



APPROVED PRESUB NOTES

October 18th, 2021

UDPA Lot C Hotel – EDG Presubmittal Conference
3038646-EG, 4236 Brooklyn Ave NE

Project Description: EDG--New construction of a 14-story high-rise hotel with (1) level of below grade parking.

October 14th, 2021 – Online Teams Meeting; 10:30 am – 11:30 am

Attending:

Abby Weber	SDCI – Land Use
- (Filling in for Crystal Torres, our assigned Land Use Planner)	
Irving Chu	SDCI – Land Use
Corey Buttry	SDCI – Land Use
Gerald Buker	SDCI - Zoning
Jess Harris	SDCI – Green Building reviewed
Kelsey Timmer	SDOT – Transportation reviewed
Ray Ramos	SCL reviewed
Angela Wallis	SPU reviewed
Penn DiJulio	Touchstone
James McCraren	Touchstone
Aaron Fjelstad	CPL – Civil
Marieke Lacasse	GGLO – Landscape Architecture
Jodi Patterson-O’Hare	Permit Consultants NW
Greg Eckert	Johnson Braund - Architecture
Jeff Williams	Johnson Braund - Architecture

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1. Introductions of team members on the call.
 2. Jeff Williams – provided overview of project.
 - A. Google Earth view showing site location
 - B. Current use is all surface parking, garage shown on Google Earth is demolished.
 - C. Site plan – project is planned to be 14 or 15 story, approximately 300-room hotel.
 - D. No curb cuts on Brooklyn Ave proposed, vehicles enter from alley with 1 story of below-grade parking.
 - E. Project will provide 3’ alley dedication. Current alley is 14’ wide.
 3. Ray Ramos - SCL.

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www.johnsonbraund.com

- A. Project is located in network area. Pay attention to section 0751.00 for in-building vaults, in-network vaults.
 - B. Underground high voltage facilities are along the alley. UG streetlighting along Brooklyn Ave NE; Pay attention to section 0214.00 regarding clearances from other utilities and structures in the right-of-way.
 - C. Apply for service early. Get any requests for deviations submitted quickly. Project will require shoring review. Nothing overhead.
 - D. Aaron Fjelstad asked about the easement requirement from the PAR
 - E. Ray Ramos – Reviewer may have included note to make sure they were covered. Ray will confirm if required. There is no existing easement and no anticipation of new easement at this time.
4. Kelsey Timmer - SDOT
- A. Project is located in the University District Urban Center.
 - B. Will require 6" curbs, 6' sidewalk, removal of unused existing curb cuts, 5.5' planting strip with street trees.
 - C. 3' alley dedication required. Pave entire width of alley at property extents and to connecting street. Trash service and vehicular access will be from the alley.
 - D. Green street improvements – instead of proposed pedestrian bulbs, prefer north bound bike lane improvements. Upon review with Urban Forestry, the next block south may have an opportunity for improvement.
 - E. Project will require a Street Improvement Plan (SIP).
 - F. Marieke Lacasse - Will bike lane improvements count towards Green Street improvements? Kelsey Timmer response – yes.
 - G. Marieke Lacasse - We would prefer to keep Green Street improvements in front of our project if possible. Drop-off and loading for the hotel is critical
 - H. SDOT Operations will review internally and follow up with needs and visions for the project.
 - I. Next step after receiving information will be to meet and review design team sketches.
 - J. Penn DiJulio - Could you clarify the alley paving to connector street?
 - i. Kelsey Timmer response - if paving in alley is in good condition this wouldn't be required.
 - ii. Aaron Fjelstad comment - typically only required if alley is gravel or in disrepair. Should not be necessary for this project.
 - K. Aaron Fjelstad – Curb-to-curb on Brooklyn Ave NE is constrained, are the lane dimensions flexible?
 - i. Kelsey Timmer response - 10' lanes are from the University District concept plan. Look at 2' instead of 3' buffer between bikes and parking, and could remove parking and park only one side.

- ii. Aaron Fjelstad - can we flip that, so that parking is only on the east side of the street.
 - iii. Kelsey Timmer response - yes, there is potential to do that.
- L. Marieke Lacasse, Kelsey Timmer discussion – possible layout could be curb, 7' parking, 2' buffer, bike lane, travel lane, then on the west side – travel lane/sharrows/parking.
- 5. SDOT will review the EDG package and provide a memo to the Design Review Board
 - Kelsey Timmer - SDOT
 - A. Project is located in the University District Urban Center.
 - B. Will require 6" curbs, 6' sidewalk, removal of unused existing curb cuts, 5.5' planting strip with street trees.
 - C. 3' alley dedication required. Pave entire width of alley at property extents and to connecting street. Trash service and vehicular access will be from the alley.
 - D. Green street improvements – instead of proposed pedestrian bulbs, prefer north bound bike lane improvements. Upon review with Urban Forestry, the next block south may have an opportunity for pedestrian and street tree improvement.
 - E. Project will likely require a Street Improvement Permit (SIP).
 - F. Marieke Lacasse - Will bike lane improvements count towards Green Street improvements? Kelsey Timmer response – yes.
 - G. Marieke Lacasse - We would prefer to keep Green Street improvements in front of our project if possible. Drop-off and loading for the hotel is critical
 - H. SDOT Operations will review internally and follow up with needs and visions for the project. SDOT Operations has suggested moving the centerline on the 4200 block of Brooklyn Ave N west to accommodate both parking and a protected bike lane on the east side of the block. There is currently 45' from curb to curb, which allows room for the following west to east configuration: 8' parking lane, 10' travel lane and sharrow, centerline, 10' travel lane, 8' parking lane, 3' buffer, 6' protected bike lane.
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 - M.
 - N. SDOT will review the EDG package and provide a memo to the Design Review Board
6. Jess Harris – Green Building
- A. Jeff Williams - we will seek incentive zoning and meet the green building standards.
 - B. Review newly issued Director's Rule (DR2021-4) - limiting fossil fuels in that there is no use allowed. There are exceptions for outdoor spaces and commercial kitchens. There will be green building inspection during construction.
7. Gerald Buker - Zoning
- A. Jeff Williams - Is high rise separation required at the existing building to the north per section 23.48.645.E.1. ?
 - B. Gerald Buker response - The building to the north appears to meet the requirements of a high-rise as it is over the first number in the zoning designation. Setback is required.
8. SPU – reach out to PAR contacts for questions
- A. SPU Solid Waste (Guidance provided via email)
 - B. Solid waste collection from the alley is required.
 - C. Capacity requirements for 300 hotel units (see: https://www.seattle.gov/Documents/Departments/SPU/Engineering/Office_Hotel_Retail_SolidWasteCapacityStandards.pdf)
 - D. Garbage: 2 CY/wk/10 keys = 60 CY/wk
 - E. Recycle: 2 CY/wk/10 keys = 60 CY/wk
 - F. Food waste: Multiple 2yd dumpsters
 - G. Recycle and garbage should be compacted due to the significant amount of waste generated and inability to service it via other methods.
 - H. Compaction should be in roll-off containers permanently stored on 36" tall docks.

- I. Minimum 14' OH clear required throughout dock/service area. Requires low-profile compactors.
- J. 16' OH clear required for more broadly available standard height compactors, still on 36" tall dock.
- K. Complete the Checklist for Developers and contact SPU Solid Waste with questions prior to submittal if necessary. Submit proposal to:
SPU_SolidWastePlanReview@seattle.gov

9. Abby Weber – Land Use

- A. Reach out to SPU with any questions for them.
- B. This project is subject to SEPA and full Design Review with the NE Board.
- C. SEPA to go in with MUP application, provide complete checklist, greenhouse gas emissions worksheet, and any reports
- D. Transportation study required – reach out to John Shaw to discuss. Loss of surface parking needs to be considered.
- E. Landmarked Canterbury Court Apartments across the street at 4225 Brooklyn – Department of Neighborhoods adjacency will be reviewed during Design Review.
- F. Is there a soil contamination study? Provide copies of the report.
 - i. Penn DiJulio response - yes, there has been extensive studies which will be provided.
- G. Construction Management Plan is required as part of the approval.
- H. Suggest listening to Board meetings for other projects
- I. Is public outreach completed?
 - i. Penn DiJulio response - not yet, but it will be by the end of the month.
- J. There are University District Neighborhood Design Guidelines – select 5-10 as items of importance to respond to.
- K. There is strong historic architecture in the neighborhood, with deeply punched windows, decorated portals, interesting details, juxtaposed with contemporary tower development, and varied context and eclectic nature of the neighborhood. Study context and how it informs the project design.
- L. Suggest focusing on these specific University District design features:
 - i. CS2, 1e. - Urban character, eclectic styles
 - ii. CS3, 1. – architectural context
 - iii. PL1, 1. & 2. – shared alleys with mid-block connection prioritized. This project is in the University District Core, has a shared alley, on a green spine, on a designated mixed-use corridor, and an area of mid-block connections. Consider providing connections at alley to rear entries of adjacent buildings, and consider impacts of vehicular access.

- iv. DC2, 6. - Tall buildings – provide intermediate scales, east façade will be highly visible, proximity to light-rail station and design opportunity to be a “beacon”.
- v. DC2, 1. - Bulk & scale – provide 3 distinct massing options, each with a unique design strategy. May include sketches of other massing explored.
- M. Provide illustrations of prioritized responses, with diagrams, thumbnail sketches throughout EDG, no fully rendered graphics. Sketch graphics are better for design intent.
- N. One massing option must be code compliant if asking for departures.
 - i. Jeff Williams response – we expect no departures.
- O. Design team to draft meeting minutes and send to Abby and Crystal Torres for review.
- P. Design Team will meet with Crystal in the future to go over the draft EDG packet, timing to be determined, whether prior to, or after EDG submittal.

-END-

