City of Seattle

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

DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number:	3019700
Address:	6404 9TH AVE NE
Applicant:	Marsha Mawer-Olson, Caron Architecture for Paar Development, LLC
Date of Meeting:	Monday, June 01, 2015
Board Members Present:	Ivana Begley (Chair) Martine Zettle Eric Blank Julia Levitt Christina Pizana
Board Members Absent:	None
DPD Staff Present:	BreAnne McConkie, Land Use Planner

SITE & VICINITY

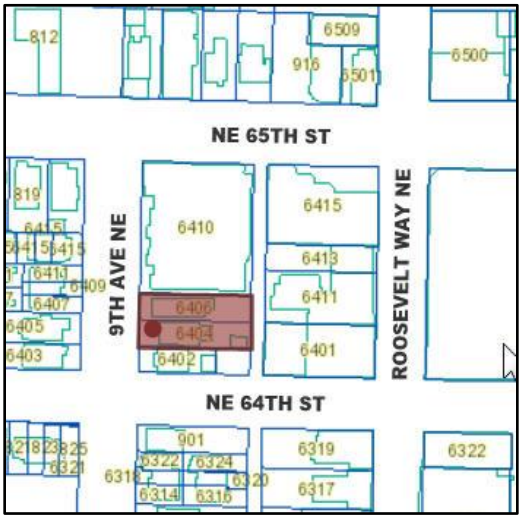
Site Zone: Neighborhood Commercial 3-85' height limit (NC3-85)

Nearby Zones: NC3-85 (North)
NC3-85, NC3-65 (South)
NC3-85 (East)
NC3-85, NC3-65 (West)

Lot Area: 7,620 square feet (sq. ft.)

Site Characteristics & Surrounding Development:
The project site is made up of two parcels and contains a 3-story multifamily structure and single family structure with a detached garage.

The site is located one block west from Roosevelt Way NE and less than one block south from NE 65th



St, both arterial streets containing a number of small businesses, restaurants, and shops. A future light rail station is located less than two blocks to the northeast and I-5 is located two blocks to the west.

The immediate surrounding development can be characterized as a mix of low- and medium-density residential structures transitioning into more of a mixed-use and commercial corridor to the east of the site. Surrounding building types include contemporary townhomes and multi-family structures as well as some remaining wood and masonry single family structures built in the early 20th century.

Access: Proposed vehicular access to the site is from an adjacent alley to the east. Primary residential and commercial pedestrian access is proposed from 9th Ave NE.

Environmentally Critical Areas: There are no mapped Environmentally Critical Areas on site.

PROJECT DESCRIPTION

Design Review, Early Design Guidance meeting for a 7 story, 84 unit apartment building with ground floor retail. Parking for five vehicles will be located within the structure. Existing structures to be demolished.

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The packet includes materials presented at the meeting, and is available online by entering the project number (3019700) at this website: 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 Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

At the EDG meeting, the applicant provided three schemes for the public and Board's consideration. Each of the alternatives followed a similar programming model: ground floor commercial space fronting 9th Ave NE with residential units above.

The proposed massing for Option One was a seven story structure with minimal modulation. This option included three ground floor live-work units along 9th Ave NE, with no setback from the property line. Primary access to the proposed 100 units was from 9th Ave NE with a secondary pedestrian and bicycle access from the alley. The layout featured a traditional double loaded corridor with the amenity space located on the roof top. This option did not include vehicle parking.

Massing for Option Two featured a seven story structure with an I-shaped massing that included central setbacks on the north and south facades on levels two through seven. This option included two ground floor live-work units and one commercial only space located along the 9th Ave NE frontage. The building was set back from the property line approximately 8 ft. at street level. The primary pedestrian access to the proposed 93 units was located on 9th Ave NE with a secondary pedestrian and bicycle access from the adjacent alley. This option also included a double loaded corridor layout with the amenity space located on the rooftop. This option did not include vehicle parking.

Option Three was the applicant's preferred option. This option included a seven story structure with a south facing courtyard (approximately 30' by 40') on the second level. The commercial space consisted of one larger commercial-only space located at the ground floor along 9th Ave NE. The building was set back from the property line approximately 8 ft. at street level. Primary pedestrian access to the proposed 84 residential units located on levels two through seven was proposed from 9th Ave NE. Secondary pedestrian and bicycle access was proposed from the alley. This option included parking for five vehicles accessed from the alley. Outdoor amenity spaces were proposed on the second level and the roof top.

PUBLIC COMMENT

Several members of the public were present at the Early Design Guidance meeting. The public comments included the following issues:

- Stated that the St. Theodore Apartments, a 6-story building adjacent to the north, houses a number of elderly residents and has been there for several years.
- Expressed concern with the height and limited setback of the proposal, specifically along the north edge of the building. Stated the proposal should include a greater setback.
- Expressed concern that the proposal would block light and air to the St. Theodore Apartments, especially concerned with potential impact on the existing south facing units.
- Objected to the lack of parking, stated that other projects in vicinity provide parking.
- Stated larger apartment buildings should be spread out and not located adjacent to one another.
- Questioned if underground parking was possible.
- Expressed concern that the existing residents in the community were not being listened to.
- Stated that the neighboring St. Theodore Apartments building had character, access to sunlight, and parking. Expressed concern that the proposal would block sunlight to units and the outdoor amenity space.

- Expressed concern with the potential impacts on privacy of neighboring buildings.
- State that 9th Ave NE is very narrow and residential in character; increased traffic and commercial deliveries would have a negative impact.
- Commented that existing ground floor uses along 9th Ave NE were primarily residential; stated that the proposed project should respect residential character and should not include "active" retail. Stated a preference for live-work over active, commercial-only retail space.
- Stated the proposal should be designed in conjunction with the possible 2nd phase to the South.
- Expressed concern with the size and narrow character of the courtyard in the applicant's preferred scheme.
- Supported addition of more windows along the south façade to maximize views and daylight to units and proposed courtyard in the applicant's preferred option.

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.

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1. **Adjacent Development and Height, Bulk, & Scale**: The Board discussed the massing and bulk of the three options presented and stated that Option 2 and Option 3 created the least privacy conflicts with the adjacent property. The Board noted that the only major break in mass in the applicant's preferred option was the south-facing courtyard and that break would not be easily visible from the street.
    a. The Board stated that respect for adjacent uses and neighboring properties should be a priority and directed the applicant to further develop the massing along the northern property line to be mindful and respond to the existing building located 5 feet from property line. For the Recommendation meeting, the applicant should study and provide additional analysis on the relationship to the immediate context, taking into consideration the existing window placement and amenity space of the building to the north. The applicant should demonstrate how the massing has responded to the immediate context. **(CS1-B, CS2-D, DC2-A,B,&C)**

2. **Massing & Courtyard:** The Board discussed the differences between Option 2 and the applicant's preferred option (Option 3), primarily focusing on the differences between the two options, specifically the amount of blank walls, windows, courtyard, and relationship to the adjacent sites. The Board expressed general support for ground level scheme of the applicant's preferred Option and the composition of the upper levels of Option 2.

a. The Board discussed the benefits of the upper level setbacks and unit layout in Option 2 because it allowed for additional windows and minimized blank walls along the north and south facades of the building. The Board directed the applicant to take cues from the upper level scheme in Option 2 and look for ways to incorporate additional windows and minimize blanks walls into Option 3, while being mindful of the privacy of the adjacent development. **(DC2-B, CS2-D, DC1-A)**
b. The south-facing courtyard presented in the applicant's preferred option was approximately 30 feet wide by 40 feet deep. The Board stated support for the size and orientation of the courtyard amenity space in the applicant's preferred option and noted that this courtyard location and size could be remain successful even after the property to the south is redeveloped. The Board directed the applicant to provide additional detail on the courtyard including dimensions, conceptual landscaping, access, and circulation. **(CS1-B, DC3-B, DC4-D, PL2-A)**

3. **Street Level Uses:** The Board discussed the existing residential character and scale of 9th Ave NE and noted that the area would likely be transitioning to include more pedestrian oriented retail in the coming years because of the anticipated impacts from the nearby future light rail station. The Board also noted that the proposed mid-block pedestrian oriented retail was not out of character with the eclectic and non-traditional locations of small businesses in the Roosevelt neighborhood.
    a. The Board supported ground floor, pedestrian-oriented retail at the proposed location along 9th Ave NE and stated that either the live-work units or commercial-only space could be successful at that location. The Board supported the flexibility of the ground floor plan and ceiling heights because they allowed for the flexibility for either live-work or commercial only uses in the future. Specifically, the Board stated support for the 8-foot setback, generous 19-foot first floor height, and transparency at the ground floor. **(PL2-B, PL3-B, DC1-A)**
    b. For the Recommendation meeting, the Board directed the applicant to further break down the scale of the commercial space through design cues to respect and relate to the residential scale and character of the street. Design cues should be incorporated into signage, landscaping, lighting, awnings, and entries to communicate that these spaces are commercial, while still respecting the residential character of the street. **(CS2-all, CS3-I, DC2-C, DC4-all)**

4. **Access, Circulation, & Bicycle Facilities**: The Board expressed general support for the pedestrian access and amount of parking presented in the applicant's preferred option.
    a. The Board expressed concerns with the security and logistics of the bicycle storage room in the applicant's preferred option, specifically noting the layout presented would require all parking and service users to walk through the bicycle storage room to access the building. The Board encouraged the applicant to maximize the amount of bicycle storage and to further develop the space to be more of a room and less of a hallway. The applicant should further develop the security of the bicycle storage and parking area. For the Recommendation meeting, the applicant should provide additional detail on the bicycle storage area including security and access. **(PL2-B , PL4-A , PL4-B)**

b. For the Recommendation meeting, the applicant should provide additional details on access into the building and courtyard amenity space, including ADA access from the primary entry and parking/ service area. **(PL2-A, PL3-A)**

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood 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.

CONTEXT & SITE

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

CS1-B Sunlight and Natural Ventilation

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

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

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

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Roosevelt Supplemental Guidance:

CS2-I Streetscape Compatibility

CS2-I-i. Commercial and Mixed-Use Developments: Where building setbacks vary along the street due to required street dedications, new developments are encouraged to introduce elements that can help preserve the continuity of adjacent street-facing building walls, especially within the Core Commercial Area. Any element within the public right-of-way such as awnings, planters, etc., will require SDOT (Seattle Department of Transportation) approval. The following design solutions could provide design continuity of the building wall at the pedestrian level where buildings are set back:

a. Visually reinforce the existing street wall by placing horizontal or vertical elements in a line corresponding with the setbacks of adjacent building fronts. These could include trees, columns, planters, benches, overhead weather protection features or other building features.

b. Visually reinforce the existing street wall by using paving materials that differentiate the setback area from the sidewalk.

c. Consider using decorative paving within the public right-of-way with SDOT approval.

d. Make use of the building setback to create a public space.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

Roosevelt Supplemental Guidance:

CS3-I Architectural Context

CS3-I-i. Streetwalls: Streetwalls adjacent to sidewalks within the Roosevelt Commercial Core should be designed to incorporate traditional commercial façade components. This can be achieved by using narrow, traditional storefronts defined by vertical elements with multiple pedestrian entrances. This type of articulation is especially important for projects that occupy most or all of a blockface. The following is encouraged:

1. Articulate the building façade and break down the mass of long façades into units or intervals through architectural design and detailing to reflect Roosevelt's historical building pattern.
2. Consider a variety of traditional methods to break up the mass of large buildings in order to provide for distinctly different architectural treatments at the ground or lower levels.
3. Incorporate design elements, architectural details, or materials in the building façade at the street level that are similar to those of adjacent buildings.

CS3-I-ii. Architectural Features: Features preferred in Roosevelt include the following:

a. Building base emphasizing materials and/or texture that is different from the material(s) and texture(s) of the main body of the building
b. Kickplate
c. Ground floor storefront transparent windows that allow pedestrians to see activity within the building
d. Ground floor display windows (where product displays are changed frequently to create interest along the street)
e. Recessed entries on the street level and building modulation on the upper levels
f. Transom windows
g. Upper level windows that are interrupted by solid façade area
h. Parapet cap or cornice
i. Beltcourse
j. Marquee or awning: marquees or retractable awnings are generally preferred
k. Arcades
l. Change in materials
m. Variety in color and/or texture
n. Building overhangs (where upper levels are brought closer to a front property line)
o. Courtyards

PUBLIC LIFE

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Roosevelt Supplemental Guidance:

PL3-II Transition Between Residence and Street

PL3-II-i. Entrances: Encourage the incorporation of separate ground-related entrances and private open spaces between the residence, adjacent properties, and street, especially for multifamily developments west of Roosevelt Way.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

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

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

Roosevelt Supplemental Guidance:

DC2-I Architectural Concept and Consistency

DC2-I-i. Commercial and Mixed-use Developments: The architectural features below are especially important for Roosevelt's commercial core.

1. Multiple building entries
2. Courtyards
3. Building base
4. Attractively designed alley-facing building façades including architectural treatments, fenestration, murals, etc.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

Roosevelt Supplemental Guidance:

DC3 Residential Open Space

DC3-I-i. Ground-related Common Open Space: The Roosevelt Neighborhood values places for residents to gather. For mixed use developments, provision of ground-related common open space areas in exchange for departures especially to the maximum residential coverage limit is encouraged, in addition to other allowable departures. Open space areas can also be achieved in a variety of ways including:

i. Terraces on sloping land to create level yard space
ii. Courtyards
iii. Front and/or rear yards
iv. Roof tops

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

DC4-A Exterior Elements and Finishes

DC4-A-1. 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.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

Roosevelt Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-i. Signs: Developments should accommodate places for signage that are in keeping with the building's architecture and overall sign program. Preferred sign types include:

1. Small signs incorporated into the building's architecture, along a sign band, on awnings or marquees, located in windows, or hung perpendicular to the building facade are preferred within the Commercial Core Area.
2. Neon signs are also encouraged, while large illuminated box signs are discouraged.
3. Blade signs hung from beneath awnings or marquees are especially favored in the Commercial Core Area.
4. Large box signs, large-scale super graphics and back-lit awnings or canopies are less desirable, especially within the Commercial Core. Where awnings are illuminated, the light source should be screened to minimize glare impacts to pedestrians and vehicles.

DEVELOPMENT STANDARD DEPARTURES

At the time of the Early Design Guidance meeting, no departures were requested.

RECOMMENDATIONS

BOARD DIRECTION

At the conclusion of the Early Design Guidance meeting, the Board recommended moving forward to MUP application.