

Reviewed and approved by TG/GB/RR/AW/KT on 3/7/2022. **This project is subject to FULL Design Review (FULL).** On your MUP plans, please include a floor area diagram that shows all gross floor area on the site. Please show all levels of the building(s), including underground stories. The floor area diagrams provided in the MUP plan set are used for various floor area calculations (FAR, MHA, etc.) and to also confirm the appropriate design review process applicable to your project.

RE: 3039184-EG; 2401 NW Market St

PRESUBMITTAL CONFERENCE – EDG – Meeting Minutes

Meeting Date: February 17th, 2022

Attendees:

Tami Garrett – SDCI Land Use Planner

Gerald Buker – SDCI Zoning Planner

Ray Ramos – SCL

Kelsey Timmer - SDOT

Angela Wallis – SPU Solid Waste

Chad Lorentz – Urbal Architecture

Russell LeSieur – Urbal Architecture

Christian Campbell – Urbal Architecture

Julissa Quezada – Urbal Architecture

Brook Jacksha – Navix Civil Engineers

Karen Kiest – Karen Kiest Landscape Architects

Brandon Deal – Deal Investments (Owner/Developer)

Ryan Deal – Deal Investments (Owner/Developer)

Laura Yelish – Deal Investments (Owner/Developer)

Lauren Coig – Deal Investments (Owner/Developer)

Michelle Hayden – Deal Investments (Owner/Developer)

Project Overview

190,570 SF mixed-use building with 4,525 SF of retail, 188 residential units, 6,300 SF of common amenity space and parking for 119 vehicles. The building is 4 stories of type IA construction below 6 stories of type IIIA construction.

SDOT

- A Street Improvement Permit (SIP) is required for the scope of work in the ROW.
- NW Market Street
 - No street improvements are required on NW Market Street, as the frontage currently meets Urban Village frontage requirements, unless there's a desire to improve it up to the Burk-Gilman trail.
 - Two existing ADA ramps at the corner of NW Market St and 24th Ave NW are compliant.

- 24th Ave NW
 - Required frontage improvements include: new 6" curb, 8' min sidewalk, 5'-6" planting strip & street trees
 - Burke-Gilman plans are not finalized yet, additional coordination with their team will be required after submitted 30% SIP plans.
- NW 54th Street
 - Required frontage improvements include: new 6" curb, (26'-6" from centerline of R.O.W.), 6' sidewalk, 5'-6" plant strip & street trees. Acceptable for street tree to be in a 5' setback back of sidewalk if it is not feasible to plant them in the standard location between the curb and sidewalk.
 - Existing utility pole on 54th will need to be moved behind curb
 - SDOT Operations is conceptually ok with vehicle access off of 54th, assuming that the location of the vehicle access allows for solid waste staging onsite. There is not room in the ROW here for dumpster staging, and ideally collection would be occurring onsite as well.
- Once EDG application is in, SDOT will review and draft memo prior to meeting. Solid waste access info will inform the board. The assigned SDCI discretionary land use planner will advise us what to include in the Board materials (i.e., EDG design packet).

SPU Solid Waste

- On-site Staging / Collection:
 - Auto turn analysis is required to confirm trucks can approach roll-off containers stored on-site.
 - Residential and commercial can be collected together; recycle and compost must be stored and collected separately.
 - 10 yard garbage compactor for the residential/ commercial
 - 10 yard recycle compactor for residential / separately 2-3 yard for commercial
 - 2 yards or less can be moved by collector – no more than 50 feet in distance
 - 14' overhead minimum for compactor
 - Requires a low profile compactor
 - Requires 3' or 4' dock & 12' wide loading birth for each dumpster
 - 16' overhead minimum for regular compactors
- Trash room plan should be reviewed by SPU before EDG Review. Submit completed Checklist for Designers to SPU_SolidWastePlanReview@seattle.gov
- TBD: how will garbage travel to compactors? How will maintenance access compactor? Commercial access? Contact SPU with questions and plans.
- SPU staff that handles water availability and locations doesn't attend meeting, but we can seek questions. Look for contact on preliminary app report and forward water questions.

SCL

- Application needed to determine load
 - SCL will discuss service locations and pole relocation.
 - Existing service is likely not large enough
 - Transformer size determined by load. Vault information can be found in SCL Construction Standard 0751.00

- New build, west of project, may have a vault and connection point. Briefly spoke w/SCL Engineering post-meeting and it was noted that there is no spare conduit extension to the property line for this project. It's important to schedule a pre-app meeting to confirm a service point.
 - Moving forward, Urbal to set up a pre-app meeting with City Light; an application is required; link to SCL application, <http://www.seattle.gov/city-light/construction-services/apply-for-new-or-upgraded-service>. Additional links to SCL standards and requirements are included in the application site.
- Contact all utilities about pole movement – SCL, Lumen, SDOT will all coordinate together; pole relocations require a separate SCL application. There are overhead high voltage lines along both 24th NW and NW 54th street; observe working clearances during construction.

SDCI Zoning and Land Use

- Subject to Ballard Neighborhood guidelines.
- Subject to standards applicable to specific areas (Ballard) per SMC 23.47.009.F since subject site is zoned NC and within the Ballard Hub Urban Village. Thus, the provisions noted in this section (such as setback requirements) may be applicable to the project. Zoning advised that departure requests may be necessary depending on the building design and clarified that SMC 23.41.012.B.38 is not applicable if the subject lot is not greater than 40,000 sq. ft. in size.
- Departures to be provided in EDG; include specific items, code citations and relevant graphics.
- ECA Geotech review team will make the decisions for an ECA Exemption
 - See Tip 327A for additional information
- Review Process:
 - EDG Application can be submitted after Community Outreach is started. Review can begin after Outreach is complete.
 - The Northwest DR Board's meeting schedule is currently not booked out too far, but a minimum 6 week wait to prepare/review.
- SEPA is not required in accordance with SDCI Director Rule (DR) 17-2019 and DR 13-2021.
 - 200+ residential units would require SEPA.

Notes submitted by:

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