comfortably “spill out” and enliven the open space;
- e. areas for vendors in commercial areas;
- f. landscaping that enhances the space and architecture;
- g. pedestrian-scaled signage that identifies uses and shops; and
- h. site furniture, art work, or amenities such as fountains, seating, and kiosks. residential open space

**D1.3. Residential Open Space:** Residential buildings should be sited to maximize opportunities for creating usable, attractive, well-integrated open space. In addition, the following should be considered:

- i. courtyards that organize architectural elements while providing a common garden;
- j. entry enhancements such as landscaping along a common pathway;
- k. decks, balconies and upper level terraces;
- l. play areas for children;
- m. individual gardens; and
- n. location of outdoor spaces to take advantage of sunlight.

**D2 Enhance the Building with Landscaping: Enhance the building and site with generous landscaping— which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.**

**D2.1. Landscape Enhancements:** Landscape enhancement of the site may include some of the approaches or features listed below:

- a. emphasize entries with special planting in conjunction with decorative paving and/or lighting;
- b. include a special feature such as a courtyard, fountain, or pool;
- c. incorporate a planter guard or low planter wall as part of the architecture;
- d. distinctively landscape open areas created by building modulation;
- e. soften the building by screening blank walls, terracing retaining walls, etc;
- f. increase privacy and security through screening and/or shading;
- g. provide a framework such as a trellis or arbor for plants to grow on;
- h. incorporate upper story planter boxes or roof planters;
- i. provide identity and reinforce a desired feeling of intimacy and quiet;
- j. provide brackets for hanging planters;

- k. consider how the space will be viewed from the upper floors of nearby buildings as well as from the sidewalk; and
- l. if on a designated Green Street, coordinate improvements with the local Green Street plan.

**D2.2. Consider Nearby Landscaping:** Reinforce the desirable pattern of landscaping found on adjacent block faces.

- m. plant street trees that match the existing planting pattern or species;
- n. use similar landscape materials; and
- o. extend a low wall, use paving similar to that found nearby, or employ similar stairway construction methods.

**D3 Provide Elements That Define the Place: Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable “sense of place” associated with the building.**

**D3.1. Public Space Features and Amenities:** Incorporate one or more of the following a appropriate:

- a. public art;
- b. street furniture, such as seating, newspaper boxes, and information kiosks;
- c. distinctive landscaping, such as specimen trees and water features;
- d. retail kiosks;
- e. public restroom facilities with directional signs in a location easily accessible to all; and
- f. public seating areas in the form of ledges, broad stairs, planters and the like, especially near public open spaces, bus stops, vending areas, on sunny facades, and other places where people are likely to want to pause or wait.

**D3.2. Intersection Focus:** Enliven intersections by treating the corner of the building or sidewalk with public art and other elements that promote interaction (entry, tree, seating, etc.) and reinforce the distinctive character of the surrounding area.

**D5 Provide Adequate Lighting: To promote a sense of security for people downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.**

**D5.1. Lighting Strategies:** Consider employing one or more of the following lighting strategies as appropriate.

- a. Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest.
- b. Install lighting in display windows that spills onto and illuminates the sidewalk.
- c. Orient outside lighting to minimize glare within the public right-of-way.

**D6 Design for Personal Safety & Security: Design the building and site to promote the feeling of personal safety and security in the immediate area.**

**D6.1. Safety in Design Features:** To help promote safety for the residents, workers, shoppers, and visitors who enter the area:

- a. provide adequate lighting;
- b. retain clear lines of sight into and out of entries and open spaces;
- c. use semi-transparent security screening, rather than opaque walls, where appropriate;
- d. avoid blank and windowless walls that attract graffiti and that do not permit residents or workers to observe the street;
- e. use landscaping that maintains visibility, such as short shrubs and/or trees pruned so that all branches are above head height;
- f. use ornamental grille as fencing or over ground-floor windows in some locations;
- g. avoid architectural features that provide hiding places for criminal activity;
- h. design parking areas to allow natural surveillance by maintaining clear lines of sight for those who park there, for pedestrians passing by, and for occupants of nearby buildings;
- i. install clear directional signage;
- j. encourage “eyes on the street” through the placement of windows, balconies, and street-level uses; and
- k. ensure natural surveillance of children’s play areas.

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| <b>VEHICULAR ACCESS AND PARKING</b> |
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None were identified as priority guidelines, but all remain applicable.

#### **DEVELOPMENT STANDARD DEPARTURES**

The Board’s recommendation on the requested departure(s) will be based on the departure’s potential to **help the project better meet the cited design guidelines and achieve a better overall project design** than could be achieved without the departure(s). The Board’s recommendation will be reserved until the final Board meeting.

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

1. **UPPER LEVEL GREEN STREET SETBACK (SMC 23.49.058.F.2):** The Code requires a continuous upper level setback of 15 ft on the Green Street frontage, above 45 ft height. The applicant proposes a 2 ft setback along the length of the Green Street.

**The Board indicated no support for such a small setback, nor for the entire wall being flat at that dimension, but was receptive to portions less than 15 ft if the tower is shifted and the majority of the Terry façade is setback 7-15 ft and the overall facade creates a unified, faceted building form concept. (Guidelines B-3, B-4, C-2)**

2. **UPPER LEVEL FACADE MODULATION (SMC 23.49.058.B):** The Code requires modulation (15 ft minimum deep x 60 ft minimum length) above a height of 85ft, along the Terry Avenue façade, to create maximum façade lengths of 155 ft between 85 and 160 ft

height, and 125 ft long between 161 and 240 ft heights. No modulation is required for portions of a structure located 15 ft or more from the street property line. The applicant proposes no façade modulation along Terry, even though the entirety of that wall is within the 15 ft setback allowance.

**The Board indicated no support for the absence of modulation for a 260 ft long wall, but similar to the comments under departure #1 above, they are receptive to portions encroaching into the 15 ft zone as part of a unified, faceted building form. Any folds, creases or offsets should approximate and affect the code required façade length criteria. (Guidelines B-3, B-4, C-2)**

- 3. STREET LEVEL USE REQUIREMENTS (SMC 23.49.009):** The Code requires a minimum of 75% of the street level frontage along Terry and Stewart Streets (per Map 1G) to be occupied by certain listed uses such as general sales and services, retail, eating and drinking establishments, and others. Those qualifying uses shall be within 10 ft of the property line or abut a plaza meeting the Downtown Amenity Standards. The applicant proposes 43% of qualifying uses along Terry, plus 25% adventure science classrooms which are similar to the qualifying “elementary & secondary schools”; along Stewart street, 66% is a qualifying café, but that is setback about 53 ft behind the plaza.

**The Board indicated cautious support for the proposed uses along Terry, pending large scale elevations and revised landscape plans that emphasize transparency and activation at the southwest corner. The café frontage is supportable pending confirmation that the plaza meets the cited Amenity Standards and thus allows the setback greater than 10ft. (C-1, D-1,D-3)**

**LOADING BERTH LENGTH (SMC 23.54.035):** This item was presented as a departure but is actually an administrative Type 1 DPD Director determination under 23.54.035.C.2.c, to reduce the length of two berths to the minimum 25 ft length the determination may allow.

## **RECOMMENDATIONS**

### **BOARD DIRECTION**

At the conclusion of the Early Design Guidance meeting, the Board recommended moving forward to MUP application, with earnest response to the guidance provided. The Board explicitly stated that token revisions could risk the need for multiple subsequent meetings.