

35TH AVE NE - PUBLIC WORKSHOP #3

AGENDA

INTRODUCTION (7:00 pm)

The 35th Ave Committee will provide a brief overview of the public engagement process that has gotten us to this point so far. They will also discuss basic ground rules and schedule for the evening.

PRESENTATION & INDIVIDUAL EVALUATION (7:15 pm)

STREETSCAPE

The design team has developed a toolkit to ensure that everyone can safely get to 35th Ave NE, and feels invited to walk, shop, and linger along the new neighborhood corridor. Various streetscape elements are proposed for the 'nodes' and 'connectors.'

BUILDING CHARACTER

Over time, a combination of zoning and supplemental design guidelines will help the community achieve the desired building character. The design team will present a number of design guidelines that can be used by the community immediately in the design review process. We will then look at how previous public workshops have informed modification to zoning related to land use and building height.

BREAK OUT TABLES (8:00 pm)

VISIT AS MANY TABLES AS YOU WOULD LIKE

A lot of new information was just presented. Throughout the room are a number of tables for participants to examine these recommendations and explore in much greater detail. A design team representative and 35th Ave Committee member will be at each table to lead a groups discussion and answer any questions. City staff is also available at this time.

USE THE EVALUATION SHEET PROVIDED ON REVERSE SIDE

In order to better understand the participants' desires for the Corridor, we've provided a evaluation sheet. Please evaluate each recommendation per the following scoring system:

Y = Yes, I support these recommendations

N = No, I don't think this is a good idea

R = Maybe, but only with revisions (describe in comment area)

FINAL THOUGHTS (8:45 pm)

Let us know how we did and share any new thoughts, concerns, or aspirations with the larger group.

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EVALUATION

During the presentation, use the table below to take notes about the streetscape and building character recommendations. Provide an initial rating with the following criteria:

(Y) Yes (N) No (R) Maybe, but only with revisions

Visit tables you are interested in or have questions about. Discuss your rating and concerns as a group and then rate each recommendation on the poster provided. **Refine your answers to this evaluation sheet and turn it in before leaving.**

QUESTION		RATING	COMMENTS
Supplemental Design Guidelines			
DGa	Reduce negative impacts of parking		
DGb	Maximize commercial		
DGc	Respond to architectural character		
DGd	Lessen impact to neighborhood		
DGe	Setback ground-floor residences		
DGf	Provide comfortable sidewalk width		
DGg	Celebrate corners		
65th Ave NE			
65a	Land use change & height increase to 4 stories		
65b	Land use change & height increase to 5 stories		
65c	Height increase to 5 stories		
65d	Height increase 4 stories		
75th Ave NE			
75a	Height increase 4 stories		
75b	Height increase to 6 stories		
75c	Land use change & height increase to 4 stories		
85th Ave NE			
85a	Height increase to 6 stories		
85b	Land use change		
95th Ave NE			
95a	Height increase to 4 stories		
Streetscape Nodes			
	Creating a wider "walkable zone"		
	Increasing tree canopy		
	Additional opportunities for seating, art and community building		
Streetscape Connectors			
	Creating a more consistent "walkable zone"		
	Increasing tree canopy & soil volume		
	Additional opportunities for community building		
	Adding friction to vehicular travel lanes via bulbouts & planters		

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ZONING CHEAT SHEET

Single Family (SF)

- Single dwelling unit; one accessory unit allowed within structure
- 5,000/7,200 SF minimum lot size required for each detached structure



Multifamily Lowrise (L-2)

- 2 to 3-story lowrise apartment, rowhouse, or townhouse,
- Density limit of one unit per 1,600 SF of lot area (1,200 SF for apartments)
- Building width limit of 90 linear feet (rowhouse exempt)
- Equivalent of 60% of lot area required Green Factor
- 25% of lot area required for Amenity Area
- Maximum height of 30 feet, plus 5 feet for pitched roof



Neighborhood Commercial (NC1)

- Small grocery store, hair salons, coffee shops, & apartments above
- Residential uses limited to 20% of facade along 35th Ave NE
- 10,000 SF maximum size for most uses



Neighborhood Commercial (NC2)

- Medium-size grocery, drug store, medical facilities, & apartments
- Typically no limit of residential & nonresidential uses but the sites but 35th Ave NE is an exception. Residential uses limited to 20% of facade along 35th Ave NE
- 25,000 SF is the maximum size for some commercial uses



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SUPPLEMENTAL DESIGN GUIDELINES

a. REDUCE NEGATIVE IMPACTS OF PARKING

Parking access must be from alley or side-streets if feasible, otherwise a two-way curbcut on 35th Ave NE is allowed.



b. MAXIMIZE COMMERCIAL FLOOR HEIGHT

A minimum 15' floor-to-ceiling height allows for restaurant uses and flexible commercial space.



c. RESPOND TO ARCHITECTURAL CHARACTER

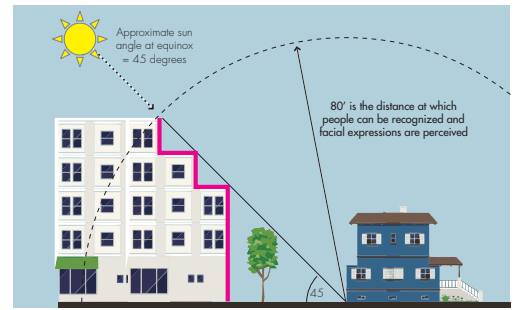
Reinforce the architectural character of the neighborhood. Characteristics to consider include: use of natural materials, integration with landscape, horizontality, expansive windows.



d. LESSEN IMPACT TO NEIGHBORHOOD

Use vegetation or other visual barriers for building within 80' of existing single-family home.

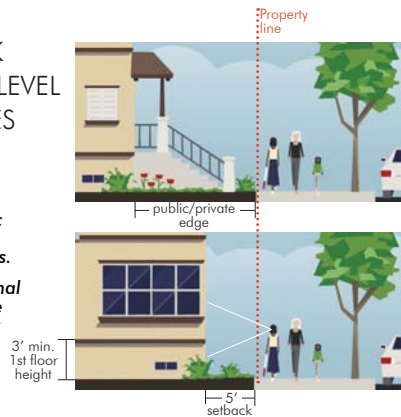
Continue stepping back building for solar access if building is south of single-family home.



e. SETBACK GROUND-LEVEL RESIDENCES

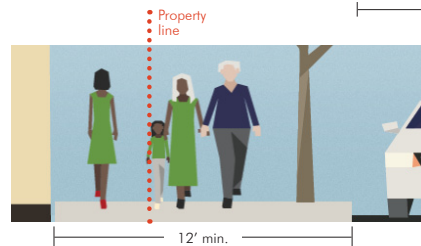
Ensure all residential entrances have a private/public edge, e.g. porches or stairs.

Provide additional buffer and raise residential units above sight-lines from the sidewalk.

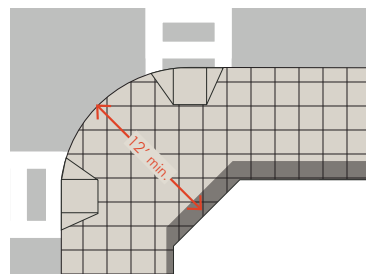


f. PROVIDE COMFORTABLE SIDEWALK WIDTH

All buildings in NC zone should be set back a minimum of 12' from the curb line to allow for street trees and ample pedestrian movement.



g. CELEBRATE CORNERS



Ensure a minimum 12' wide pedestrian area at corners for safety and universal access.

Buildings facing the corners of intersections of 65th, 75th, and 80th should feature some special treatment such as a corner entry, art work, plaza, balcony, etc.