



# City of Seattle

Department of Planning & Development  
D. M. Sugimura, Director



## FINAL RECOMMENDATION OF THE NORTHWEST DESIGN REVIEW BOARD

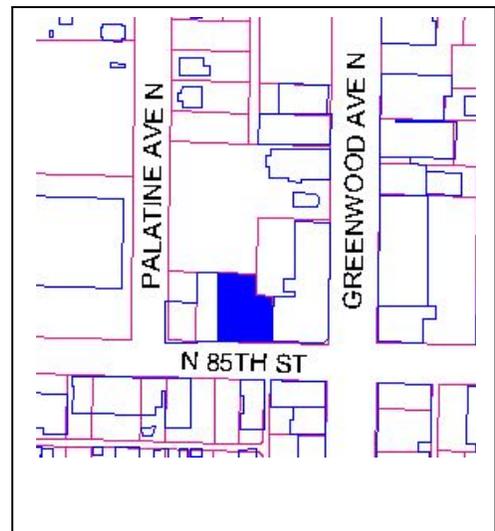
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Project Number: 3011447  
Address: 208 N. 85th St.  
Applicant: Miller Hull Architecture for Taproot Theater  
Date of Meeting: Monday, May 14, 2012  
Board Members Present: Ted Panton (Chair)  
Jerry Coburn  
Mike DeLila  
Ellen Cecil  
David Neiman  
DPD Staff Present: Scott Kemp

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### SITE & VICINITY

Site Zone: NC2 P 65  
Nearby Zones: (North) NC2 P 65 )  
(South) NC2 P 40  
(East) NC2 P 65  
(West) C1 40  
Lot Area: 9070 sq ft



Current Development: Vacant land to the east of existing Taproot Theatre.

Access: By easement to the north end of the property.

Surrounding Development: Store front commercial along N. 85th St.

ECAs: Peat Settlement Area.

Neighborhood Character: Pedestrian oriented retail and restaurants in commercial core of Greenwood. Greenwood Ave. and to some extent N. 85th St. are vibrant pedestrian retail and restaurant streets in with storefronts along the sidewalk edges in buildings constructed during the streetcar era of development. The subject site is vacant as the result of an arson attack and forms one of the few gaps in the storefront pattern. The pattern continues for some distance to the north and south. To the east and west the pattern of buildings closely positioned to public sidewalks transitions to a pattern with parking along the street within two blocks.

## PROJECT DESCRIPTION

The proposal would add approximately 12,000 sq. ft. of space to the existing Taproot Theatre. The new space would be used for a scene shop, storage, rehearsal space, offices, meeting space and a café serving guests at theatre productions. The new structure would be two stories tall at N. 85th St.





At the Recommendation Meeting of the N.W. Design Review Board held on May 14, 2012 a proposal was presented for a new Tap Root Theatre building next to and designed to function as an extension of the existing Tap Root Theatre on N. 85<sup>th</sup> St. in the Greenwood Neighborhood of Seattle. The proposed structure would be two stories along N.W. 85<sup>th</sup> St. The design objective is to complete the commercial frontage along the block between Greenwood Ave. N. and Palatine Ave. N. with a commercial store front and steel, weather protecting canopy directly adjacent to the public sidewalk. On the second story a building expression was shown with punched windows, mullions reminiscent of double hung windows and fiber-cement horizontal siding colored in bright rust red. The pedestrian space in front of the proposal showed awnings, bike racks, benches and a planting strip along the curb with street trees and lower plantings.

The Board expressed strong support for the design shown at the Recommendation Meeting. It commended both the respect the design showed to the existing pattern of surrounding buildings and to for what it termed a sophisticated pallet of materials and colors on a simple building. The N.W. Design Review Board recommended approval of the proposal without conditions. No development standard departures were requested.

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