

35TH AVE NE - WORKSHOP #3

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

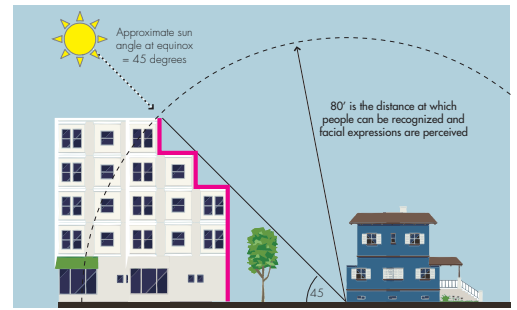
Reinforce the architectural character of the neighborhood. Characteristics to consider include: use of natural materials, integration with landscape, horizontality, expansive windows.



d. LESSEN IMPACT TO NEIGHBORHOOD

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

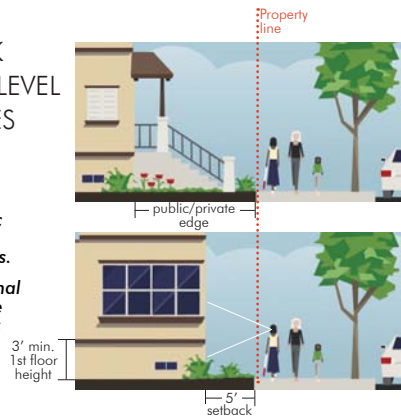
Continue stepping back building for solar access if building is south of single-family home.



e. SETBACK GROUND-LEVEL RESIDENCES

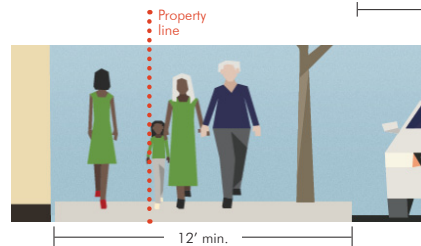
Ensure all residential entrances have a private/public edge, e.g. porches or stairs.

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

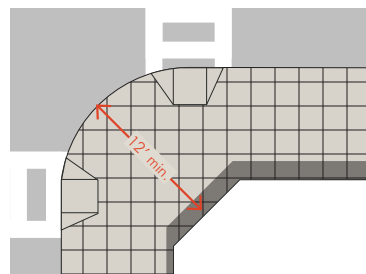


f. PROVIDE COMFORTABLE SIDEWALK WIDTH

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.