The Future of 35th Ave NE
SUPPLEMENTAL DESIGN GUIDELINES

Proactively planning for change along a 1.5 mile corridor in NE Seattle
Introduction

**The Future of 35th Ave NE Plan**
Recognizing that change is inevitable, residents of the Wedgwood, Ravenna, Bryant, View Ridge, and Hawthorne Hills neighborhoods initiated a community-led, proactive planning process for the 35th Ave NE Business District. The goals of this plan were not necessarily intended to facilitate immediate change to the business district, but to create a community supported platform for positive change in the future.

A “Small and Simple Neighborhood Matching Fund Grant” was awarded by the Seattle Department of Neighborhoods (DON) to examine the 35th Ave NE Business District, extending from NE 65th Street to NE 95th Street. Following a series of public workshops, *The Future of 35th Ave NE* plan was organized around three elements: Streetscape Toolkit, Supplemental Design Guidelines, and Zoning Recommendations. The plan has been endorsed by both the Revenna-Bryant Community Association (RBCA) and Wedgwood Community Council (WCC).

This document presents the Supplemental Design Guidelines that were developed and endorsed as part of 2015 *The Future of 35th Ave NE* plan.

**Supplemental Design Guidelines for the 35th Ave NE Business District**
The architectural design of a new building can reinforce the streetscape and may be a positive addition to its neighborhood. Throughout the engagement process, the community was generally in favor of taller, new development if it was designed carefully to fit in with the corridor’s character and provides desirable retail. The following design guidelines help mitigate the negative impacts associated with new development and provide specific details for how buildings can activate the adjacent sidewalks. The guidelines are not meant to replace Seattle’s City-Wide Design Guidelines and Seattle Department of Planning and Development (DPD) staff. They are intended to provide further guidance to the Northeast Design Review Board (DRB) in their evaluation of future development proposals.

The following strategies and design approaches address open spaces and buildings facing 35th Ave NE. The number prefacing each guideline refers to the enumeration and organization of the City-Wide Design Guidelines. For brevity, only the most relevant and important guidelines have been included. Photos and diagrams offer examples and inspiration.
**CS2.D5 Respect for Adjacent Sites:**

**Lessen Privacy Impacts to Neighborhood**

Use vegetation, setbacks, or other visual barriers to protect the privacy of adjacent residences. Windows overlooking residences would generally be at least 80’ from neighboring houses and outdoor living areas. People normally perceive a separation of 80’ to be sufficient to provide personal privacy. Continue stepping back building for solar access if building is south of single-family home.

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**CS3.B2 Historical/Cultural References: Respond to Architectural Character**

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

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**PL1.B2 Pedestrian Volumes:**

**Provide Comfortable Sidewalk Width**

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

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**CS2.C1 Celebrate Corners**

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

To reinforce this identity of nodes on 35th Ave NE, buildings facing the corners of intersections of 65th, 75th, 85th, and 95th should feature some special treatment such as a corner entry, art work, plaza, balcony, etc.
Ensure all residential entrances have a private/public buffer, e.g. porches or stairs.
Provide additional buffer and raise residential units above sight-lines from the sidewalk. This is particularly important because of the arterial character of 35th Ave NE.

PL3.C Retail Edges: Maximize Commercial Floor Height
Commercial and mixed use buildings in NC zones should feature a minimum 15’ floor-to-ceiling height which allows for restaurant uses and flexible commercial space. This is a very high priority for the community.

DC1.B Vehicle Access and Circulation: Reduce Negative Impacts of Parking
In order to encourage pedestrian activity and improve the streetscape, parking access must be from the alley or side-streets if feasible. Otherwise, a two-way curbcut on 35th Ave NE is allowed.

DC2.A1 Reduce Perceived Mass: Stepback the Facade
To reduce the potential of the “canyon” feel along the business district, a 10-foot setback from the right-of-way is recommended for all floors above the fourth story.