



City of Seattle

Department of Planning & Development
Nathan Torgelson, Director

DESIGN
REVIEW

EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number: 3020751

Address: 802 NE 66th Street

Applicant: Jay Janette, Skidmore Janette

Date of Meeting: Monday, December 14, 2015

Board Members Present: Ivana Begley (Chair)
Eric Blank
Laura Lenss
Blake Williams

Board Members Absent: Julia Levitt

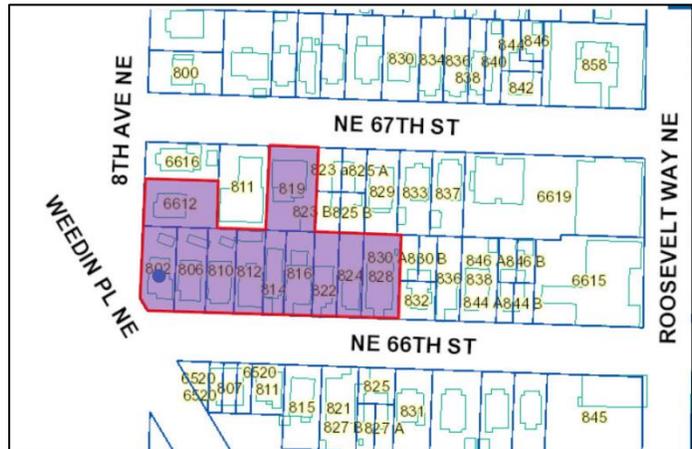
DPD Staff Present: Katy Haima

SITE & VICINITY

Site Zone: Midrise (MR (1.3))

Nearby Zones: (North) MR (1.2)
(South) NC3-65 (1.3)
(East) MR (1.3)
(West) NC3-65

Lot Area: 43,739 sq.ft.



Current Development:

The site currently contains 10 single family structures, and 1 multi-family structure.

Surrounding Development and Neighborhood Character:

Surrounding development includes a mix of small-scale residential uses including single-family residences, townhouses, and apartments, to the south and east of the site. A mix of commercial and newer mixed-use developments (some currently in review or construction) are located to the north, east, and south of the site.

The corner site is located within the Roosevelt Light Rail Station Overlay and the Roosevelt Residential Urban Village. The site is an unusual shape, and fronts 8th Ave NE, NE 66th Street, NE 67th Street, and Weedin Place NE. The abutting site at the northwest corner of the block is an existing single family structure. The site surrounds an interior lot currently developed with a multi-family structure. To the east of the site are two multi-unit townhouse developments.

The site rises approximately 30 feet from the southwest corner of the site to the northeast corner.

Access:

Access is via curb cuts on 8th Ave NE, NE 66th St, and NE 67th St. There is no alley.

Environmentally Critical Areas:

A small portion of the site along NE 66th Street is mapped as ECA Steep Slope.

PROJECT DESCRIPTION

Proposal to allow 3 seven-story structures containing a total of 250 units and parking for 105 vehicles below grade.

EARLY DESIGN GUIDANCE December 14, 2015

The packet includes materials presented at the meeting, and is available online by entering the project number (3020751) 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 Public Resource Center
Address: 700 Fifth Ave., Suite 2000

P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

The following comments, issues and concerns were raised:

- Preferred Option 3, due to the broken up massing of the structure and split access of the lobbies. Supported locating the main lobby nearest to the future rail station.
- Supported a public pedestrian pathway through site, or located on east side of site.
- Supported breaking the site into three buildings to provide visual relief and opportunity for different architectural character.
- Noted that 66th is a designated Green Street, and the design should respond accordingly.
- Supported intended materials, encouraged expressing the architectural character of the high school.
- Did not support the garage entrance location at the east side of the structure as proposed in Option 3 due to the potential impacts on the adjacent property. Preferred location presented in A or B.
- Supported the large setback proposed in Option A.
- Concerned about the mix of structures on the street.
- Preferred Option C to Option A, as Option A is large and bulk. Felt that Option C had better street compatibility.
- Encouraged a larger buffer to existing adjacent uses, as well as future uses.
- Noted that garbage collection is an issue with developments in the area, and that how trash is stored and collected should be carefully considered. Felt that good design can be undermined by garbage bins sitting outside the building, and encouraged locating all utilities within the building.
- Felt that Option C was the best massing option, but that it does not fit in with the existing context on the street. The development should appear integrated and respect the established scale and residential character of the streetscape.
- Concerned about the impact on value and living conditions of adjacent properties.
- Concerned about future development and impacts regarding construction, trash, and pedestrian safety at crossings.
- Would like to see more public spaces.
- Felt the garage should be located on 8th, facing I-5.

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.

EARLY DESIGN GUIDANCE December 14, 2015

1. **Massing and Context Response:** The Board acknowledged the complexity of the site, including the shape, adjacencies and topography, and agreed that Option C demonstrated a thoughtful massing response to context and specific site conditions. The Board supported moving forward with the general massing concept of three buildings gathered around a central open space. (CS1.C, CS2.D, CS1.I, CS2.B, CS2.D, CS2.III, DC1.B, DC2.A, DC3.A)
 - a. Option C provides the most consolidated and usable open space that relates well to the adjacent interior uses. The Board noted that the south-facing open space would allow for more light access to the site as well as to the adjacencies to the parcels on the north side of the block. (CS2.C, CS2.D, PL1.B, DC3.A)
 - b. Breaking the massing into three distinct portions, as proposed in Option 3, relates to the scale and character of the context, and reduces the height, bulk and scale on 66th Street. (CS2.B, CS2.D)
 - c. The Board noted the differing characters of each elevation and context of each street, and that the massing, scale, and façade composition should respond appropriately. (CS2.B, CS2.II, CS2.III, DC2.A, DC2.B, DC3.C)
 - d. The parking entry on NE 66th should be moved as far west as possible to minimize the impacts on the residential development to the east. (CS2.B, DC1.B)
 - e. The Board would like to see the massing revised to provide greater relief at the east property line to allow increased access to light and air, and to improve the transition in scale. The Board encouraged a greater setback at the property line, as well as an upper level setback to reduce the perceived bulk and height. (CS2.B, CS2.D, DC2.A)
 - f. The Board appreciated the internalized garbage area. (DC1.C)

2. **Residential Entries & Streetscape Design.** The Board supported the concept of multiple entries that serve a distinct use and reflect a character specific to the context and intended use. (CS2.B, PL3.A, PL3.B, PL4.A, PL4.C)
 - a. The Board felt the west entry at the corner of NE 66th Street was appropriate for a more utilitarian entry that relates to the uses to the west, including Green Lake and major bike routes. The lobby should capitalize on the opportunity to express a gateway expression. The Board requested a bolder gesture at the entry that ties into the architectural concept for the corner. The Board suggested a minimum two-story expression at the corner to emphasize the lobby and relieve the constrained proportions, and agreed that the lobby need not be a two-story space. (CS2.C, CS2.II, PL3.A, DC2.A, DC2.B, PL4.A,
 - b. The Board noted the evolving nature of 8th Avenue NE, and encouraged the design of the southwest lobby and related open space to add to the street life and enhance the pedestrian experience. (CS2.B, CS2.II, PL1.A, PL1.B, PL3.B, DC3.II, DC4.D)
 - c. The Board supported the central lobby on NE 66th Street as the main pedestrian entry from the future light rail, and as the “show lobby” for the development. The Board supported the concept of “glass box” that allows for visual access to the

open space at the courtyard above. As the design develops, the lobby should continue to celebrate the open space by allowing the courtyard to visually spill down to the landscaping at the street level. The Board encouraged the development of public open space at grade adjacent to the lobby. (PL1.A, PL1.B, PL3.A, PL3.II, DC3.A, DC3.II, DC3.III, DC4.D)

- d. The scale of the central lobby should reinforce the transition to the smaller scale of the residential development to the east. The Board requested the applicant study a recessed mass for the central lobby, as opposed to the protruding mass as presented at EDG. The Board noted this may provide an opportunity for open space at grade. (CS2.B, CS3.A, PL1.A, PL1.B, PL3.II, DC2.A, DC2.B, DC3.III)
3. **Corner Expression.** The Board discussed the merits of the options provided for the corner design. As the corner will be highly visible from I-5, the design language should reflect an appropriate scale. (CS2.B, CS2.C, CS2.II, DC2.A, DC2.B, DC2.C, DC2.D)
- a. The Board encouraged further development of the design concept shown as Option 1 on P.33, due to the expression of the depth of the heavy masonry façade, chamfered corner that relates to the site configuration, and balance of massing. (DC2.A, DC2.B, DC2.C)
 - b. The Board supported the setback at the upper levels at the corner, noting that this massing move should be strengthened with variation in materials and façade expression. (DC2.A, DC2.B, DC2.C)
 - c. As the design of the corner develops, it should emphasize the presence of the lobby and integrate this expression into the overall architectural composition. (CS2.C, PL3.A, DC2.A, DC2.B, DC2.C)
4. **Architectural Concept & Composition.**
- a. The Board supported the concept of using differing fenestration at the upper and lower levels to further reinforce the architectural concept. (DC2.A, DC2.B, DC2.C)
 - b. The Board requested an elevation study that demonstrates how the design and massing transitions to a smaller scale that relates to the residential uses to the east of the site. The Board encouraged a thoughtful exploration of the expression of scale in materials and fenestration. (CS2.B, CS2.D, DC2.A, DC2.B, DC2.C)
 - c. The Board requested a study of proportions as they relate to the design language and façade expression. (DC2.A, DC2.B, DC2.C)

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-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

Roosevelt Supplemental Guidance:

CS1-III Topography

CS1-III-i. Roosevelt generally features a consistent gentle south and southwest sloping topography. Consider using the site's topography to consider ways to respect views of downtown/the Seattle skyline and the Olympic Mountains, particularly along Brooklyn Ave NE, 14th Ave NE, 15th Ave NE, and 12th Ave NE (north-south avenues that have more grade change), north of Cowen park.

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-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-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

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-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

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-II Adjacent Sites, Streets and Open Spaces

CS2-II-i. Consider incorporating private open spaces between the street and residences and between adjacent properties. This is especially important for multifamily developments west of Roosevelt Way, and for the frontages of developments in neighborhood commercial zones that face non-arterial streets.

CS2-II-ii. Ground-level landscaping should be used between the structure(s) and sidewalk in multi-family areas.

CS2-II-iii. Gateway features should include a variety of design elements that enhance the prominent neighborhood intersections identified below.

The following design elements are encouraged:

- Sidewalk awning (transparent);
- Special paving or surface treatments;
- Outdoor art;
- Special landscaping;
- Pedestrian lighting;
- Seating; and
- Trash & recycling collection.

The following locations have been identified as key gateways and key locations for the neighborhood (see Map 2, page 5):

- Roosevelt Way NE and NE Ravenna Boulevard;
- Roosevelt Way NE and NE 75th;
- NE 65th and 8th Avenue NE;
- Weedin Place;
- NE 65th and 15th Avenue NE;
- Roosevelt Way NE and NE 65th;
- 12th Avenue NE and NE 65th; and
- 12th Avenue NE and NE Ravenna Boulevard.

CS2-II-iii. Multi-family/Residential Zone Edges: Careful siting, building design and building massing should be used to achieve an integrated neighborhood character in multi-family zones. Some of the techniques preferred in Roosevelt include:

- a. Increasing building setbacks from the zone edge at ground level;
- b. Reducing the bulk of the building's upper floors;
- c. Reducing the height of the structure;
- d. Use of landscaping or other screening (such as a 5-foot landscape buffer);

- e. Modulation of bays;
- f. Stepping down the height of structures to 40' – 45' at the zone edge to provide transition to the height of traditional single-family areas; and
- g. Minimizing use of blank walls.

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

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

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.

Roosevelt Supplemental Guidance:

PL3-II Human and Commercial Activity

PL3-I-i. Provide opportunities for increased pedestrian activity along sidewalks with high pedestrian traffic within the Commercial Core by increasing setbacks; this is especially important because some sidewalks along Roosevelt Way and 65th Ave are considered too narrow. Increase the ground level setbacks in order to accommodate pedestrian traffic and amenity features.

PL3-I-ii. Encourage the incorporation of private open spaces between the residential uses and the sidewalk, especially for multi-family development west of Roosevelt Way, and for the frontages of development in neighborhood commercial zones that face nonarterial streets. Ground-level landscaping should be used between the structure(s) and sidewalk.

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-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-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

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-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

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 façades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all façades 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 façades 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.

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

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

Roosevelt Supplemental Guidance:

DC3-II Street Planting & Landscape to Enhance the Building and/or Site

DC3-II-i. Use designs that enhance and build upon the natural systems of the neighborhood, such as storm water drainage, and aquifer re-charge strategies, habitat enhancement, solar access, food production, etc.

DC3-II-ii. Landscaping should be employed as both a design feature and an environmental enhancement. Dominant street tree varieties from the neighborhood should be incorporated into the plan.

DC3-II-iii. Consider maintenance and revitalization of existing trees.

DC3-III Residential Open Space

DC3-III-i. Include, where possible, open spaces at street-level for residents to gather.

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-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.

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 these design guidelines priorities 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 the following departures were requested:

1. **West Side Setback, North Structure (SMC 23.45.518):** The Code requires a 7 foot average, 5 foot minimum side setback for portions of a structure below 42 feet in height. The applicant proposes a reduced side setback of approximately 2 feet on the north structure.

The Board indicated that they would consider such a departure provided it is to accommodate an open walkway that would visually connect the courtyard with NE 67th Street. More information, including sections and how the impact would be mitigated at ground level, should be provided. The Board noted that they would be more open to the departure if paired with upper level setbacks to reduce the perceived height, bulk and scale. (CS2.B, CS2.D, CS2.II, PL1.A, PL1.B, DC2.A)

2. **East Side Setback, North Structure (SMC 23.45.518):** The Code requires a 10 foot average, 7 foot minimum side setback for portions of a structure above 42 feet in height. The applicant proposes a reduced side setback of approximately 7 feet on the north structure.

The Board indicated they would not be in support of departures that lessen the required setbacks of the east property line. The Board noted that greater sensitivity, not less, to the residential uses to the east should be strongly considered. (CS2.B, CS2.D, CS2.II, DC2.A)

3. **Side Setback, Southeast Structure (SMC 23.45.518):** The Code requires a 10 foot average, 7 foot minimum side setback for portions of a structure above 42 feet in height. The applicant proposes a 7 foot setback above 42 feet at the east property line.

The Board indicated that they would not be in support of departures that lessen the required setbacks at the east property line. The Board noted that greater sensitivity, not less, to the residential uses to the east should be strongly considered, and suggested a larger setback. (CS2.B, CS2.D, CS2.II, DC2.A)

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended moving forward to MUP application.