

## MEMORANDUM

TO: DESIGN REVIEW BOARD

FROM: GARY LEE, SENIOR PLANNER

SUBJECT: LAND-2014-00302; 16545 NE 80<sup>th</sup> Street Apartments; Pre-App meeting No. 1

LOCATION: 16545 NE 80<sup>th</sup> Street

DATE: April 17, 2014

This is the first Pre-Application meeting for this project. The proposal is to construct a 6-story mixed-use residential building with approximately 88 residential units and 2,300 square feet of ground floor commercial space on 0.457 acres. The site is located on the southwest corner of NE 80<sup>th</sup> Street and 166<sup>th</sup> Avenue NE.



As this is the first pre-application meeting, the intent of this meeting is to learn about the applicant's development concept, and to provide input regarding design issues the Board will be interested in addressing through further design development.

The conceptual site plan generally meets the building setback requirements. Additional review by the Fire Department is required regarding emergency access around the building. The applicant is request a reduction in the minimum parking requirement, which shall be reviewed by the staff and the Code Administrator. The unit count is dependent upon the approval of the request.

Staff finds the 5 parking stalls required for the retail space should be located close to the garage entrance at street level, outside of any secured garage area, especially to make the retail spaces more leasable. Staff is also interested to hear about how the ground floor (retail) will be made ADA compliant with the finish floor 18" above sidewalk grade (this may be an issue). Regarding this retail space, staff suggests that the applicant consider making these spaces live/work units so they might be more leasable than general commercial space – as there is no parking on 166<sup>th</sup> Street and very little pedestrian traffic in the immediate vicinity at this time.

Planning Staff is interested in hearing about the applicants ideas for cladding and architectural style for the building. Of the images provided on page 10 of the packet, staff finds the image at the far right, 2<sup>nd</sup> from the bottom, to be a desirable cladding scheme, with the location and proportion of brick. There should be strong tripartite representations of this building, with strong base and top elements. There will be a large wall that will need some "blank wall" treatment along the west property line (along the driveway easement).

Staff is interested the applicants presentation, and in hearing the Board's comments and directions for the next Pre-Application meetings.