

**EARLY DESIGN GUIDANCE PRIORITIES
OF THE
NORTHEAST DESIGN REVIEW BOARD**

Meeting Date: September 10, 2007

Project Number: 3006480

Address: 8511 15th Avenue NE

Applicant: Brian Runberg for Prescott Development LLC

**Board Members Present: Susan Eastman Jensen
Craig Parsons
Tom Nelson
Tricia Reisenauer**

Absent: Shawna Sherman

DPD Staff Present: Scott Kemp, Land Use Planner

BACKGROUND & VICINITY INFORMATION:

The applicant has applied for Design Review to develop a mostly rectangular-shaped site in the Maple Leaf neighborhood with a clustered, ground-related, multi-family residential development.

More extensive information regarding the site and vicinity can be found in the records of the two prior Design Review Early Design Guidance meetings.

THIRD EARLY DESIGN GUIDANCE MEETING

At this third Early Design Guidance Meeting the applicants offered additional designs created in response to the early design guidance offered at the second EDG meeting on August 6, 2007.

At this meeting a revised site plan was presented which, while retaining 39 residential units, provided a contiguous landscaped area the entire length of the 15th Ave. N.E. frontage of the property. This was accomplished by moving the unit proposed for the southeast corner westward. The number of internal, common open spaces has been reduced from three to two.

Vehicle access to the underground parking garage is reduced to a single 16 foot wide driveway from N.E. 85th St. The second driveway from N.E. 85th Street has been removed.

The number of requested departures was reduced from three to two.
Two Development Standard Departures are requested. They are:

1. Setback Reductions
6 feet between interior facades (10' required)
2. Driveway to underground garage = 16 feet (20 feet required).

PUBLIC COMMENT:

Approximately 20-30 members of the public attended the Early Design Guidance meeting. Public comments included:

1. New trees will take a long time to reach maturity.
2. Only the proposed setbacks and not size on units are based on cottage guidelines.
3. Density must not be taken lightly. It will have a significant impact on the neighborhood.
4. Neighborhood would like to have time to complete a neighborhood plan before this project is approved.
5. The landscape buffer at corner isn't 50'.
6. Latest design does not address the DRB's requests from the previous meeting.
7. Concerned about any curbcuts on 85th due to seasonal pedestrian traffic accessing the park to west.
8. Concerned that the trees will cease to be protected once the homeowners' association assumes control. Can the stand of trees be turned over to a conservancy organization?
9. Neighborhood's arborist report conflicts with that of the applicant.
10. Proposed density is the result of the applicant's economic need, but should not govern good design.
11. Narrow setbacks between houses should be offset with larger front and rear setbacks.
12. Current plan not in character with the neighborhood.
13. More trees could be preserved if open space was all concentrated where the existing trees are.
14. How will garbage be sited and picked up?
15. How will fire trucks get access to the site?
16. How is it that the Mayor will meet with the applicant, but the Fire Dept. won't return calls?

DESIGN GUIDANCE:

The Board offered the following further guidance for the early design phase of the project application.

The modification to preserve trees along 15th Ave. N.E., including the southeast corner, is seen as a successful, good faith effort and adequate.

Setback and architectural variation along the west, reservoir, side is headed in the right direction. The MUP details will show massing and architecture and these measures will determine how successful the effort is.

Interior setbacks are still at five to six feet. Architectural detailing at the MUP level will determine how successful the measures are. Measures such as dropping roof lines, varied structure placement, and landscaping can be very important. Three Board members chose to wait and see on the interior setback

issues. All felt that a level of expectation should be communicated to the applicants.

Treatment of the setback variation issue along N.E. 85th and 86th Streets is only partially resolved. Porches are starting to be seen. Some dropping of residences to the street level is present. Discussion of whether architectural styles should be unified or diverse did not lead to a conclusion. There does need to be variation in some forms; setbacks, building forms, colors, etc. Bring as many units down to street level as possible.

The applicants must work hard to support this density on this site or the Board will not support it.

The open space has “gotten pinched.” What is left should not be too basic. It must have a high level of quality and detail. High quality paving and landscape elements are essential. There should be a mix of private and community open spaces.

Planting in the planting strips of the right of ways could have different treatments in different areas.

At the next meeting issues to be addressed include loading arrangement (for move in and out, parcel delivery, etc.), garbage and recycling accumulation and pick up; and a plan for tree preservation both during construction and long term (this plan would be at a conceptual level at this stage and might involve planting to provide for eventual replacement of the tree canopy as older trees die and monitoring of tree health for some specific number of years). Also, a diversity of unit types should be shown such as Type A, B, C, etc. Different sizes and types of units would encourage a diversity of types of residents. Show building materials and colors.

Next Steps: The applicants should proceed to MUP application.