City of Seattle

Department of Construction & Inspections
Nathan Torgelson, Director

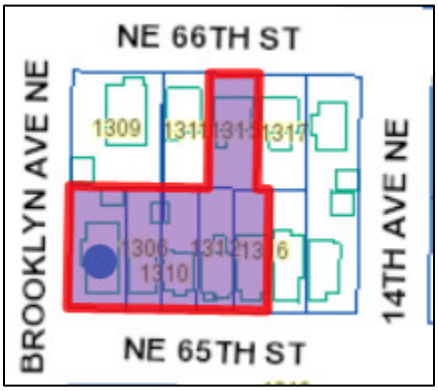
DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

Project Number:	3024696
Address:	1300 NE 65th St
Applicant:	Jen Lien, GGLO
Date of Meeting:	Monday, August 29, 2016
Board Members Present:	Eric Blank, Chair Joseph Hurley, Substitute James Marria
Board Members Absent:	Ivana Begley Blake Williams
SDCI Staff Present:	BreAnne McConkie Abby Weber

SITE & VICINITY

Site Zone: The southern portion of the site adjacent to NE 65th St is zoned Neighborhood Commercial 2P-65 (1.3) (NC2P-65(1.3)), and the northern portion of the site adjacent to NE 66th St is zoned NC2P-65(4.0).



Nearby Zones: (North) Single Family 5000 (SF5000)
(South) NC1P-40(1.2)
(East) NC2P-65(1.3)
(West) NC2P-65(4.0)

Lot Area: 48,100 SF

Current Development:

The development site includes 6 parcels under singular ownership; 4 of the parcels are developed with a single family structure and 2 are undeveloped. All existing structures are proposed to be demolished.

Surrounding Development and Neighborhood Character:

The site is located in the Roosevelt Urban Village and Roosevelt Station Area Overlay District. The neighborhood commercial core is located to the west of the site. Roosevelt High School is located across the street to the north, and the future Roosevelt Light Rail Station is located 2 blocks to the west. The remainder of the block has three single family homes on NE 66th St. There will potentially be a future City park located along 14th Ave NE.

Neighborhood character is transitioning from small retail and single family residences to larger contemporary mixed-use development. The full-block site across 14th Ave NE is proposed to be developed with a 7-story, 220-unit mixed-use structure (under MUP Project #3013244), and the block to the west across Brooklyn is proposed to be partially redeveloped with several projects (under MUP Project #3021393, #3022283 and #3004423).

Access:

Three existing single family structures had vehicular access off NE 65th St, and one had access off NE 66th St. There is no alley.

Environmentally Critical Areas:

There are not mapped Environmentally Critical Areas on site.

PROJECT DESCRIPTION

Early Design Guidance application proposing a 7-story structure containing 124 apartment units and 4,080 sq. ft. of commercial space. Parking for 100 vehicles to be provided below grade. Existing structures are proposed to be demolished.

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

EARLY DESIGN GUIDANCE August 29, 2016

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Questioned the livability of ground floor residential units.
- Supported setbacks along NE 66th St.
- Would like the existing trees on site and adjacent to the property to be protected.
- Would like to see a coordinated lush landscape along NE 65th St to provide an increased buffer, like seen in South Lake Union.
- Would like to see the trees incorporated into the design; there are likely Exceptional trees on adjacent properties.
- Concerned with the proposed large blank wall.
- Would like the applicant to consider flipping the blank wall and open space on the portion of the building that extends to NE 66th St.
- Would like to see a double height space at southeast corner to accommodate retail.
- Would like to see grade separation where units front the proposed park.
- Concerned that the new development is not consistent with height, bulk and scale of existing single family neighborhood context.
- Would like the design of units fronting the proposed park consider safety and security, and "eyes on the park".

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

- Supported commercial uses along the entirety of NE 65th St, especially at the southeast corner since it will potentially be adjacent to a future park.
- Supported Option 3 with increased setback at grade for increased pedestrian activity and character.
- Would like the Recommendation packet to include photographic documentation along NE 66th St and elevations in relation to adjacent structures.

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. **Massing & Context Response:** The Board discussed the three massing options and the adjacency issues associated with the north bar that extends to NE 66th St. The Board expressed general support for Option 3, the applicant's preferred alternative.
    a. The Board expressed support for the multiple residential entries on the three street frontages. (PL1-B, PL3, PL3-I, PL3-II)
    b. The Board was open to the proposed cantilever over the ground floor along Brooklyn Ave NE, however, directed the applicant to explore alternative designs that promote a strong urban edge. (PL1-B, PL1-I-iii, PL2-I, PL3)
    c. The Board agreed with public comment and did not support the blank wall condition on the east façade of the bar adjacent to the existing single family residence. The Board agreed that the setback on the west façade is not a valid justification for the blank wall condition and directed the applicant to explore design alternatives, such as shifting the building mass west several feet to allow for glazing on the blank wall or switching the blank wall to the west façade where it could be mitigated in the future by new development by the same development group. The Board was inclined to support a departure that would mitigate or reduce the blank wall condition and improve the overall design of the portion of the site that extends to NE 66th St. (DC2-B, DC2-II)
    d. The Board appreciated the upper level setback along NE 66th St, but directed the applicant to study additional measures to reduce the perceived height, bulk and scale of the north bar. (CS2-III, DC2-A, DC2-I, DC2-II)
    e. The Board noted that the design should anticipate future development, and requested the future northwest development envelope be ghosted in to drawings at the Recommendation phase. (CS2-C, CS3-A, DC2)

2. **Street Level Uses & Pedestrian Experience**: The Board discussed the southeast corner street level use, existing trees, and proposed City park. For the purpose of providing this Early Design Guidance, the Board assumed the proposed City park will be developed. If it is determined the park will not be developed, the applicant will be required to return for additional Early Design Guidance meeting.
    a. Consistent with public comment, the Board unanimously agreed that the southeast corner should be a retail use as it will better anchor the corner, engage with the proposed future park, and activate the space. The Board encouraged the applicant to explore a double height retail space in that location, however, acknowledged that a small retail space with a 10' floor to ceiling height could be acceptable if designed well. (CS2-B, CS2-II, PL1-B, PL1-I, PL3, PL3-II)
    b. The Board acknowledged public comment and directed the applicant to be sensitive to trees on adjacent sites through the utilization of ground floor and upper level setbacks, and preserve as many trees on site as possible. The applicant was advised to submit an arborist report; if any Exceptional trees are identified, the applicant will be required to show a design option that saves the tree(s) at the next meeting. (CS1-D, CS2-B, CS2-D-2)
    c. The Board expressed concern regarding the residential units fronting the proposed park and stated the units should not appear to "privatize" the park by treating it as a front yard. The Board recommended the design avoid entry stoops and explore alternatives such as angled entries. The Board referenced *The Park* development in

Ballard as an example of a well-designed edge between ground level residential and a public park. Additionally, these units should activate the space and encourage safety and security by promoting "eyes on the street". (CS2-B, CS2-II, CS3-I, PL2-B, PL3)

3. **Exterior Materials & Detailing:** The Board recognized the site as a large development project in a neighborhood undergoing significant transition, and stressed the importance of meeting the high standards of the Design Guidelines.
    a. The Board strongly encouraged the applicant to set a precedent for future development by designing a well-detailed building with durable, high quality materials, that are proven to age well. All facades must be well documented in the recommendation packet. (CS2-A, CS3-A-4, DC2-B-1, DC2-D-2, DC2-II-ii, DC4-A, DC4-I)

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. **Residential Uses at Street Level (SMC 23.47A.005.C.1):** The Code requires that residential uses occupy no more than 20 percent of the street-level street facing façade. The applicant proposes residential uses along 36 percent of the NE 65th St façade. (PL2, PL3)

   The Board did not support the departure, as the higher percentage of residential use along NE 65th St does not contribute to a more compelling or activated streetscape. The Board would be open to alternative departures that seeks to activate and engage the pedestrian-designated street.

2. **Uses at Principal Pedestrian Streets (SMC 23.47A.005.D.1):** The Code requires that a limited selection of non-residential uses are required along 80 percent of the street-level street facing façade in pedestrian-designated zones, including retail and/or eating/drinking establishments. The applicant proposes non-residential uses along 64 percent of the NE 65th St façade. (PL2, PL3)

   The Board did not support the departure, as the lower percentage of non-residential uses along NE 65th St would not contribute to a more compelling or activated streetscape. The Board would be open to alternative departures that demonstratively activates and engages the pedestrian-designated street.

3. **Street Level Uses on Principle Pedestrian Streets (SMC 23.47A.008.C.1):** The Code requires that a limited selection of non-residential uses are required along a minimum of 80 percent of the street-level street facing façade in pedestrian-designated zones, including retail and/or eating/drinking establishments. The applicant proposes non-residential uses along 64 percent of the NE 65th St façade. (PL2, PL3)

   The Board did not support the departure, as the lower percentage of non-residential uses along NE 65th St would not contribute to a more compelling and activated streetscape. The Board would be open to alternative departures that demonstratively activates and engages the pedestrian-designated street.

4. **Setback Requirements (23.47A.009.D.1.a.1):** Along NE 66th St, the Code requires an average ground level setback of 10' along the length of the property line and a minimum upper level setback of 4'. Above 45', the minimum 4' upper level setback shall be provided in addition to the required 10' ground level setback. The applicant proposes to depart from the additional 4' setback above 45' at level 5, while providing an additional 52'6" setback (62'6" total) at level 6. (CS2, CS2-III, DC2, DC2-I))

   The Board indicated preliminary support for the requested departure, as it reduces the perceived height, bulk and scale from NE 66th St. However, support for the departure is ultimately dependent on the resolution of the north "bar" that extends to NE 66th St. The Board requested that drawings include the future northwest development envelope ghosted in.

5. **Setback Requirements (23.47A.009.D.1.a.2):** Along Brooklyn Ave NE, the Code requires an average ground level setback of 5' along the length of the property line and a minimum upper level setback of 4'. Above 45', the minimum 4' upper level setback shall be provided in addition to the required 5' ground level setback. The applicant proposes to depart from the additional 4' setback above 45', while providing an additional 4' ground level setback. (CS2-B2, PL1-B-3, CS3-I-ii, PL2-I-iii, PL3-I-i)

   The Board indicated preliminary support for the requested departure, as it reduces the "wedding cake" massing appearance and the proposed ground level setbacks contribute to the pedestrian experience. However, the applicant will need to establish a strong urban edge through a design responsive to the guidance of this report.

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-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

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-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-III Height, Bulk and Scale

CS2-III-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.

CS2-III-iv. Roosevelt High School Architectural Heritage:

a. Massing void of variation is discouraged on properties adjacent to the high school in order to avoid a monolithic look.
b. Preserve specific views corridors to and from the high school, arrange the massing in a way that references the prominent high school structure.

CS2-III-v. Olympic Promenade:

a. Encourage preservation of westward views of the Olympic Mountains along NE 66th St. and from Roosevelt High School to allow for an 'Olympic promenade' and more light and air to reach right of way landscape features. Consider upper-level setbacks of new multi-family and commercial buildings that flank the NE 66th St. corridor.

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

CS3-A Emphasizing Positive Neighborhood Attributes

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-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.

Roosevelt Supplemental Guidance:

CS3-I Emphasizing Positive Neighborhood Attributes

CS3-I-i. Roosevelt High School Architectural Heritage: New buildings built adjacent to the high school (particularly on the blocks immediately south of the school) should complement and defer to the architectural prominence of the school, and contribute to a campus-like setting in the immediate school vicinity.

CS3-I-ii.: Reinforce a vibrant streetscape:

a. Apply a pedestrian-oriented design;

b. Include multiple recessed entries; and

c. Considering offering commercial and residential units of different sizes and at a range of price points.

PUBLIC LIFE

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

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.

Roosevelt Supplemental Guidance:

PL1-I A Network of Public Spaces

PL1-I-ii. Arrange new buildings' massing to support street-level open spaces and streetscape concepts, including station-related amenity areas, especially on green-streets and greenways.

PL1-I-iii. On the blocks adjacent to the high school, anticipate the movement of large groups between the school grounds and commercial areas in order to design for pedestrian safety along 12th Avenue NE and NE 65th St.; the key arterials traversed by sometimes distracted students. Anticipate use of gathering spaces by groups of students. Incorporate trash collection and recycling accommodations as appropriate

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-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

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.

Roosevelt Supplemental Guidance:

PL2-I Pedestrian Experience

PL2-I-ii. Provide pedestrian scaled lighting on streets with direct access to the light rail station, near the High School, and on neighborhood green streets and/or greenways. These streets include 12th Ave NE, NE 66th, NE 67th, and NE 68th Streets.

PL2-I-iii. Pedestrian amenities are encouraged where appropriate along side-walks within the commercial core. Amenities should be placed within setbacks. Examples of amenities include:

- Trash & recycling
- Canopies
- Seating
- Drinking water fountains
- Artwork
- Special surface treatments
- Plantings
- Pedestrian scaled lighting
- Courtyards

PL2-I-iv. Minimize sidewalk obstructions, especially in consideration of non-sighted pedestrians.

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-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-I High school, Green Streets, and Green Ways

PL3-I-i. Provide a more intimate, smaller-scale residential environment on the blocks adjacent to the high school by providing landscaping, stoops, porches, etc.

PL3-II Human and Commercial Activity

PL3-II-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.

DESIGN CONCEPT

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.

Roosevelt Supplemental Guidance:

DC2-II Architectural and Façade Composition

DC2-II-i. Along Major Arterials:

a. Maximize the retail and street-level transparency (commercial zones);
b. Maximize the quality of exterior finish, especially at the base;
c. Incorporate a series of storefronts along the commercial street frontages.

DC2-II-ii. Along Green Streets, Greenways, and Non-Arterial Streets:

a. Maximize modulation, courtyards, human interaction;
b. Incorporate high quality materials, a mix of informal planting, and integration of natural materials, especially at the entries.

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.

Roosevelt Supplemental Guidance:

DC4-I Exterior Finish Materials

DC4-I-ii. The use of high-quality cladding materials, such as brick and terra cotta masonry; tile; natural and cast stone is strongly encouraged along commercial frontages, and scaled to pedestrian activity and scale, especially at the base and ground-levels. Concrete Masonry Units and high-quality concrete are also preferred over wood, metal, or cement-board claddings.
DC4-I-iii. Colors should be consistent with and chosen based on existing architectural cues and should be considered in terms of their relationship to neighboring structures.
DC4-I-iv. The use of more natural elements, such a brick, wood, etc. that feels welcoming to pedestrians (see Ballard Ave. as example) or high quality, durable modern elements is encouraged.
DC4-I-v. Transparent, rather than reflective, windows facing the street are preferred.

BOARD DIRECTION

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