

Meeting Minutes

Date: August 6th, 2015 1:00pm

Re: EDG Pre-submittal Conference | 6726 Greenwood Ave N | # 3020114

Attendees:

Michael Dorcy, Seattle DPD

Lori Swallow, Seattle DPD

Kelten Johnson, Owner

Jay Janette, Skidmore Janette APD

Ryan Dingle, Skidmore Janette APD

Michael,

Thank you for your assistance yesterday. Below is a record of our meeting for your review, confirmation, and approval.

Project Overview:

The proposed project is a 60 unit, 4 story mixed use structure with no parking. The NC2-40 zoned site is located at 6726 Greenwood Ave N at the corner of Greenwood Ave N and N 68th St with commercial and multi-family uses located to the North, South, and West (including two mixed use buildings of similar scope and scale). To the East the zoning and use is single family.

Proposed designs currently have commercial space along Greenwood Ave, with a residential lobby and live work units off of 68th to create a transition to the residential zoning to the East. The two presented schemes at this meeting provide a level 1 commercial floor (Ownership has a tentative deal with current tenants Stumbling Goat and Kort Haus to return), with the upper stories maintaining a strong corner and façade along Greenwood and 68th. The massing shifts occur by stepping back in a tiered fashion along the East property line to form amenity area (Option A), or carving out the central portion of the building to create a South facing courtyard. (Option B)

Zoning:

- Split Zoning:
The zone transition from NC2-40 to SF 5000 occurs beyond the site's East property line, making the properties to the East split NC2-40 & SF 5000. The design team wanted to confirm that due to this condition, no setbacks were required, as well as discuss what might be expected from the board. Lori confirmed that per code the setback is determined by the condition at the property line, so no setback would be required. Michael commented that the East façade and transition would be an important part of the design, and something the board would likely pay close attention to.

- **Parking / Transit Study:**
The proposal does not provide any parking. The design team has completed transit calculations, and looked at the traffic study for the adjacent project to the North, and doesn't expect any issues. That being said, the design team would like to have the transit calculations / parking impact study looked at as soon as possible. Michael confirmed that the earliest the SEPA portion of the review could occur would be at MUP submittal. Lori stated that a "Request for DPD services" could be requested to review the transit calculations prior to submittal.
- **Upcoming Code Changes:**
The applicant asked if there are any code changes currently being discussed that may have an impact on the project. (such as exterior walkways counting as FAR) Lori stated that the exterior walkway code revision only affects LR2 zones. There are changes to the Live/Work code section that limit the residential uses (kitchens, bedrooms, etc...) that can be located in the street-facing half of a Live/Work unit at street level.

Planning / Land Use:

Michael and the design team discussed the packet and schemes presented:

- The design team confirmed that now that the split-zoning condition on the East has been verified a third design will be developed that will likely provide additional modulation on the street facing façades.
- Michael noted that there needs to be significant differences between the options being presented – large massing moves or building shape changes.
- The board will likely want to see a shade / light study presented.
- Though not required until later, an appendix A (historical review) of the building has been completed and the owner, Kelten Johnson, will forward it on now that a reviewer has been assigned.

A timeline was discussed and Michael confirmed that he will review the board's schedule and get a meeting date selected as soon as possible.

Thank you,



Ryan Dingle

Skidmore Janette architecture | planning | design

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