



# City of Seattle

Department of Construction & Inspections  
Nathan Torgelson, Director

DESIGN  
REVIEW

## RECOMMENDATION OF THE NORTHWEST DESIGN REVIEW BOARD

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Project Number: 3023870  
Address: 8311 15<sup>th</sup> Ave NW  
Applicant: David Neiman, Neiman Taber Architects  
Date of Meeting: Monday, November 20, 2017  
Board Members Present: Dale Kutzera, Chair  
Emily McNichols  
Keith Walzak  
Board Members Absent: Christopher Bell  
Marc Angelillo  
SDCI Staff Present: Crystal Torres, Land Use Planner

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### SITE & VICINITY

Site Zone: Neighborhood Commercial 3-40  
Nearby Zones: (North) NC3P-40  
(South) NC3P-40  
(East) SF-5000  
(West) LR2-RC  
Lot Area: 8,165 sq. ft.



**Current Development:**

There is currently developed with a single-story masonry retail building and parking lot on site, which will be demolished to accommodate the proposed project.

**Surrounding Development and Neighborhood Character:**

The west project site is located just north of NW 83rd Street along the west side of 15<sup>th</sup> Ave NW within the Crown Hill Neighborhood Urban Village. Commercial zoning and uses surround the project site to the north, south, and east, consisting mainly of smaller scale commercial uses, as well as a larger retailer across 15<sup>th</sup> Ave NW. Further south along 15<sup>th</sup> Ave NW residential and mixed-use buildings are beginning to support a more walkable denser core for the Crown Hill Neighborhood. West of the project site zoning changes from Neighborhood Commercial to Single Family zoning.

The site sits near the crest of the Crown Hill neighborhood, which has a gradual slope down to the south and east. Predominant views are territorial to the east and mountain/water to the west at higher elevations. The site is within a frequent transit zone that connects south to Ballard and downtown, east to Greenwood and Aurora Ave N, and north/northeast to Northgate.

**Access:**

Proposed pedestrian access is located along the 15<sup>th</sup> Ave NW. No parking is proposed with the project proposal.

**Environmentally Critical Areas:**

The site has no mapped environmentally critical areas.

**PROJECT DESCRIPTION**

Early Design Guidance proposing a 4-story building containing 83 congregate residences and 1,200 sq. ft. of retail space located at ground level. No parking is proposed. Existing building to be demolished.

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

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

**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**

The following public comments were offered at this meeting:

- Requested clarification on the Small Efficiency Dwelling Unit (SEDU) housing typology.
- Requested clarification on when environmental review takes place in the process. [Staff Note: This occurs once the Master Use Permit is submitted, following the EDG phase].
- Stated preference for materials other than cementitious panels.
- Supported small business commercial spaces.
- Requested clarification on the target renters for this typology.
- Concerned with how the commercial spaces would receive deliveries and how services users would pick up trash etc.
- Concerned with traffic and parking.
- Requested clarification on the proposed height.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Concerned with traffic and spill over parking impacts.
- Suggested the design integrate material other than cement panels.
- Supported for smaller commercial spaces.
- Supported proposed unit sizes.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking and traffic are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations are addressed under the City's zoning code and are not part of this review. Neither SDCI nor the Board have authority over unit sizes or the demographics of future tenants.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: <http://web6.seattle.gov/dpd/edms/>

**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.

1. **Design Concept:** The Board was supportive of preferred Option C ("H" massing scheme) and provided the following guidance:
  - a. The Board discussed the programming of the ground floor plan commenting the proposed plan was rather interesting and innovative in the organization of spaces.

- The Board commended the design team for the thoughtful attention to the interior space at the ground floor. (DC1-A)
- b. The Board encouraged further clarification and distinction of commercial from residential spaces. (DC3-A)
  - c. The Board was supportive of the courtyard concept. however, they expressed concern regarding the width to height proportions shown in Option C. (PL1-C-1, DC3-B)
  - d. The Board was also concerned with the requested departure for the rear setback adjacent to single family zoning. The Board indicated the design should further reconcile the bulk and scale along this zone transition. (CS2-D, DC2-A)
  - e. The Board acknowledged the interconnectedness of the programming elements and the potential impacts of shifting the rear massing on the courtyard space. The Board cautioned against further narrowing of the courtyard space. (DC3-A)
  - f. The Board encouraged changing the orientation of the rear units to reduce the bulk and scale, while also maintaining the courtyard dimensions. (CS2-D, DC3-C)
  - g. The Board indicated overall interest and support for the proposed plan and massing, directing the design team to further resolve these issues (bulk and scale along zone transition; maintaining courtyard dimension) as the design evolves. (CS2-D, DC3-B, DC3-C)

## **2. Street Frontage**

- a. The Board was supportive of the highly transparent commercial ground floor indicated in the packet materials. (PL3-C)
- b. The Board discussed the proposed entry location, commenting the lobby area along the street front was an interesting concept and response to activating the street frontage rather than the standard pass-through entry lobby. However, the Board would like to see further analysis of the proposed entry location (along the north edge) as the best solution. (CS2-C-2; CS2-B-2)
- c. The Board discussed the proposed gates as a potential means to mark the residential entries and resolve wayfinding issues by further distinguishing residential vs. commercial entries. The Board requested more information related to the gate and entries at the Recommendation phase. (PL2-D-1; PL3-A)
- d. The Board discussed the requested departures for reduced depth of the commercial spaces along 15<sup>th</sup> Ave NW. After hearing support from the public for smaller commercial spaces, the Board agreed smaller commercial spaces would be appropriate at this location and would offer greater variety of commercial uses. (CS3-A-4, PL3-C)

## **3. Basement Units**

- a. Further reconcile the relationship of the basement units to the courtyard space. Clarify how both light and privacy will be accommodated. (CS1-B-2)

#### 4. Service Uses

- a. The Board echoed public comment and requested more study to resolve the location of trash adjacent to the main residential entry. Further consider how the commercial spaces will access the garbage area. (DC1-C-4)

#### 5. Blank Walls/North and South Edges

- a. The Board appreciated seeing some glazing along the north and south edges, and discussed the choice to provide side setbacks vs. coming to the lot line. The Board recognized the setbacks were integrated to accommodate circulation and residential entries. The Board did not provide conditions related to the side setbacks. (DC2-B-2)
- b. The Board also requested consideration of lighting for safety along these narrow corridors. Provide more information at the Recommendation phase. (PL2-B, PL3-B-1)

#### 6. Materials.

- a. The Board acknowledged public concern regarding cementitious panels and encouraged the use of different, high quality materials, especially along the street frontage as this building would be a precedent setting structure in this area. The Board expressed support of the precedent images shown in packet which showed depth of fenestration, as well as, material application which added legible scale and added visual interest. The Board directed the applicant to continue evolving the design in line with the presented imagery. DC2-B-1, DC2-C-1, DC2-D, DC4-A, CS3-A-4

### RECOMMENDATION November 20, 2017

#### PUBLIC COMMENT

The following public comments were offered at this meeting:

- Concerned with how will the rear area will be accessed and if the rear was an active space.
- Commented regarding the sidewalk along 83<sup>rd</sup> and whether or not the proposed development would fix this area to create a flush and improved condition for all the sidewalk adjacent to the site.

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#### 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.

##### 1. Design Concept.

- a. The Board acknowledged the design refinements since EDG, supporting the overall ground floor plan, transparent recessed street-level, building overhang

- along the sidewalk, south courtyard and visual connection from the street to the courtyard space, as well as, the overall massing and scale of the building. (CS2-B-2. Connection to the Street; CS2-D Height, Bulk, and Scale; DC2-A Massing)
- b. The Board was supportive of the massing and siting refinements which revised the rear massing to provide the required setback (up to 40 feet) while pushing the sides out. (CS2-D Height, Bulk, and Scale)
  - c. At EDG the Board directed the design team to clarify the ground floor programming and clearly define commercial from the residential areas both interior and exterior (courtyard). At Recommendation, the Board was pleased with the refinements to the ground floor plan and distinction between residential courtyard area and commercial courtyard area. (DC1-A Arrangement of Interior Uses)
  - d. A majority of the Board was supportive of the courtyard and recommended several conditions to further enhance the usability of the space and maintenance of critical elements including:
    - i. Reshape the bioretention planter with the goal of better integrating this element, perhaps as a taller linear element with seating. (DC3-A-1. Interior/Exterior Fit; DC3-C Design)
    - ii. Maintain the transparency and visual connection from the street to the courtyard. (PL3-C Retail Edges)
    - iii. Maintain the landscape buffer for the basement units from the courtyard space. (DC3-A-1. Interior/Exterior Fit)

## **2. Street Frontage and Entries:**

- a. The Board was supportive of the overall ground floor expression which utilized a glass storefront system to create the gesture of a floating massing volume above the highly transparent base. (PL3-C Retail Edges)
- b. The Board recommended several conditions in order to strengthen this glassy expression and refine the identity of retail storefronts the PL3-C Retail Edges):
  - i. Bring the “side-light” down adjacent to the south entry to create a more consistent expression for both retail entries.
  - ii. Differentiate the planter at the lobby window with material other than concrete.
- c. In addition, the Board discussed the building overhang and requested departure. The Board strongly supported the clean expression and crisp line created by the floating massing volume. In order to maintain this crisp line the Board was supportive of the departure, as the canopy would disrupt the architectural composition and floating expression. In addition, the building overhang itself could act as weather protection. The Board recommended the following conditions in order to ensure the building overhang is utilized as weather protection (PL2-C Weather Protection):
  - i. Keep the building edge free of plants or other items that would inhibit pedestrians from utilizing this overhang.
  - ii. Refine the edge drip condition to minimize the dripline along the walkway.

- d. The Board discussed the residential entry locations and prominence. After a thoughtful discussion, the Board agreed the location of the main entry on the north side was an appropriate and consistent design decision which supported the overall ground floor programming. However, the Board recommended several conditions to further strengthen and refine the residential entry points (PL3-A Entries, PL3-B Residential Edges):
  - i. Pull both gates back (north and south entries) from the building edge.
  - ii. Strengthen the prominence of the main entry at the street by incorporating signage perhaps on the wood wall or on the gate itself.
  - iii. Along the north entry path, flip the landscaping and the sidewalk to provide weather protection for residents, as well as, a more pleasant tactile experience along the wood entry wall.
  - iv. At the North entry replace the entry door and vestibule door with a storefront door system to improve the safety and security of this tucked away entry point.

### 3. Materials:

- a. The Board was supportive of the material palette which included a variety of hardie cement panels including horizontal rainscreen siding. Other materials included thermory, glass storefront, and concrete. (DC4-A-1. Exterior Finish Materials)
- b. The Board was strongly supportive of the application and detailing of these materials and recommended a condition to maintain the cladding detailing shown in the Recommendation packet including the expression of the floor lines. (DC2-B Architectural and Facade Composition, DC2-D-2. Texture)
- c. The Board recommended a condition to explore a darker color of the monitor (lofted massing volume) in order to distinguish the massing volumes. (DC2-B-1. Façade Composition)
- d. In addition, the Board also recommended a condition to explore changing the thin grey hardie panel (east elevation, edge panels) to match the dark grey panel and studying how the transition around the corner would occur. (DC2-B-1. Façade Composition)

### 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 Recommendation the following departures were requested:

1. **Rear Setback (SMC 23.47A.014.B.3):** The Code requires a 15' set back for portions of structures from 13-40' in height; and an additional 2' setback for every 10' height above

40'. The applicant proposed to comply with the lower setback of 15' and proposed to encroach 9" into the upper story setback above 40'.

The Board was supportive of the requested departure as the departure allowed for a more cohesive design and logical terminus of the massing form. (DC2-A Massing) The Board voted unanimously in favor of the proposed departure.

2. **Street-Level Development Standards – Commercial Depth (SMC 23.47A.008):** The Code requires non-residential uses to extend an average depth of at least 30' and a minimum depth of 15' from the street-level street-facing façade. The applicant proposed an average depth of 19'-9" (the proposal would comply the minimum depth of 15').

The Board supported the requested departure acknowledging public support for the highly transparent shallow and long commercial space which created a strong connection with the street. However, the Board recommended a condition to maintain glazing, maintain the landscape buffer for the basement units, and redesign the bio retention to create more usable space within the commercial area of the courtyard. (PL3-C Retail Edges, DC3-A-1. Interior/Exterior Fit; DC3-C Design). The Board voted unanimously in favor of the proposed departure.

3. **Street-Level Development Standards – Overhead Weather Protection (SMC 23.47A.008.C.4):** The Code requires overhead weather protection in pedestrian zones to be provided for a minimum of 60% of the street frontage; 6' in width; provided over the sidewalk; provided between 8 and 12' in height; and adequate lighting for pedestrians shall be provided. The applicant proposes to comply with required street frontage length and lighting of overhead weather protection, but proposes to provide protection above the 12' height at 4'-6" width.

The Board supported the requested departure as they strongly supported the clean expression and crisp line created by the floating massing volume. However, in order to ensure the building overhang's utilization as weather protection the Board recommended the following conditions (PL2-C Weather Protection):

- i. Keep the building edge free of plants or other items that would inhibit pedestrians from utilizing this overhang.
- ii. Refine the edge drip condition to minimize the dripline along the walkway.

The Board voted unanimously in favor of the proposed departure.

## DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified 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-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.

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

**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-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.

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

**CS3-A Emphasizing Positive Neighborhood Attributes**

**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-C Outdoor Uses and Activities**

**PL1-C-1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

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

**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.

#### **PL2-C Weather Protection**

**PL2-C-1. Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

**PL2-C-2. Design Integration:** Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

**PL2-C-3. People-Friendly Spaces:** Create an artful and people-friendly space beneath building.

#### **PL2-D Wayfinding**

**PL2-D-1. Design as Wayfinding:** Use design features as a means of wayfinding wherever possible.

### **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-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-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.

## **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.

## **DC1-C Parking and Service Uses**

**DC1-C-4. Service Uses:** Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

## **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 Façade 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 façades 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-D Scale and Texture**

**DC2-D-1. Human Scale:** Incorporate architectural features, elements, and details that are of human scale into the building façades, 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.

### **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-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.

### **DC3-C Design**

**DC3-C-2. Amenities/Features:** Create attractive outdoor spaces suited to the uses envisioned for the project.

## **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.

## **RECOMMENDATIONS**

### **BOARD DIRECTION**

The recommendation summarized above was based on the design review packet dated Monday, November 20, 2017, and the materials shown and verbally described by the applicant at the Monday, November 20, 2017 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the three Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Further enhance the usability of the courtyard space and maintenance of critical elements including:
  - i. Reshape the bioretention planter with the goal of better integrating this element, perhaps as a taller linear element with seating. (DC3-A-1. Interior/Exterior Fit; DC3-C Design)
  - ii. Maintaining the transparency and visual connection from the street to the courtyard. (PL3-C Retail Edges)
  - iii. Maintain the landscape buffer for the basement units from the courtyard space. (DC3-A-1. Interior/Exterior Fit)
2. Strengthen this glassy storefront expression and refine the identity of retail storefronts as follows the PL3-C Retail Edges):

- i. Bring the “side-light” down adjacent to the south entry to create a more consistent expression for both retail entries.
  - ii. Differentiate the planter at the lobby window with material other than concrete.
3. Ensure the building overhang is utilized as weather protection as follows (PL2-C Weather Protection):
  - i. Keep the building edge free of plants or other items that would inhibit pedestrians from utilizing this overhang.
  - ii. Refine the edge drip condition to minimize the dripline along the walkway.
4. Further strengthen and refine the residential entry points as follows (PL3-A Entries, PL3-B Residential Edges):
  - i. Pull both gates back (north and south entries) from the building edge.
  - ii. Strengthen the prominence of the main entry at the street by incorporating signage perhaps on the wood wall or on the gate itself.
  - iii. Along the north entry path, flip the landscaping and the sidewalk to provide weather protection for residents, as well as, a more pleasant tactile experience along the wood entry wall.
  - iv. At the North entry, replace the entry door and vestibule door with a storefront door system to improve the safety and security of this tucked away entry point.
5. Maintain the cladding detailing shown in the Recommendation packet including the expression of the floor lines. (DC2-B Architectural and Facade Composition, DC2-D-2. Texture)
6. Explore a darker color of the monitor (lofted massing volume) in order to distinguish the massing volumes (provide with MUP correction). (DC2-B-1. Façade Composition)
7. Explore changing the thin grey hardie panel (east elevation, edge panels) to match the dark grey panel and studying how the transition around the corner would occur (provide with MUP correction). (DC2-B-1. Façade Composition)