

For June 6, 2017 Meeting with City Planner, Magda Hogness DPD#3020338

Two issues that were raised by the Design Board at EDG 1, 2, and 3 were

1. setbacks on Dewey to aid the transition between a multi use development and a single family zone
2. the northeast corner of the development

The first set of Plans provided by the architect showed a 10' setback from the sidewalk to the retailer. The rendering of the northeast corner shows trees and nonexistent lawns rather than the adjacent land owned by SDOT and covered in wild blackberries.

The second set of Plans provided by the architect for EDG2 responds a little, a very little to advice from the board to increased the setbacks and consider the site's topography. There is now a 15' setback from the sidewalk to the retailer/parking garage. The rendering of the northeast corner shows lots and lots of mature trees blocking any view of the actual building.

The third set of Plans provided by the architect for EDG3 has so-called Town Houses pasted on to the front of the 2-story garage so the 15' setback is now reduced to between 10' and 12'. There is no rendering of the northeast corner, just two small sections whose dimensions are unreadable but according to the text there is a 5' setback between the sidewalk and building.

The Design Board noted at EDG 1 and 2 that the "NE corner is highly visible and the scale relationship is critical". It one looks at the set of plans provided for EDG 3 it appears the architect chose to ignore this request as well as the "additional setbacks needed to respond to site topography and transition to the Single Family zone.

Thank you, Penelope Karovsky