



DATE: September 11, 2019

TO: Design Review Board Members
Project File

FROM: Sean Conrad, SDCI Land Use Planner

RE: Project No. 3026267-LU, 3027140-LU, 3027133-LU, 3027135-LU,
(3257 Harbor Ave. S.)
September 19th at 6:30 and 8:00
Recommendation Meeting

Hello:

Please find the enclosed packet for next week's **REC** meeting (**September 19th**). I have enclosed the EDG report from the April 6, 2017 board meeting for your information. Also, note that the proposed project includes two development sites across from an unimproved right-of-way from one another. The meeting will begin at 6:30 and both the 6:30 and 8:00 time slots for the September 19th meeting have been scheduled for this project to allow the Board ample time to review and discuss the project.

Project Summary:

3026267-LU: Land Use Application to allow 2, 3-story rowhouse structures (7 units total). Parking for 7 vehicles proposed. To be considered with 3027140 for shared access.

3027140-LU: Land Use Application to allow 2, 3-story rowhouse structures (8 units total). Parking for 8 vehicles proposed. To be considered with 3026267 for shared access.

3027133-LU: Land Use Application to allow 2, 3-story rowhouse buildings (9 units total). Parking for 9 vehicles proposed. To be considered with 3027135 for shared parking and access.

3027135-LU: Land Use Application to allow 2, 3-story rowhouse buildings (8 units total). Parking for 8 vehicles proposed. To be considered with 3027133 for shared parking and access.

Public Comment Summary:

SDCI staff summarized design related comments received in writing prior to the meeting:

- Concerned about pedestrian safety.
- Requested that parking be located underground with access from Harbor Ave SW.
- Supported the project.
- Did not consider the "park" as a public benefit or a useable space for residents.
- Stated the rooftop stairwells form solid walls/obstructions.

- Opposed to the development.
- Suggested integrating the curb cut on Porter Ave into the project.
- Encouraged creative, alternative siding accents to fit the nautical beach and harbor setting. Stated the proposed siding materials and paint are ordinary.
- Noted this project will shape the historic entry/gateway to Alki Beach.

SDCI received non-design related comments concerning parking, traffic, road closures, street improvements, construction impacts, accessibility for emergency response vehicles, views, narrow streets, quality of life, property value, public comment process, environmental reviews, and meeting notices.

Meeting Agenda:

For this EDG meeting I recommend the Board consider the following meeting format:

- The applicant spends up to 40 minutes providing a presentation of both projects
- The Board spends approximately 15 minutes for questions the Board may have on both projects
- Accept public comments, depending on the number of persons wanting to comment, allow up to 30 minutes for public comment
- Board deliberations and feedback
- Provide a summary of guidance by the Chair/Planner

Thank you and see you next week!